Planning and Zoning Board
Agenda
October 9, 2018

Chair Gary Thomas | **City Manager Adam Boukari**

Vice Chair Anthony Wright
Member Sandy Burgess
Member James Sajczuk
Member Virginia Johns
School Board Member Rob Hyatt

Planning and Zoning Board
At 6:00 PM

Meeting Date: October 9, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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.

PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the August 14, 2018 PZB Meeting
B. Election of Chair and Vice Chair

C. Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Wallace Cain, property owner, to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241. Consisting of a portion of Tax Parcel Number 03067-005-000 (Quasi-Judicial Hearing).

D. Site Plan - Hampton Inn at HighPoint Crossing.: A request by Robert Walpole, P.E., of CHW, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan to construct a ±60,563 square foot, 101 room hotel, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±2.73 acre subject property, located at north of Bob's Fuel/ Dunkin' Donuts, west of I-75, and east of Florida Farm Bureau,El Patio/ Hungry Howie's; Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

E. Large Scale Comprehensive Plan Amendment (LSCPA): A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One LLC, property owner, to amend the Future Land Use Map (FLUM) from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000 (Legislative Hearing).

F. Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One LLC, property owner, to amend the Official Zoning Atlas of the City of Alachua from Commercial Intensive (CI), Residential Multiple Family -8 (RMF-8), and Residential Single Family- 4 (RSF-4), to Commercial Intensive (CI), Corporate Park (CP), Residential Multiple Family -15 (RMF-15) and Residential Single Family-4 (RSF-4) on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000) (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/9/2018
SUBJECT: Approval of the Minutes of the August 14, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:
Approve the Minutes of the August 14, 2018 PZB Meeting.

Summary

Approval of the Minutes of the August 14, 2018 PZB Meeting.

ATTACHMENTS:

Description

- Minutes of the August 14, 2018 PZB Meeting

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
August 14, 2018

Chair Gary Thomas
Vice Chair Anthony Wright
Member Sandy Burgess
Member Fred Hilton
Member Virginia Johns
School Board Member Rob Hyatt

City Manager Adam Boukari

Planning and Zoning Board
At 6:00 PM
to address the item(s) below.

Meeting Date: August 14, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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.

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Gary Thomas called the meeting to order. School Board Member Rob Hyatt was absent.

INVOCATION

Vice Chair Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Fred Hilton moved to approve the agenda; seconded by Member Virginia Johns.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the July 10, 2018 PZB Meeting

Member Sandy Burgess moved to approve the minutes; seconded by Member Hilton.

Passed by unanimous consent.

B. Turkey Creek Unit 1, Lot 71 Final Plat: A request by Richard A. Berry, P.S.M., of CHW, Inc., applicant and agent for Elwood Construction Company Inc., property owner, for consideration of the replat of a ±.49 acre subject property located in the Turkey Creek Unit 1 subdivision. Tax Parcel No. 05900-005-071 (Quasi-Judicial Hearing)

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Member Burgess commented on the applicable review procedures for the application.

City Attorney Marian Rush responded.

Planner Hall, AICP, responded.

Motion Passed 5-0 in a roll call vote.

C. Site Plan - Ellianos Coffee Co.: A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc., applicant and agent for Circle K Stores, Inc., property owner, for consideration of a Site Plan to construct a ±681 square foot drive through restaurant, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±1.03 acre subject property, located at the southeast corner of the intersection of NW US Highway 441 and County Road 235A; Tax Parcel Number 03051-004-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony in the hearing.

Planner Hall, AICP, presented the Staff Report.

Chris Gmuer P.E., of Gmuer Engineering, presented additional information and availed himself for any questions. He agreed to accept Staff's recommendation and conditions.

Member Burgess commented about off-site traffic circulation.

Vice Chair Wright moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the August 14, 2018, Staff Report to the Planning & Zoning Board; seconded by Member Hilton.

Motion Passed 5-0 in a roll call vote.

D. Site Plan - Legacy Park Phase 2A: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the City of Alachua, property owner, for consideration of a Site Plan for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements on a ±105.68 acre subject property, consisting of a ±17.83 acre project area, located at 15400 Peggy Road; Tax Parcel Number 03870-000-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in parties entering testimony during the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., availed himself for any questions.

Member Burgess asked for clarification of the discussion at the project's Neighborhood Meeting..

Mr. Hastay responded.

Principal Planner Tabor, AICP, provided additional information.

Member Johns inquired about existing on-site vegetation.

Principal Planner Tabor, AICP, responded.

Member Burgess asked if the amphitheater was a part of the master plan for Legacy Park.

Principal Planner Tabor, AICP, responded.

Member Fred Hilton inquired about the potential for noise to heard off-site.

Mr. Hastay responded.

Laurie Hall, Director of Landscape Architecture, of Causseaux, Hewett, & Walpole, Inc., provided additional information in response to the question and availed herself for any questions.

Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the August 14, 2018, Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Mr. Mike Munroe inquired about the notice requirements for Neighborhood Meetings and commented on potential sound and lighting.

Mr. Doug Hancock commented on the proposed amphitheater, surrounding residential areas, notice requirements for the hearing, and sound and noise.

Mr. Stan Richardson commented on public input, potential noise, and the proposed amphitheater.

Ms. Gail Lynd commented on potential noise and project funding.

Planning Assistant Curtis swore in additional parties entering testimony during the hearing.

Mike DaRoza, Communications and Executive Project Manager, addressed questions related to the amphitheater, potential noise, and project funding.

Member Johns asked for clarification about the anticipated usage of the amphitheater.

Communications and Executive Project Manager DaRoza responded.

Principal Planner Tabor, AICP, provided additional information concerning special event permit requirements and public notice requirements.

Member Burgess suggested monitoring sound after the completion of the amphitheater.

Communications and Executive Project Manager DaRoza responded.

City Attorney Rush addressed the purpose and importance of public participation. She also clarified project funding.

Planning Assistant Curtis swore in additional parties entering testimony during the hearing.

Marsha Foreman asked about the clarification about the proposed amphitheater and commented about the potential for noise.

Communications and Executive Project Manager DaRoza responded.

Mr. Stan Richardson commented on potential methods to reduce the potential for sound to be heard off-site.

Member Johns asked if there is a maximum noise level that would be permitted.

Principal Planner Tabor, AICP, responded.

Mr. Doug Hancock commented on potential noise and the proposed amphitheater.

Department Director Winburn responded.

E. Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP of eda, inc., applicant and agent, for the Alachua County Housing Authority, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Medium Density Residential on a ±5.00 acre subject property. Consisting of Tax Parcel Number 03204-001-000 (Legislative Hearing)

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony during the hearing.

Planner Hall, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP of EDA Engineers - Surveyors - Planners, Inc., presented additional information and availed himself for any questions.

Member Johns asked if concerns with trash pickup were addressed.

Ronald Hall, Director of Operations for the Alachua County Housing Authority, responded and availed himself for questions.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 transmits the proposed Small Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve; seconded by Member Hilton.

Motion Passed in a 5-0 in a roll call vote.

F. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, of eda, inc., applicant and agent for Alachua County Housing Authority, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Residential Multiple Family - 8 (RMF-8) on a ±5.00 acre portion of the subject property and from Residential Single Family -3 (RSF-3) on a ±15.47 acre portion of the subject property, which is ±20.47 acres in total size. Consisting of Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between and Parcel No. 03204-001-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony during the hearing.

Planner Hall, AICP, presented the Staff Report.

Member Hilton moved that based upon the competent substantial evidence presented at

this hearing, the presentation before this Board, and the 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 transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright.

III. BOARD COMMENTS/DISCUSSION

None.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Wright moved to adjourn; seconded by Member Burgess.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/9/2018
SUBJECT: Election of Chair and Vice Chair

PREPARED BY: Kathy Winburn, AICP

RECOMMENDED ACTION:
Elect a Chair and Vice Chair from among the PZB's membership.

Summary

Annually, the Planning & Zoning Board (PZB) elects from among its membership a Chair and Vice Chair to serve for a period of one (1) year, or until a successor is elected.

Member Gary Thomas has served as Chair of the PZB since first being elected Chair in June 2016. Member Anthony Wright has served as Vice-Chair of the PZB since March 2018, to serve the remaining period resulting from Commissioner Dayna Miller's appointment to fill the City Commission vacancy of Seat 3.

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/9/2018
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Wallace Cain, property owner, to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241. Consisting of a portion of Tax Parcel Number 03067-005-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

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 Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Wallace Cain, property owner, for the consideration of the rezoning of the subject property from Community Commercial (CC) to Residential Single Family – 3 (RSF-3).

The subject property is located at 17002 NW County Road 241 and is comprised of a portion of Tax Parcel Number 03067-005-000. The subject property is a¬pproximately 20.0 acres in size, and is located south and west of the intersection of NW County Road 241 and NW 172nd Avenue (Rock Meadow Farms).

The property subject to the proposed amendment is presently vacant and primarily consists of natural vegetation. It is heavily wooded. There is an existing driveway connection to NW County Road 241 which provides access to one (1) single family residence located to the south and west of the subject property (in common ownership with the subject property).

The current Future Land Use Map (FLUM) Designation of the subject property is Moderate Density Residential. The FLUM Designation was amended from Community Commercial to Moderate Density Residential in 2008, however, the property has yet to be rezoned to a zoning district that is consistent with the underlying FLUM Designation. This application would make the land use and zoning of the property consistent, thereby permitting future residential development to occur on the property.

The general purposes of the residential zone districts established by the City's Land Development Regulations (LDRs) are described in Section 3.4.1 of the LDRs:

The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

(A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
(B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
(C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the RSF-3 zoning district are described in Section 3.4.2(B) of LDRs:

RSF-3, Residential Single-Family-3. The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.

ATTACHMENTS:

Description

- Staff Report
- Application & Supporting Materials
- Public Notice Affidavits

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: October 9, 2018
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3)
APPLICANT/AGENT:	Christopher Gmuer, P.E., Gmuer Engineering, LLC
PROPERTY OWNER:	Wallace Cain
LOCATION:	17002 NW County Road 241
PARCEL ID NUMBER:	A portion of Tax Parcel No. 03049-000-000
ACREAGE:	±20 acres (subject property); ±100 acres (parcel)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Wallace Cain, property owner, for the consideration of the rezoning of the subject property from Community Commercial (CC) to Residential Single Family – 3 (RSF-3).

The subject property is located at 17002 NW County Road 241 and is comprised of a portion of Tax Parcel Number 03067-005-000. The subject property is approximately 20.0 acres in size, and is located south and west of the intersection of NW County Road 241 and NW 172nd Avenue (Rock Meadow Farms).

The property subject to the proposed amendment is presently vacant and primarily consists of natural vegetation. It is heavily wooded. There is an existing driveway connection to NW County Road 241 which provides access to one (1) single family residence located to the south and west of the subject property (in common ownership with the subject property).

The current Future Land Use Map (FLUM) Designation of the subject property is Moderate Density Residential. The FLUM Designation was amended from Community Commercial to Moderate Density Residential in 2008, however, the property has yet to be rezoned to a zoning district that is consistent with the underlying FLUM Designation. This application would make the land use and zoning of the property consistent, thereby permitting future residential development to occur on the property.

The general purposes of the residential zone districts established by the City's Land Development Regulations (LDRs) are described in Section 3.4.1 of the LDRs:

> The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:
>
> (A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
>
> (B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
>
> (C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the RSF-3 zoning district are described in Section 3.4.2(B) of LDRs:

> *RSF-3, Residential Single-Family-3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.

EXISTING USES

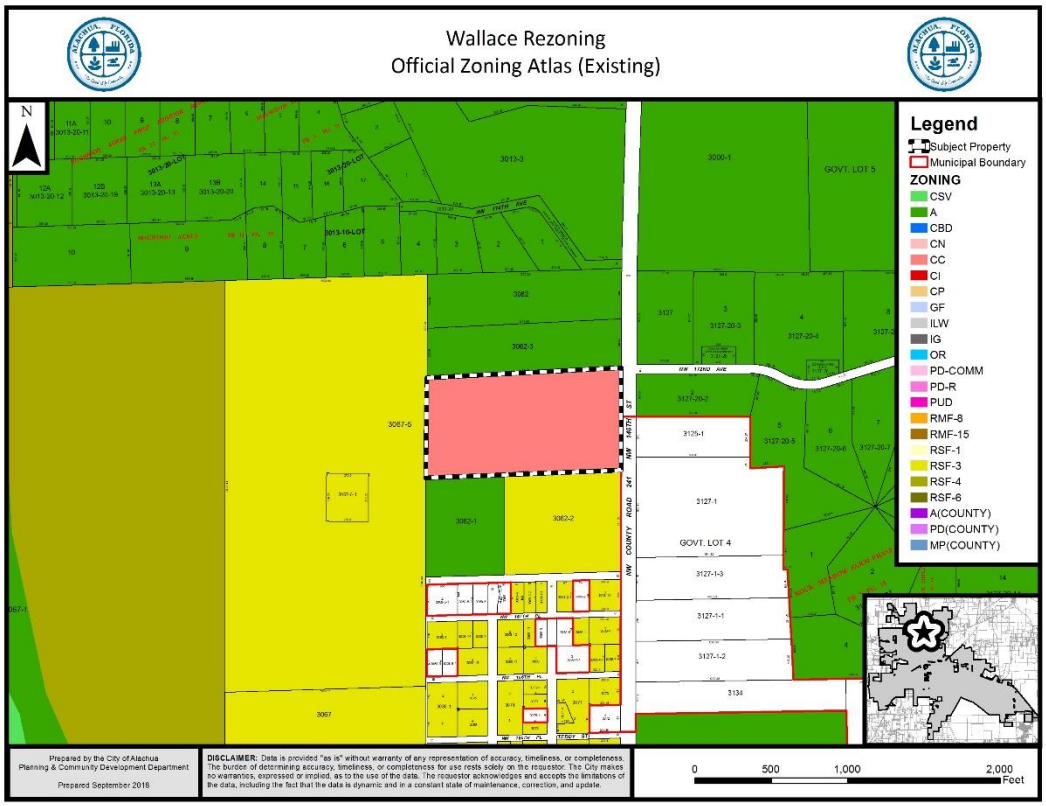
The property subject to the proposed amendment is presently vacant and primarily consists of natural vegetation. It is heavily wooded. There is an existing driveway connection to NW County Road 241 which provides access to one (1) single family residence located to the south and west of the subject property (in common ownership with the subject property).

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

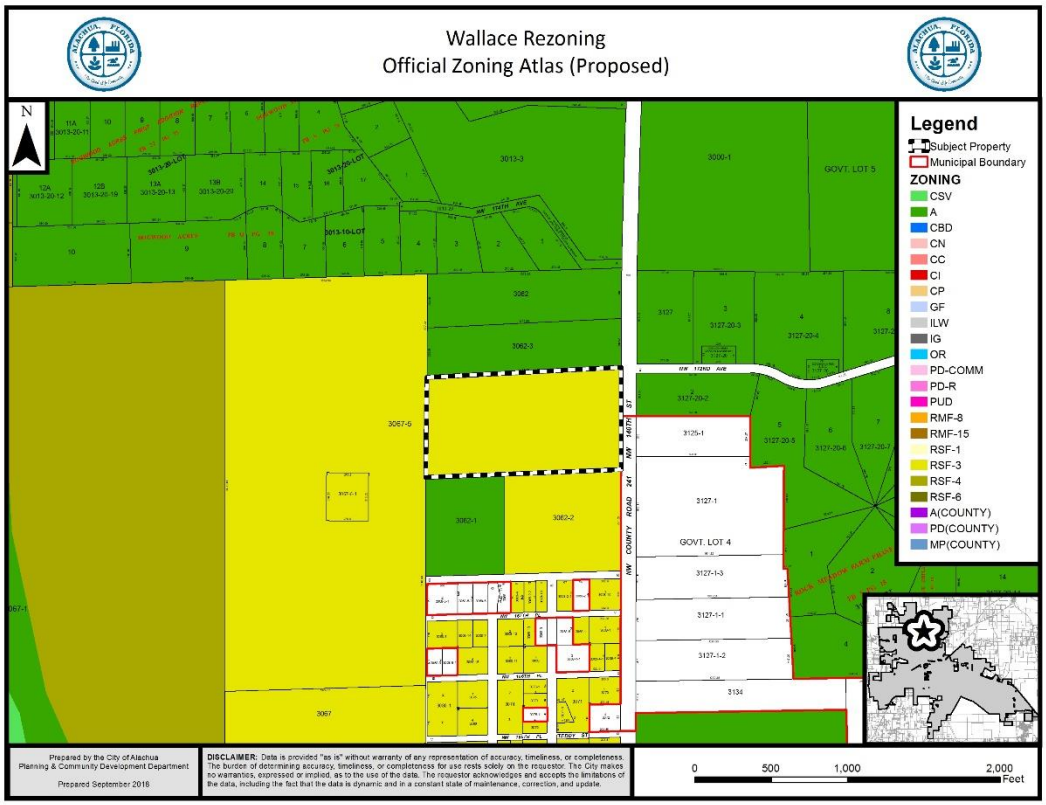
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	**Proposed Zoning District**
Zoning District:	Community Commercial (CC)	Residential Single Family – 3 (RSF-3)
Max. Gross Density:	N/A	3 dwelling units per acre *Maximum 60 dwelling units on the subject property*
Floor Area Ratio:	0.50 *Maximum 435,600 square feet of non-residential uses*	N/A
Permitted Uses:	Neighborhood commercial establishments; Residential/office; Business and professional offices; Personal services; Financial Institutions; Retail sales and services that serve the community; Eating establishments; Indoor recreation/entertainment; Single-family and multi-family residential above first floor commercial uses	Single-Family Detached Dwellings; Manufactured Homes; Community Residential Homes (6 or fewer residents);

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located southwest of the Rock Meadow Farms subdivision and south of the Dogwood Acres subdivision. Existing nearby uses primarily consist of single family residential uses on agriculturally zoned properties. The subject property is approximately 700 feet north of the existing single-family residential development at densities comparable to those permitted by the RSF-3 zoning district. Mebane Middle School is located approximately 1,600 feet southeast of the subject property.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 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. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

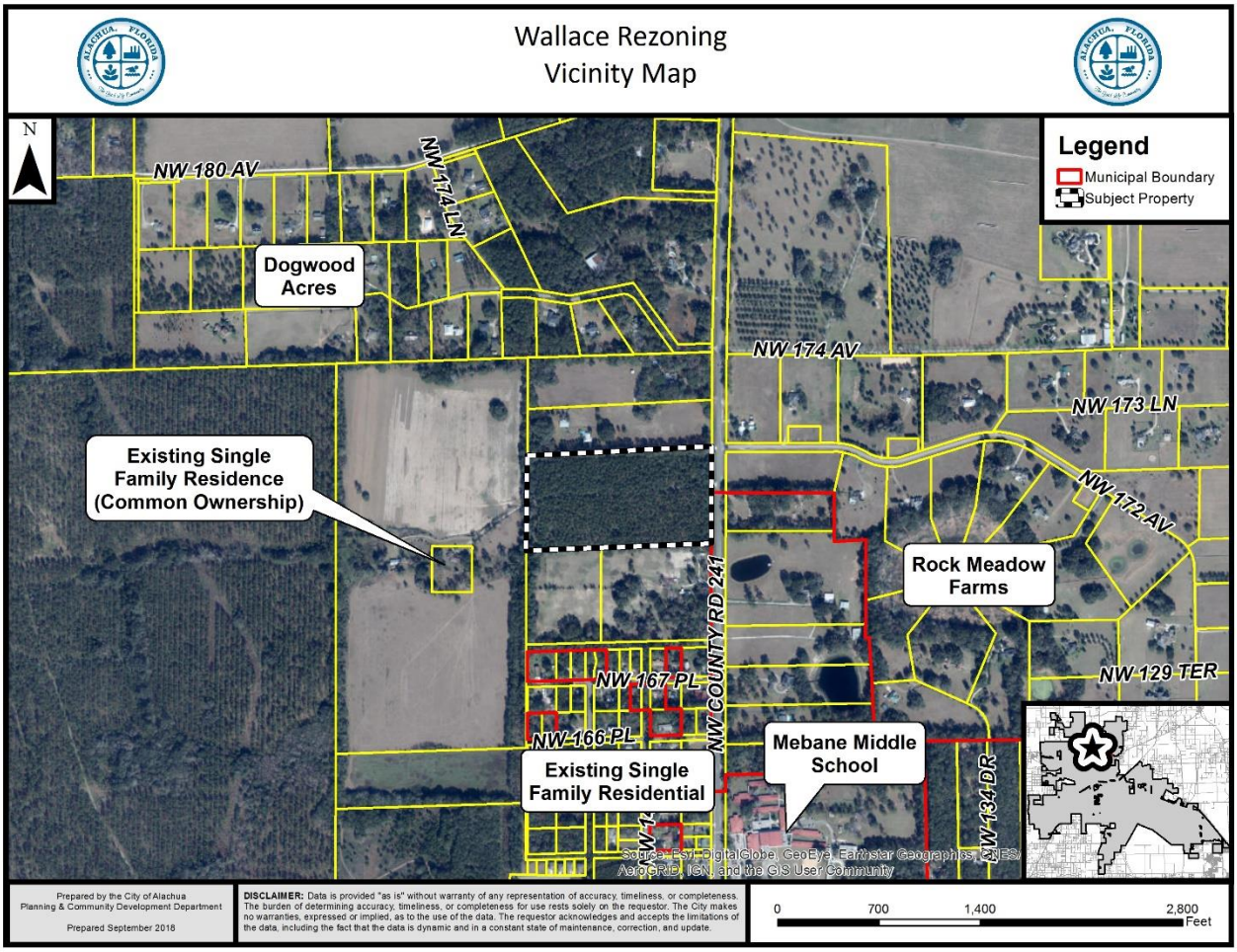


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residence	Agriculture	Agriculture (A)
South	Single Family Residence; Agricultural Lands	Moderate Density Residential; Agriculture (A)	Residential Single Family – 3 (RSF – 3); Agriculture (A)
West	Single Family Residence; Agricultural Lands	Moderate Density Residential	Residential Single Family – 3 (RSF – 3)
East	Single Family Residences; Agricultural Lands	Agriculture	Agriculture (A)

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on August 11, 2018, at the Alachua Library Branch to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:
The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: 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, conventional dwelling 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The Future Land Use Map (FLUM) Designation of the subject property is Moderate Density Residential, which permits a density of up to 4 dwelling units per acre. The zoning district proposed for the subject property, Residential Single Family – 3 (RSF-3), permits a maximum density of 3 dwelling units per acre, which is consistent with the Moderate Density Residential FLUM Designation.

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.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: An environmental conditions and site suitability analysis is provided within this report. Future development of the subject property will be required to comply with all applicable environmental protections as set forth in the City of Alachua Comprehensive Plan and Land Development Regulations.

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.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan. Any development of the subject property will require connection to the City of Alachua's potable water and wastewater system.

Housing Element

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.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

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.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities is provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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:

1. 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the water service area, and any future development on the subject property will be required to connect to the water system.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

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

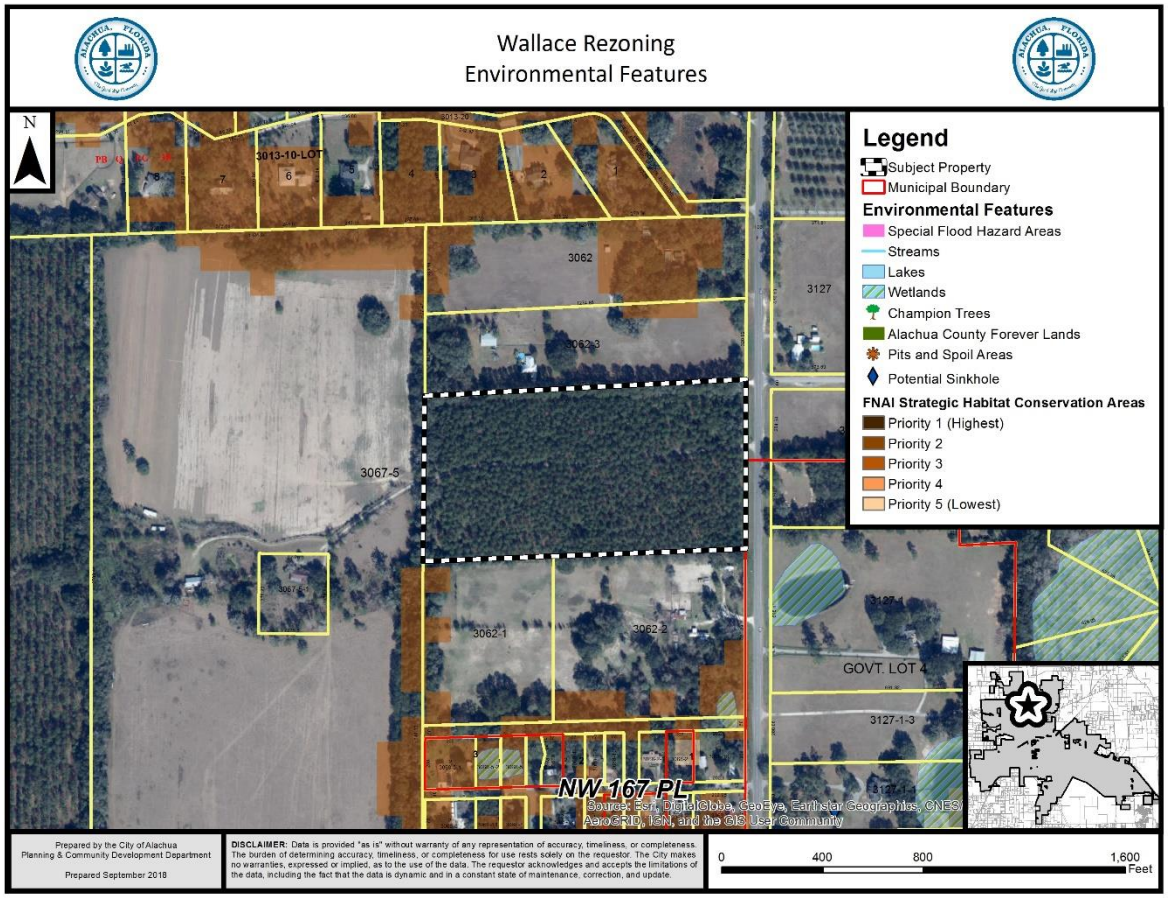
Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from

1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, and the subject property does not contain any lands identified as priority lands within the FNAI PNA data layer. 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. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Map 4. Environmental Features



Soil Survey

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

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

Lochloosa Fine Sand (2% – 5% slopes)
Hydrologic Soil Group: C

> This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

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

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

Evaluation: The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future redevelopment of the subject property requiring site grading or other fill/excavation activities would require that any soil limitations be addressed at the time of development.

Flood Potential

Panels 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic

access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

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

Evaluation: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The amendment would rezone the subject property from Community Commercial (CC) to Residential Single Family – 3 (RSF-3). The underlying FLUM Designation is Moderate Density Residential, and thus the current CC zoning is inconsistent with the property's FLUM Designation. The FLUM Designation was amended from Community Commercial to Moderate Density Residential in 2008, however, the property has yet to be rezoned to a zoning district that is consistent with the underlying FLUM Designation. This application would make the land use and zoning of the property consistent, thereby permitting future residential development to occur on the property. The surrounding area primarily consists of single family residential uses. Given the preceding, the amendment would support a logical and orderly development pattern.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The surrounding area primarily consists of single family residential uses. While the density of most of the single family residential uses contiguous to the subject property is primarily lower than that permitted by the RSF-3 zoning district, the subject property is located approximately 700 feet north of the existing single-family residential development at densities which are comparable to those permitted by the RSF-3 zoning district.

(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.

Evaluation: Lands to the west and south are currently zoned RSF-3. According to Section 4.3.2(B) of the City's LDRs, the purpose of the RSF-3 zoning district is to provide area in which the principal use of land is single-family residential development. Other areas to the north and east are zoned Agriculture, and primarily are used for single family residential purposes.

(f) ***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.

Evaluation: The RSF-3 zoning district primarily permits single family residential uses. The surrounding area primarily consists of single family residential dwellings, vacant land designated for single family dwellings, and limited agricultural uses. The density of development permitted by the RSF-3 zoning district would result in less trips than potential uses under the current CC zoning. Other potential impacts resulting from future development under the RSF-3 zoning district would be comparable to those presently existing on developed lands surrounding the subject property.

(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 the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The surrounding area primarily consists of single family residential uses. While the density of most of the single family residential uses contiguous to the subject property is primarily lower than that permitted by the RSF-3 zoning district, the subject property is located approximately 700 feet north of the existing single-family residential development at densities which are comparable to those permitted by the RSF-3 zoning district.

(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.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is within a half mile of the northern end of the downtown urban core of the City. Uses on nearby lands primarily consist of single-family residential uses. Utilities exist to the south of the subject property, and are accessible through existing public right of way.

(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).

Evaluation: The lands located to the west and to the south of the subject property are zoned RSF-3. Areas to the north and east are zoned Agriculture. Both of these zoning district permit residential uses. The use of the subject property for residential purposes is more directly related to the uses on adjacent and surrounding properties than the types of uses permitted in the CC 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, 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.

Evaluation: Any future development on the subject property will require connection to the City's water and wastewater systems. The subject property is located along NW County Road 241, and is located proximate to other City public

facilities, including public parks and recreational facilities (Maude Lewis Park and the Cleather Hathcock Community Center) and public schools.

(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, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: There are no significant environmental features known to exist on the subject property. An analysis of environmental features and site suitability has been provided within this report.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Community Commercial (CC)	Residential Single Family – 3 (RSF-3)
Max. Gross Density:	N/A	3 dwelling units per acre
Floor Area Ratio:	0.50	N/A
Maximum Density:	**N/A**	**60 dwelling units**
Maximum Intensity	**435,600 square feet of non-residential uses**	**N/A**

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
9 (109/4109)	SR 235 (US 441 to North City Limits)	2U	Major Collector	COMM	D

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

Table 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Residential [2] (ITE Code 210)	566 (283 / 283)	46 (12 / 34)	60 (38/ 22)

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 210: AADT –9.44 trips per dwelling x 60 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 60 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 60 dwellings (64% entering/36% exiting).

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 I-75 from NCL to US 441[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	14,400
Existing Traffic[3]	7,537
Reserved Trips[4]	29
Available Capacity[4]	6,834
Maximum AADT Generated by Amendment	566
Residual Capacity After Potential Development's Impacts[5]	6,268

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 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.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 1 I-75 from NCL to US 441[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	1,290
Existing Traffic[3]	716
Reserved Trips[4]	2
Available Capacity[4]	572
Maximum PM Peak Hour Trips Generated by Amendment	60
Residual Capacity After Potential Development's Impacts[5]	512

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 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.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: As shown in Table 3, the proposed amendment would result in a potential demand of 566 AADT and 60 PM Peak Hour trips on Segment 9. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for the affected roadway segment, and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the preliminary plat review stage.

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]	1,236,000
Reserved Capacity[2]	37,817
Available Capacity	1,026,183
Projected Potable Water Demand from Amendment[3]	16,500
Residual Capacity	**1,009,683**
Percentage of Permitted Design Capacity Utilized	**56.10%**

Sources:
1 City of Alachua Public Services Department, March 2018.
2 City of Alachua August 2018 Development Monitoring Report.
3 Source: City of Alachua Comprehensive Plan; Formula: (60 dwellings x 275 gpd).

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	687,000
Reserved Capacity[2]	33,789
Available Capacity	779,211
Projected Sanitary Sewer Demand from Amendment	15,000
Residual Capacity	**764,211**
Percentage of Permitted Design Capacity Utilized	**49.05%**

Sources:
1 *City of Alachua Public Services Department, March 2018.*
2 *City of Alachua August 2018 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan; Formula: (60 dwellings x 250 gpd).*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Amendment[3]	0.71
Residual Recreational Capacity After Impacts	**66.64**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 60 dwellings / [5 acres/1,000 persons])*

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.06 acres
Acreage Required to Serve Demand Generated by Amendment[2]	0.14 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment	11.42 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Amendment[3]	**32.79%**

1 *Source: City of Alachua August 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Amendment.)*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreational facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's recreational system will be reevaluated at the preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Demand Generated by Application[3]	568.44	103.81
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).*
2 *City of Alachua August 2018 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2018.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated September 6, 2018, was issued 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.

The determination concludes that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

WALLACE REZONING
A PORTION OF TAX PARCEL 03067-005-000

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

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC") TO RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3") ON APPROXIMATELY 20 ACRES; LOCATED AT 17002 NORTHWEST COUNTY ROAD 241; CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03067-005-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on September 27, 2018, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on October 9, 2018, the LPA conducted a quasi-judicial public hearing on the proposed Amendment 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, on October 25, 2018, and on November 8, 2018, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on November 5, 2018, and on November 19, 2018,the City Commission conducted quasi-judicial public hearings on the proposed Amendment 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.

DRAFT

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial ("CC") to Residential Single Family – 3 ("RSF-3") for a portion of Tax Parcel No. 03067-005-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. 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 4. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua 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 any 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 the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 5th day of November 2018.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 18th day of November 2018.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

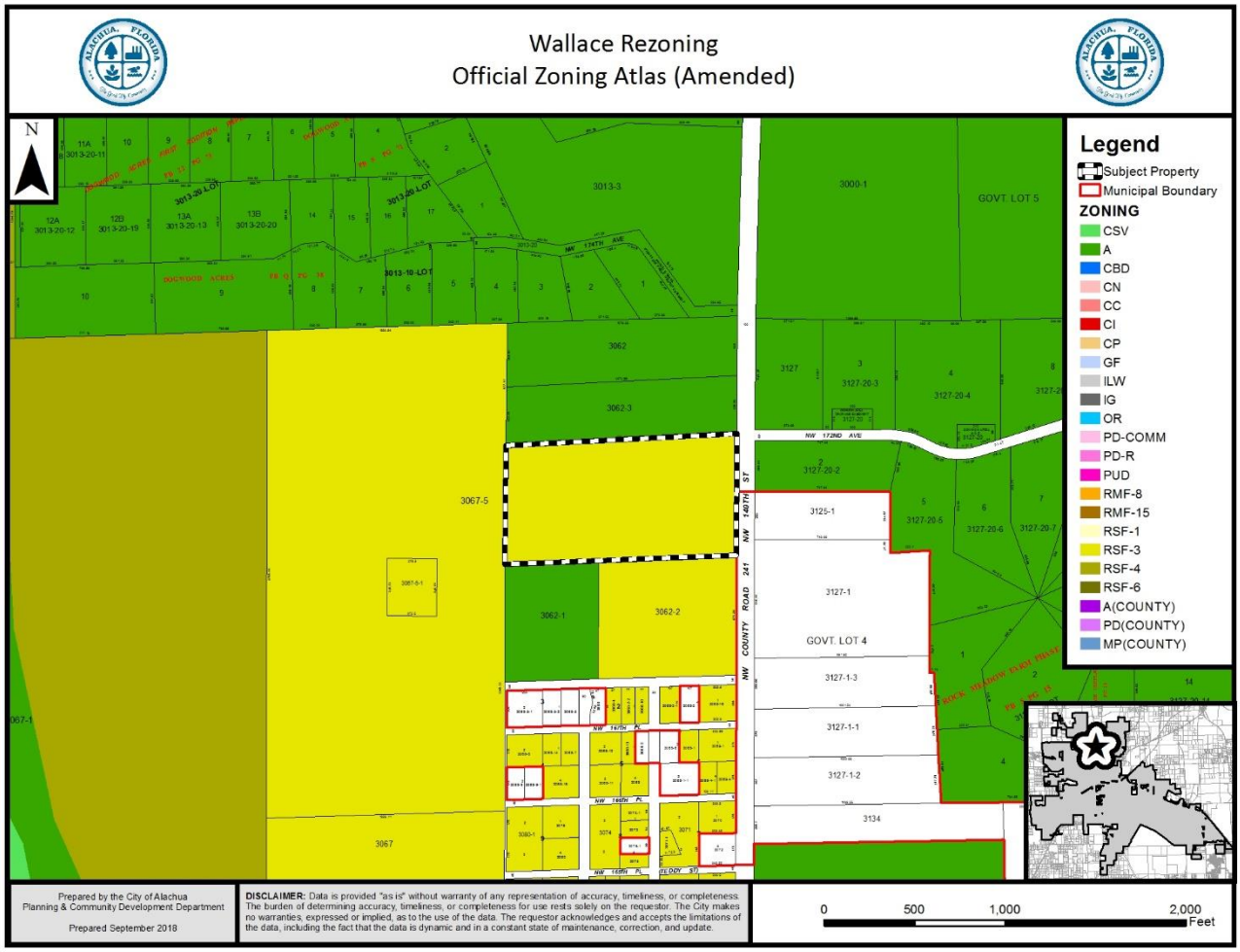
DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION: South 1/2 of the Northeast 1/4 of Section 10, Township 8 South, Range 18 East, less right-of-way for County Road No. 241.

DRAFT

EXHIBIT "B"


Wallace Rezoning
Official Zoning Atlas (Amended)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
GOVT. LOT 5
GOVT. LOT 4
NW 174TH AVE
NW 172ND AVE
NW 140TH ST
NW COUNTY ROAD 241
3000-1
3013-3
3062
3062-3
3062-1
3062-2
3067-5
3067
3125-1
3127-1
3127-1-3
3127-1-1
3127-1-2
3134
3127-20-2
3127-20-3
3127-20-4
3127-20-5
3127-20-6
3127-20-7
Prepared by the City of Alachua
Planning & Community Development Department
Prepared September 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 500 1,000 2,000
Feet

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 19, 2018

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Public Hearing for Wallace Rezoning – Portion of Tax Parcel 03067-005-000

Dear Mr. Gmuer:

On September 18, 2018, the City of Alachua received your updated application for the above referenced application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **October 9, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, September 24, 2018.*** Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Adam Hall, AICP, Planner
Sayed Moukhtara (*by electronic mail*)
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 11, 2018

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Review by Development Review Team (DRT) of:
"Wallace Rezoning" – Tax Parcel 03067-005-000

Dear Mr. Gmuer:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, September 18, 2018**. A total of three (3) copies of the application package and a CD containing a PDF of all application materials must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the PZB may be scheduled for October 9, 2018.

Please address the following:

1. *Comprehensive Plan Consistency Analysis*
    a. There is a typographical error in response to Policy 1.2.a, FLUE.
    b. Goal 4, Objectives 4.1 & 5.2, FLUE; Goal 1, Objective 1.1, Policy 1.1.a, Housing Element: Please clarify the context of the surrounding area, particularly that the site is *surrounded by existing residential subdivisions and connections to existing utilities and roadways* (lands to the west are vacant; lands to the north, south, and east are either vacant or low density residential development, primarily zoned Agriculture).
    c. Transportation, Intergovernmental, & Capital Improvements Elements: A statement is provided, but no specific Goals, Objectives, and/or Policies are referenced.
    d. Community Facilities & Natural Groundwater Aquifer Recharge Element: Applicant should identify general location of existing utilities, including but not limited to water, wastewater, and electric.

2. *Concurrency Analysis*
    a. Provide the source of all data and multipliers used within the Concurrency Analysis.
    b. Per Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element, the Level of Service for sanitary sewer is 250 gallons per ERU per day. Revise analysis accordingly.
    c. The segment of CR 235 identified within the Concurrency Analysis is CR 235 from the South City Limits to SR 241 (south of the downtown area). The closest roadway segment monitored for concurrency is SR 235 (Segment 9), which should be utilized for concurrency analysis purposes.

3. *Standards for Site-specific amendments to the Official Zoning Atlas*
    a. The analysis is overly general in response to each standard. The applicant should further expand upon the application's compliance with each standard.
    b. Response to 2.4.2(E)(1) (c), (d), (e), (f), (g), (h), and (i): Please clarify the statement that "*the site is surrounded by similar zoning districts and have been mostly developed into subdivisions*". Lands to the west are vacant; lands to the north, south, and east are either vacant or low density residential development, primarily zoned Agriculture.
    c. Response to 2.4.2(E)(1)(i): Applicant should address the 13 primary urban sprawl indicators found within §163.3177(9)(a), Florida Statutes.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Sayed Moukhtara (*by electronic mail*)
Project File

City of Alachua

Development Review Team (DRT) Meeting

Project Name: Wallace Rezoning (Portion of Tax Parcel 03049-000-000)

Meeting Date: September 11, 2018 (Staff DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Justin Tabor	jtabor@coa.com	CoA	418-6100
Kathy Winburn	kwinburn@coa.com	COA	
Harry Dillard	HDillard " " "	CoA	386-418-6194
Adam Hall	ahall@cityofalachua.com	CoA	386 418 6100

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Wallace Rezoning

APPLICATION TYPE: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Christopher Gmuer, P.E., Gmuer Engineering, LLC

PROPERTY OWNER: Wallace Cain

DRT MEETING DATE: September 11, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

CURRENT ZONING: Community Commercial (CC)

PROPOSED ZONING: Residential Single Family – 3 (RSF-3)

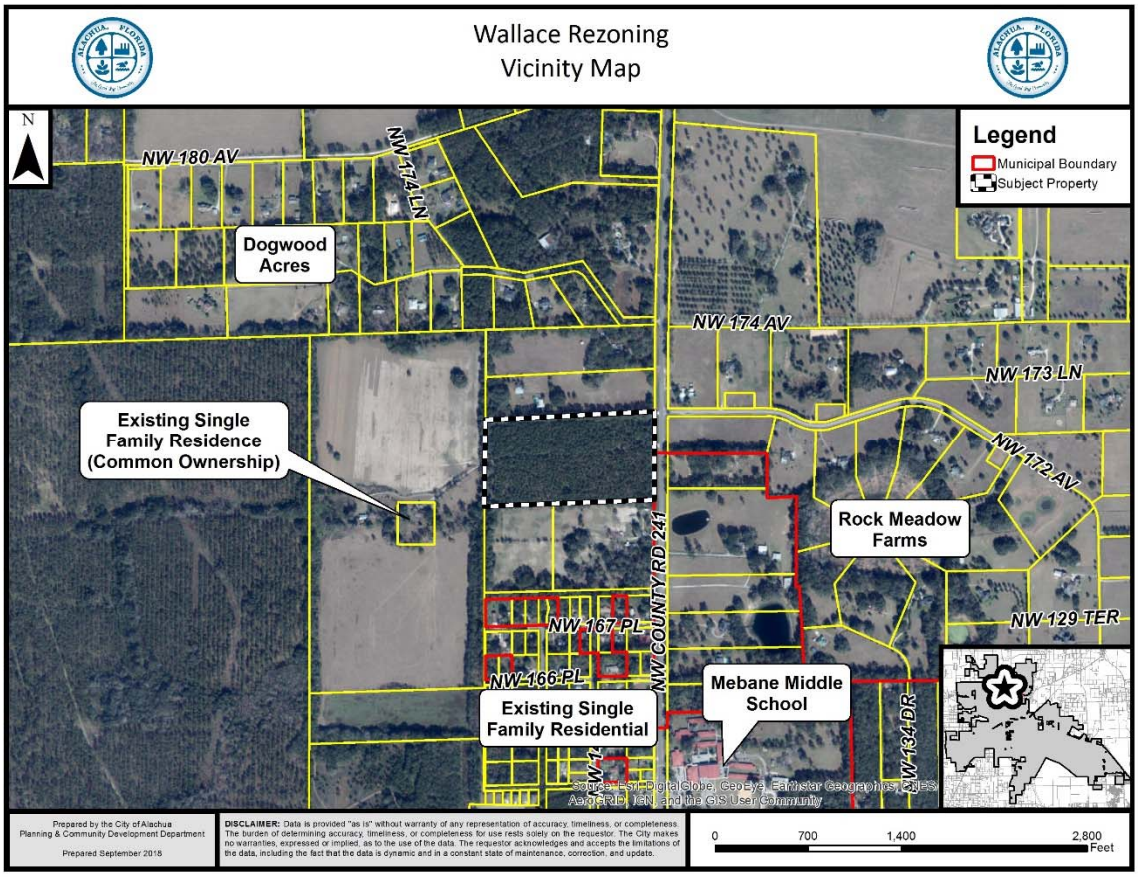
OVERLAY: N/A

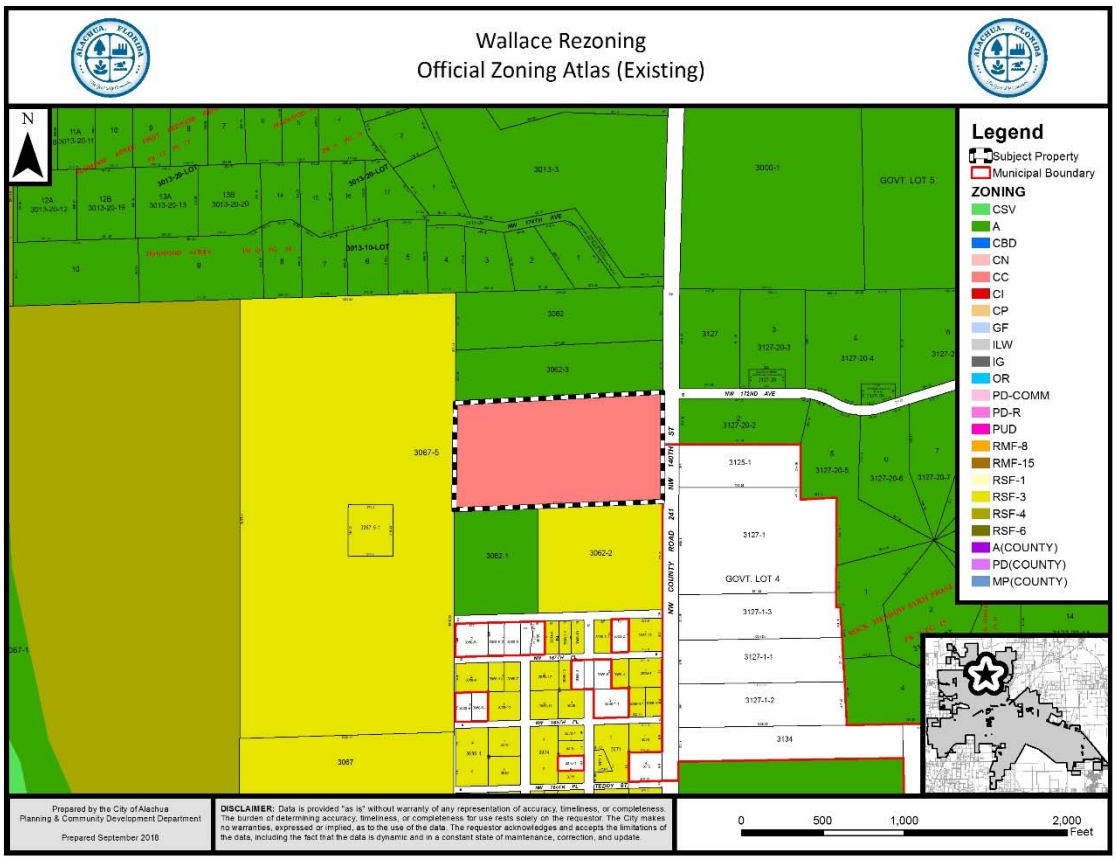
ACREAGE: ±20 acres (subject property); ±100 acres (parcel)

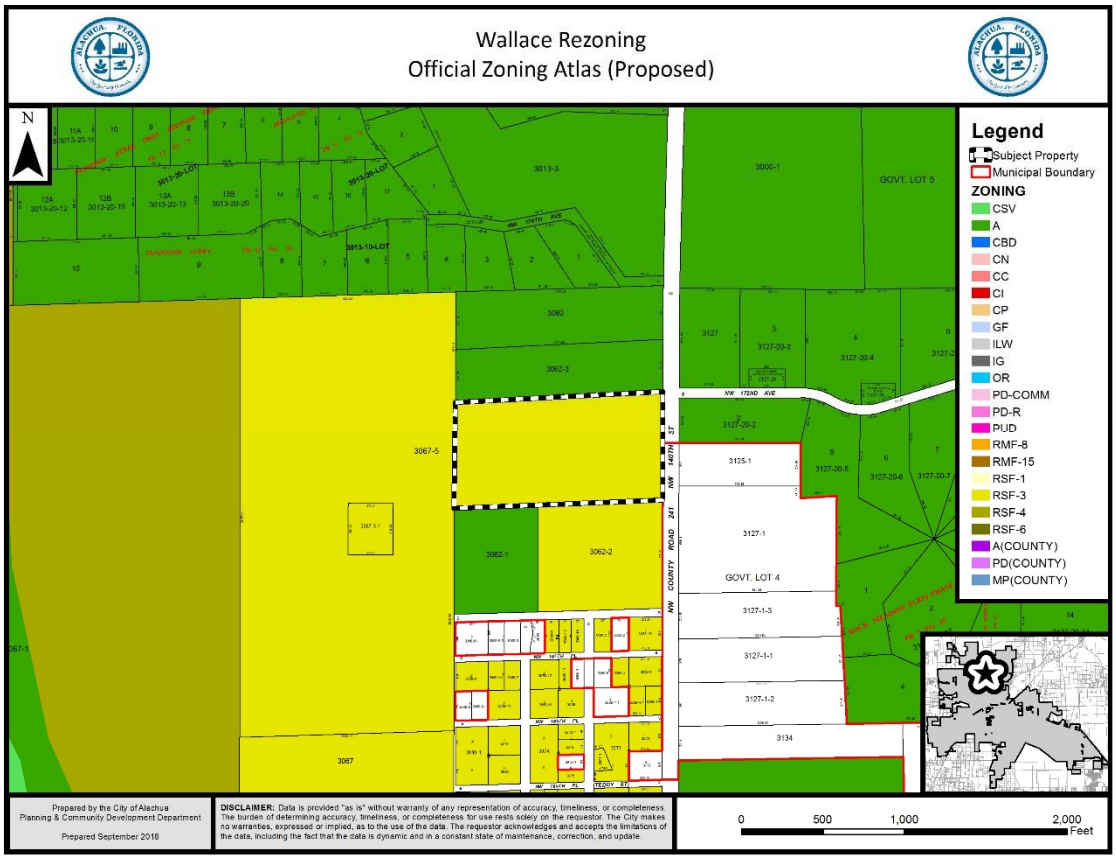
PARCELS: A portion of Tax Parcel No. 03049-000-000

PROJECT SUMMARY: A request to amend the Official Zoning Atlas from Community Commercial to Residential Single Family – 3 (RSF-3) on a ±20 acre subject property

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **TUESDAY, SEPTEMBER 18, 2018.**




Wallace Rezoning
Official Zoning Atlas (Existing)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
3013-3
3000-1
GOVT. LOT 5
3062
3062-3
3067-5
3062-1
3062-2
3067
3127
3127-20-3
3127-20-4
3127-20-2
3125-1
3127-20-5
3127-20-6
3127-20-7
3127-1
GOVT. LOT 4
3127-1-3
3127-1-1
3127-1-2
3134
NW 172ND AVE
NW 140TH ST
NW COUNTY ROAD 241
Prepared by the City of Alachua
Planning & Community Development Department
Prepared September 2016
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
500
1,000
2,000
Feet


Wallace Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
3013-3
3000-1
GOVT. LOT 5
3062
3062-3
3067-5
3062-1
3062-2
3067
3127
3127-20-3
3127-20-4
3127-20-2
3125-1
3127-20-5
3127-20-6
3127-20-7
3127-1
GOVT. LOT 4
3127-1-3
3127-1-1
3127-1-2
3134
NW 172ND AVE
NW 140TH ST
NW COUNTY ROAD 241
Prepared by the City of Alachua
Planning & Community Development Department
Prepared September 2016
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
500
1,000
2,000
Feet

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. There is a typographical error in response to Policy 1.2.a, FLUE.
    b. Goal 4, Objectives 4.1 & 5.2, FLUE; Goal 1, Objective 1.1, Policy 1.1.a, Housing Element: Please clarify the context of the surrounding area, particularly that the site is *surrounded by existing residential subdivisions and connections to existing utilities and roadways* (lands to the west are vacant; lands to the north, south, and east are either vacant or low density residential development, primarily zoned Agriculture).
    c. Transportation, Intergovernmental, & Capital Improvements Elements: A statement is provided, but no specific Goals, Objectives, and/or Policies are referenced.
    d. Community Facilities & Natural Groundwater Aquifer Recharge Element: Applicant should identify general location of existing utilities, including but not limited to water, wastewater, and electric.

2. *Concurrency Analysis*
    a. Provide the source of all data and multipliers used within the Concurrency Analysis.
    b. Per Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element, the Level of Service for sanitary sewer is 250 gallons per ERU per day. Revise analysis accordingly.
    c. The segment of CR 235 identified within the Concurrency Analysis is CR 235 from the South City Limits to SR 241 (south of the downtown area). The closest roadway segment monitored for concurrency is SR 235 (Segment 9), which should be utilized for concurrency analysis purposes.

3. *Standards for Site-specific amendments to the Official Zoning Atlas*
    a. The analysis is overly general in response to each standard. The applicant should further expand upon the application's compliance with each standard.
    b. Response to 2.4.2(E)(1) (c), (d), (e), (f), (g), (h), and (i): Please clarify the statement that "*the site is surrounded by similar zoning districts and have been mostly developed into subdivisions*". Lands to the west are vacant; lands to the north, south, and east are either vacant or low density residential development, primarily zoned Agriculture.
    c. Response to 2.4.2(E)(1)(i): Applicant should address the 13 primary urban sprawl indicators found within §163.3177(9)(a), Florida Statutes.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF TUESDAY, SEPTEMBER 18, 2018.

BOARD MEMBERS
April M. Griffin
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT
Karen D. Clarke

Alachua County Public Schools

We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300
Fax (352) 955-6700

*Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400*

September 6, 2018

Justin Tabor, Principal Planner
Planning & Community Development Department
City of Alachua
PO Box 9
Alachua, FL 32616

RE: Wallace Rezoning including 60 single family units. Tax Parcel: 03067-005-000.

Dear Mr. Tabor:

The Wallace Rezoning will result in a net increase of 60 single family units.

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

POLICY 1.1.b: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.c: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.e: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity

deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY 1.1.f City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a "concurrency determination" and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

TABLE 1: WALLACE REZONING – PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	60			
MULTIPLIER	0.15	0.070	0.09	0.310
STUDENTS	9	5	6	20
MULTI FAMILY	0			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	0	0	0	0
TOTAL STUDENTS	9	5	6	20

Elementary Schools. The Wallace Rezoning is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined capacity of 1,639 seats. The current enrollment is 1,355 students representing a 83% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 70% in five years and to 72% in ten years.

Student generation estimates for the Wallace Rezoning indicate that 9 elementary seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. The Wallace Rezoning is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 51% in five years and to 50% in ten years

Student generation estimates for The Wallace Rezoning indicate that 5 middle seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. The Wallace Rezoning is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,402 seats. The current enrollment is 1,020 students representing a 73% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 76% in five years and to be 78% in ten years.

Student generation estimates for the Wallace Rezoning indicate that 6 high school seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.
Summary Conclusion. Students generated by the Wallace Rezoning at the elementary, middle and high levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2017-2018 Five Year District Facilities Plan adopted by the School Board of Alachua County. The Wallace Rezoning is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Regards,

Suzanne Wynn
School Board of Alachua County
Director of Community Planning
3700 NE 53 Avenue
Gainesville, Florida 32609

CC: Gene Boles

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2018

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Conditional Application Acceptance: "Wallace Rezoning" – Tax Parcel 03067-005-000

Dear Mr. Gmuer:

On August 27, 2018, the City of Alachua received your application and materials for the "Wallace Rezoning", which proposes to amend the zoning of the subject property, consisting of a ±20.0 acre portion of Tax Parcel No. 03067-005-000, from Community Commercial (CC) to Residential Single Family – 3 (RSF-3).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness, and finds the application to be complete, conditional upon submission of certain materials. Please provide materials addressing the comments below by **5:00 PM** on **Thursday, September 6, 2018** to ensure adequate time for review.

The comments below are based solely on a preliminary review of your application for completeness. The content of the application **has not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and detailed comments will be provided at a Development Review Team (DRT) Meeting, to be scheduled under separate cover.

Please address the following:

1. **Rezoning Attachment #7:** Neighborhood Meeting Materials.
   Action Needed to Address Deficiency: (1) Applicant has not provided list of those persons who received written notice of the meeting. Provide list of persons and organizations which received written notice. (2) Applicant has provided hand written notes from the meeting. Please provide a summary of the discussion which occurred at the meeting in a narrative that clearly summarizes the discussion.

2. **Submittal Requirements**: Please review the submittal requirements for applications, posted on the City web site, particularly as it relates to number of copies required and binding (no staples).

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of ALACHUA

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: Wallace Rezoning
2. Address of Subject Property: 17002 NW CR 241, Alachua, FL 32615
3. Parcel ID Number(s): 03067-005-000
4. Existing Use of Property: Vacant / Silviculture
5. Future Land Use Map Designation : Moderate Density Residential
6. Existing Zoning Designation: CC : Community Commercial
7. Proposed Zoning Designation: RSF-3 : Residential Single-Family-3
8. Acreage: ±20 acre portion of a ±100 acre parcel

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Christopher Gmuer Title: President

   Company (if applicable): Gmuer Engineering, LLC

   Mailing address: 2603 NW 13th ST Box 314

   City: Gainesville State: FL ZIP: 32609

   Telephone: ( ) 352-281-4928 FAX: ( ) N/A e-mail: chrisg@gmuereng.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Wallace Cain

   Mailing Address: PO Box 100

   City: Alachua State: FL ZIP: 32616-0100

   * 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: Sayed Moukhtara

   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.)

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.

8/25/2018

Signature of Applicant

Signature of Co-applicant

Christopher Gmuer, President

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 25 day of August, 2018, by Christopher Gmuer

a Valid FLDL, who is/are personally known to me, or who has/have produced a Valid FLDL

as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

JAMES HIGHSMITH
Notary Public – State of Florida
Commission # GG 133747
My Comm. Expires Sep 16, 2021
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 17002 NW CR 241, Alachua, FL 32615

Parcel ID Number(s): 03067-005-000

Acreage: ±100

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Wallace Cain Title: Owner

Company (if applicable):

Mailing Address: PO Box 100

City: Alachua State: FL ZIP: 32616-0100

Telephone: (386) 462-1736 FAX: e-mail:

C. AUTHORIZED AGENT

Name: Christopher Gmuer Title: President

Company (if applicable): Gmuer Engineering, LLC

Mailing address: 2603 NW 13th ST Box 314

City: Gainesville State: FL ZIP: 32609

Telephone: 352-281-4928 FAX: N/A e-mail: chrisg@gmuereng.com

D. REQUESTED ACTION:

Site Specific Amendment to the Official Zoning Atlas (Rezoning)

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

Wallace Cain, Owner

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 August, 2018, by Wallace Cain, who is/are personally known to me, or who has/have produced DL as identification.

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Wallace Rezoning – Statement of Proposed Change and Aerial

August 23, 2018

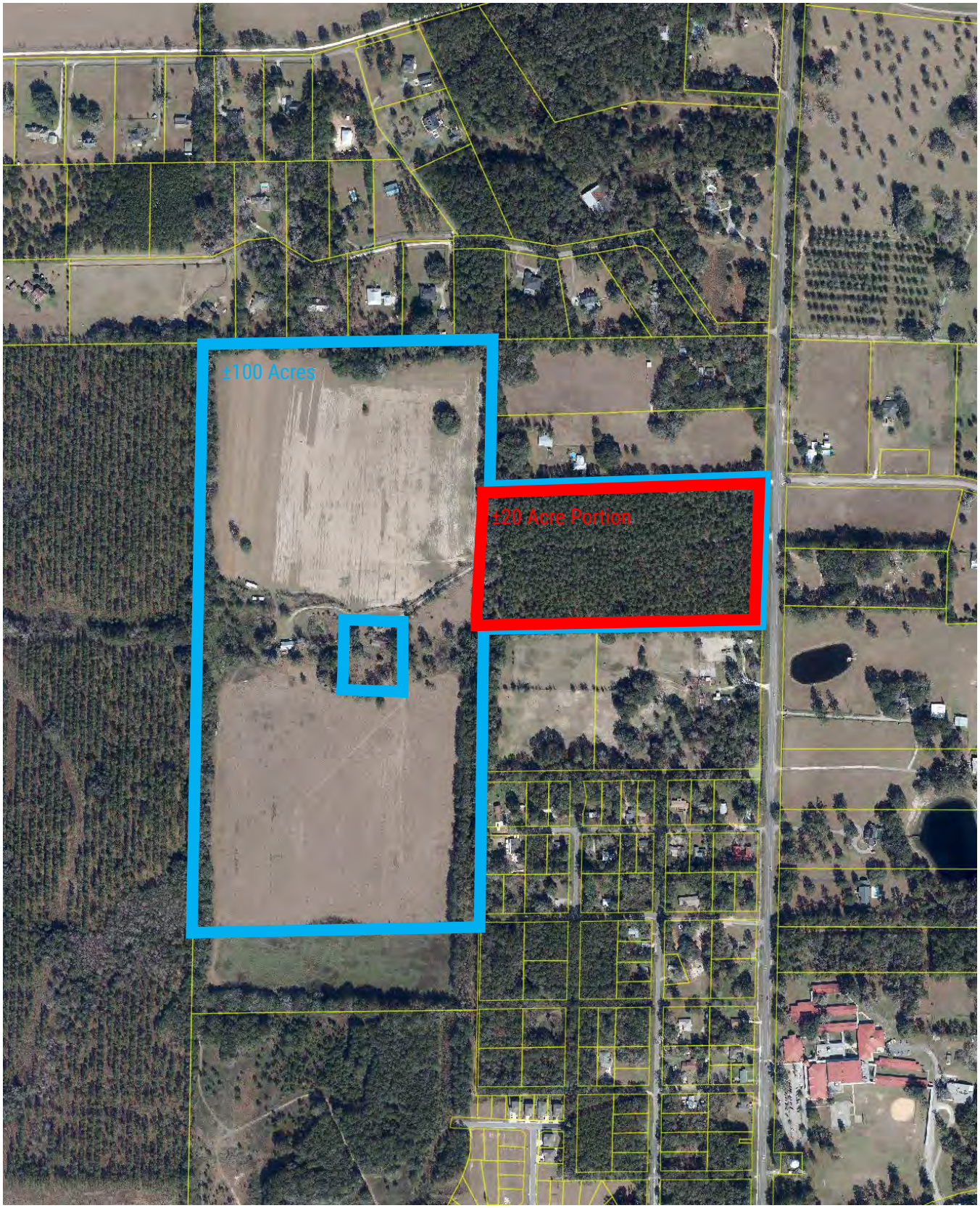
Site Specific Amendment to the Official Zoning Atlas to rezone from CC to RSF-3 the eastern ±20 acre portion of a ±100 acre parcel located in the City of Alachua / TP#03067-005-000. The proposed rezoning will match the zoning of the rest of the parcel and unify the parcel as RSF-3. This ±20 acre portion was subject of an approved Large Scale Comprehensive Plan amendment (known as "Ashwood") that changed the Future Land Use Map designation from Commercial to Moderate Density Residential via Ordinance 07-35 on March 10, 2008.

<u>Existing Zoning Map</u>

The City of Alachua Land Development Code section 3.4.2 states, "RSF-3, Residential Single-Family-3. The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.

Proposed Zoning Map

Aerial



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

September 24, 2018

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Wallace Rezoning
Concurrency Impact Analysis

The following is an analysis of the projected impacts on public infrastructure following a change in zoning per the procedure outlined in section 2.4.14(H) of the City of Alachua LDR. The analysis includes potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools. Maps of existing utilities and infrastructure are included as an attachment to the Analysis of Compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas document.

Net Maximum Projected Development Potential

Max Projected Existing CC Zoning Development Potential: 0.5 FAR x 20 acres = 435,600 sf Shopping Center
Max Projected Proposed RSF-3 Zoning Development Potential: 3 Units / Acre (RSF-3) x 20 acres = 60 Units

Potable Water

Projected Existing Zoning Demand	435,600 SF x 0.1 GPD per SF = 43,560 GPD*
Projected Proposed Zoning Demand	60 Units x 275 GPD = 16,500 GPD**
Net Projected Zoning Demand	16,500 GPD – 43,560 GPD = Net Reduction of 27,060 GPD

*Per Chapter 64E-6, F.A.C.
**Per City of Alachua Comprehensive Plan CFNGR Policy 4.1.c
Conclusion: The proposed zoning change will result in a net reduction of projected demand.

Current Permitted Capacity	2,300,000 GPD
Less Actual Potable Water Flow	1,236,000 GPD
Reserved Capacity	36,867 GPD
Residual Capacity	1,027,133 GPD
Projected Proposed Zoning Demand	60 Units x 275 GPD = 16,500 GPD
Residual Capacity after Proposed	1,010,633 GPD

*Source: City of Alachua Public Services Department, July 2018
Conclusion: The demand of the projected potential development will not exceed the adopted LOS standards.

elegant solutions | technology driven | civil engineering

Sanitary Sewer

Projected Existing Zoning Demand*	435,600 SF x 0.1 GPD per SF = 43,560 GPD
Projected Proposed Zoning Demand*	60 Units x 250 GPD = 15,000 GPD
Net Projected Zoning Demand	15,000 GPD – 43,560 GPD = Net Reduction of 28,560 GPD

*Per City of Alachua Comprehensive Plan CFNGR Policy 1.1.d

Conclusion: The proposed zoning change will result in a net reduction of projected demand.

Current Permitted Capacity	1,500,000 GPD
Less Actual Potable Water Flow	687,000 GPD
Reserved Capacity	32,839 GPD
Residual Capacity	780,161 GPD
Projected Proposed Zoning Demand	60 Units x 250 GPD = 15,000 GPD
Residual Capacity after Proposed	763,661 GPD

*Source: City of Alachua Public Services Department, July 2018

Conclusion: The demand of the projected potential development will not exceed the adopted LOS standards.

Transportation

Trip Generation Calculations per ITE Trip Generation 9th Edition

Land Use		KSF	AADT		PM Peak
Description	ITE		Rate	Trips	Trips
Projected Existing Zoning Demand	820 Shopping Center	435.6 KSF	37.75	16,444	1,660
Projected Proposed Zoning Demand	210 Single-Family Detached	60 Units	9.44	567	60
Net Projected Zoning Demand				-15,577	-1,600

Conclusion: The proposed zoning change will result in a net reduction of projected demand.

Affected Roadway Segments: Less than 1,000 ADT requires analysis of segments within one-half mile

Roadway Segment (FDOT Segment #, CoA Comp Plan #)		Comp Plan MSV	Existing Traffic	Reserved Trips	Available Capacity	Additional Trips	Residual Capacity
County Roads	Type	Min LOS Std: D					
SR 235 (109/4109, 9)	AADT	14,400	7,537	29	6,834	567	6,267
	Peak Hour	1,290	716	2	572	60	512

Conclusion: The demand of the projected potential development will not exceed the adopted LOS standards.

Solid Waste

Existing Demand*	39,744.00 lbs/day	7,253.28 tons/yr
Reserved Capacity*	2,883.37 lbs/day	526.22 tons/yr
Projected Demand (60 Units x 2.3 Capita / Unit x 0.73 tons / capita-year)	552 lbs/day	100.74 tons/yr
Residual Capacity after Proposed	2,331.37 lbs/day	425.48 tons/yr

*Formula: (0.73 tons/year per capita @2.3 residents per unit). Source: City of Alachua Comprehensive Plan
Conclusion: The demand of the development will not exceed the adopted LOS standards.

Recreation

Existing City of Alachua Recreation Acreage*	117.65 acres
*(City of Alachua July 2018 Development Monitoring Report)	
Acreage Required to Serve Existing Population*	49.68 acres
*(University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element)	
Reserved Capacity*	0.62 acres
*(City of Alachua July 2018 Development Monitoring Report)	
Available Recreation Acreage	67.35 acres
Projected Demand (60 Units x 2.37 persons / Unit x 5 acres / 1000 persons) *	**0.71 acres**
***(US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons/dwelling x 91 dwellings/[5 acres/1000 persons])**	
Residual Recreation Acreage	66.64 acres
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity*	10.06 acres
*(Source: City of Alachua July 2018 Development Monitoring Report)	
Existing Improved Passive Park Space Provided*	34.82 acres
*(Source: City of Alachua July 2018 Development Monitoring Report)	
Available Improved Passive Park Space Capacity*	24.76 acres
*(Formula: Total Improved Passive Park Space/Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development).	
Projected Demand (0.71 acres x 20%)*	**0.14 acres**
* (Recreation Demand Generated by Development (1.08 acres) x 20%)	
Residual Improved Passive Park Space Capacity	24.62 acres
*(Source: City of Alachua July 2018 Development Monitoring Report)	

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Stormwater

A Grading and Drainage Plan and Stormwater Management Report will be required for any development proposed on this property at the time of the required Site Plan Application. The design of any future development will be required to provide on-site treatment and attenuation of all stormwater runoff per the requirements of the City of Alachua and the Suwannee River Water Management District. Existing drainage patterns show runoff flows from the northeast to the southwest runoff is typically treated / attenuated by a stormwater management facility that will discharge at a rate below predevelopment flows to the southwest property line. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District.

Public Schools

Please see the separate Public School Student Generation Form.

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE
President

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Neighborhood Meeting

Gmuer Engineering, LLC will be holding a workshop to discuss a proposed Rezoning from CC (Community Commercial District) to RSF-3 (Residential Single Family-3) on a ±20 acre portion of TP#03067-005-000 located at approximately 17002 NW 140th St, Alachua. The purpose is to bring the Zoning into compliance with the City of Alachua's Comprehensive Plan and existing Future Land Use designation.

Date: Saturday, August 11, 2018
Time: 11:00am
Place: Alachua Library Branch, Meeting Room, 14913 NW 140th St, Alachua, FL 32615
Contact: Christopher A. Gmuer, PE, (352) 281-4928, Gmuer Engineering, LLC

The principal land use of RSF-3 zoning is moderate density single-family residential development with a maximum density of three units per acre. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed.

The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

elegant solutions | technology driven | civil engineering

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA FL 32615

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE FL 32611

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616

MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

HAILE, ELAINE D
802 OAK ST
STARKE, FL 32091-2340

BOOZER RUBYE D TRUSTEE
PO BOX 1085
ALACHUA, FL 32616-1085

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

OSTEEN MABEL M TRUSTEE
16929 NW COUNTY RD 241
ALACHUA, FL 32615-4451

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

RHOADS A K & DEBORAH
17208 NW 140TH ST
ALACHUA, FL 32615-4455

GHOSH, GOVIND
2441 NW 43RD ST STE 24-A
GAINESVILLE, FL 32606

HAILE, ELAINE D
802 OAK ST
STARKE, FL 32091-2340

CAIN, WALLACE R
PO BOX 100
ALACHUA, FL 32616-0100

MEGAHEE ENTERPRISES LTD.,...
4110 SW 34TH ST STE 24
GAINESVILLE, FL 32608-6529

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

ORTIZ & PETERSON-ORTIZ H/...
17304 NW 140TH ST
ALACHUA, FL 32616

CAIN, WALLACE R & MARY H
PO BOX 100
ALACHUA, FL 32616-0100

CAIN, WALLACE R & MARY H
PO BOX 100
ALACHUA, FL 32616-0100

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

BOOZER, RUBYE D TRUSTEE
PO BOX 1085
ALACHUA, FL 32616-1085

GAMAGE RICHARD F & CHERY...
14495 NW 174TH AVE
ALACHUA, FL 32615

ESCOFFERY-LAWRENCE & LA...
14745 NW 174TH AVE
ALACHUA, FL 32615-4856

WOODEN WILLIAM ROGERS JR...
14655 NW 174TH AVE
ALACHUA, FL 32615

CAIN, WALLACE R & MARY H
PO BOX 100
ALACHUA, FL 32616-0100

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

EIB, REUBEN J & DEBORAH S
17325 NW COUNTY RD 241
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

KNISELEY, GREGORY P & JOAN...
PO BOX 782
ALACHUA, FL 32616

CEMETERY
17017 NW COUNTY ROAD 241
ALACHUA, FL 32615

LEWIS BRANDT A & NANCY A
14907 NW 174TH AVE
ALACHUA, FL 32615

KARAPHILLIS JOHN M & CYNTH...
7720 SW 47TH LN
GAINESVILLE, FL 32608

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

TODAY IN HISTORY

In **1866**, Ulysses S. Grant was named General of the Army of the United States, the first officer to hold the rank.
In **1946**, the United States detonated an atomic bomb near Bikini Atoll in the Pacific in the first underwater test of the device.
In **1952**, Puerto Rico became a self-governing commonwealth of the United States.
In **1960**, a Woolworth's store in Greensboro, North Carolina, that had been the scene of a sit-in protest against its whites-only lunch counter dropped its segregation policy.
In **1972**, the notorious Tuskegee syphilis experiment came to light as The Associated Press reported that for the previous four decades, the U.S. Public Health Service, in conjunction with the Tuskegee Institute in Alabama, had been allowing poor, rural black male patients with syphilis to go without treatment, even allowing them to die, as a way of studying the disease.

TODAY'S BIRTHDAYS

Actress **Barbara Harris** is 83. Folk-pop singer-musician **Bruce Woodley** (The Seekers) is 76. Rock musician **Jim McCarty** (The Yardbirds) is 75. Rock musician **Verdine White** (Earth, Wind & Fire) is 67. Model-actress **Iman** is 63. Cartoonist **Ray Billingsley** is 61. Celebrity chef/TV personality **Geoffrey Zakarian** is 59. Actor **Matt LeBlanc** is 51. Actor **D.B. Woodside** is 49. Actress **Miriam Shor** is 47. Actor **David Denman** is 45. Actor **Jay R. Ferguson** is 44. Actor **James Lafferty** is 33. Actor **Michael Welch** is 31. Actress **Linsey Godfrey** is 30.

LOTTERY

Tuesday, July 24
Pick 2
Early drawing: 8-8
Night drawing: 4-2
Pick 3
Early drawing: 0-0-9
Night drawing: 1-2-0
Pick 4
Early drawing: 2-2-9-6
Night drawing: 5-0-8-0
Pick 5
Early drawing: 2-9-0-5-9
Night drawing: 9-8-0-0-3
Fantasy 5
2-7-12-18-19
Lucky Money
19-24-35-41 LB: 16
Mega Millions
1-2-4-19-29 MB: 20

PREVIOUS RESULTS
Fantasy 5 — Monday
6-7-11-29-35
Match...Payoff...Winners
5-of-5...$180,404.81...1
4-of-5...$125.50...231
3-of-5...$10...8,055

Attorney General Jeff Sessions speaks during a Senate Appropriations Subcommittee hearing in Washington on April 25. On Tuesday he spoke to the conservative student group Turning Point USA. [ANDREW HARRER/BLOOMBERG]

Sessions claims colleges are molding 'snowflakes'

By Devlin Barrett
The Washington Post

Attorney General Jeff Sessions laughed as conservative students interrupted his speech Tuesday by chanting "Lock her up!" – a reference to Hillary Clinton – prompting him to repeat the phrase.

Sessions, in the midst of a speech castigating universities and colleges for what he called excessive political correctness, at one point told the students: "I like this bunch. Go get 'em."

With that, some in the crowd began chanting "Lock her up." The chant was a popular one at Trump rallies during the 2016 campaign, in which crowds called for Clinton to be sent to prison over her use of a private email server when she was secretary of state.

Sessions, now the attorney general, is recused from investigations involving the 2016 campaign, but he has assigned a subordinate to review Obama-era decisions by the Justice Department not to charge anyone over the Clinton email matter.

As the crowd chanted "Lock her up," the attorney general laughed and said, "Lock her up... I heard that a long time over the last campaign," he added.

He then returned to the text of his speech attacking college officials, saying: "Rather than molding a generation of mature, well-informed adults, some schools are doing everything they can to create a generation of sanctimonious, sensitive, supercilious snowflakes. We're not going to have it."

Sessions was speaking to a gathering of Turning Point USA, a conservative student group, at George Washington University. The attorney general repeatedly praised the students, echoing a conservative argument that on many American campuses, right-leaning students' voices are being stifled by left-leaning students and college administrators.

"Whether you realize it or not, freedom of thought and speech on the American campus are under attack," Sessions said. "Of all places, the college campus should be where debate and discussion should be appreciated and honored. But nowhere has there been more arbitrary and capricious restrictions on free speech than in supposedly educational institutions."

Board makes classification recommendation for Cosby

He could be classified as sexually violent predator

By Claudia Lauer
The Associated Press

Bill Cosby should be classified as a sexually violent predator, according to an evaluation by Pennsylvania's Sexual Offenders Assessment Board.

The district attorney's office that prosecuted Cosby asked a judge in a filing Tuesday to schedule a hearing on whether to accept the recommendation. No date was immediately set.

"We will see them in court," responded Andrew Wyatt, Cosby's spokesman.

The 81-year-old comedian was convicted April 26 of aggravated indecent assault. He was accused of drugging and assaulting former Temple University employee Andrea Constand at his home near Philadelphia in 2004.

The weeklong retrial in suburban Philadelphia included testimony from five other women who were among dozens who have stepped forward to accuse Cosby of similar sexual misconduct.

The Associated Press does not typically identify people who say they are victims of sexual assault unless they grant permission, as Constand has done.

The former TV star known for his portrayal of kindly Dr. Cliff Huxtable on his NBC hit "The Cosby Show" is now confined to his home awaiting sentencing, which is scheduled for Sept. 24. He faces up to 10 years in prison. His representatives have said he plans to appeal.

Superior Court Judge Steven O'Neill, who presided at the trial, ordered him to be outfitted with a GPS monitoring bracelet and required him to seek permission to leave home, and only then to visit with lawyers or go to the doctor.

Bill Cosby leaves the Montgomery County Courthouse in Norristown, Pa., during his April trial. A representative from the Sexual Offenders Assessment Board has issued an assessment recommending that Bill Cosby be classified as a sexually violent predator. [MATT SLOCUM/THE ASSOCIATED PRESS]

The report by the Sexual Offenders Assessment Board, which examined 14 criteria, is not public. Copies are given to the prosecutor, defense attorney and court before the hearing and the board's assessor will likely testify.

State law already requires Cosby to register as a sex offender because of the nature of the charge of which he was convicted. The sexually violent predator classification would require increased treatment in prison and increased notification of neighbors upon release.

A person deemed a predator is subject to lifetime, at least monthly, mandatory sex offender counseling with a treatment provider approved by the state board.

Under Pennsylvania law, a sexually violent predator is defined as a person who has a mental abnormality or personality disorder that makes the person likely to engage in predatory sexually violent offenses.

Trump's choice wins Ga. GOP primary

Kemp to run against Democrat Stacey Abrams, who would become America's first black woman to serve as governor if elected

By Ben Nadler and Bill Barrow
The Associated Press

ATLANTA — With a damning secret recording of his opponent and a late Trump-Pence endorsement, Secretary of State Brian Kemp on Tuesday won a bruising Republican runoff in the race for Georgia governor.

A self-described "unapologetic conservative" whose campaign ran an eyebrow-raising ad that said he could use his own pickup truck to "round up criminal illegals," Kemp rode a national wave of voter contempt for the establishment in favor of bare-knuckled outsider politics.

He now faces Democrat Stacey Abrams, who could become the country's first black woman governor, in a race that will test Democrats' assertion that changing demographics have turned the Republican stronghold into a swing state.

Abrams tweeted her reaction Tuesday, saying "Tonight, I have an opponent: Kemp. The race for #GAGov may change, but our values never will. Service, faith & family guide our vision for GA: Affordable health care. Excellent public schools for every child. An economy that works for all."

"Stand with us," she wrote, followed by a link to a fundraising page.

Kemp beat once heavily-favored Lt. Gov. Casey Cagle, who outraised Kemp more than 2-to-1 and had a Rolodex of endorsements from establishment Republicans in the state including Gov. Nathan Deal.

In a tweeted endorsement last week, President Donald Trump pointed to Kemp's tough stance on illegal immigration and strong support for gun rights. With days left in the race, Vice President Mike Pence also stumped for Kemp on the campaign trail. Both reiterated their support for Kemp in tweets Tuesday.

Kemp victory is likely to embolden Trump to become even more engaged in shaping the Republican Party in the final months of the primary season. And it is another election success for a Trump-approved candidate.

Nichole Jacobs went to Sandy Springs Christian Church to vote Tuesday for Kemp, citing his stance on immigration. Jacobs sends both her children to private schools, and feels her affluent Atlanta suburb is overrun with "illegal immigration."

"People are moving out of Sandy Springs to get into a better school district or putting their kids in private schools," Jacobs said.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Rezoning from CC (Community Commercial) to RSF-3 (Residential Single Family) on a ±20 acre portion of TP# 03067-005-000 located at 17002 NW 140th Street in Alachua, Florida.
This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held
Saturday, August 11, 2018 at 11:00am at
Alachua Library Branch, Meeting Room
14913 NW 140th St, Alachua, FL 32615

Contact Person: Christopher A. Gmuer, PE
(352) 281-4928 - Gmuer Engineering, LLC

07/25/2018

The Gainesville Sun

Main number 378-1411
Breaking News 374-5013
To Subscribe 378-1416
To Subscribe Toll Free 800-443-0493

DELIVERY PROBLEMS, CHANGES OR BILLING QUESTIONS
Customer Service 378-1416
Customer Service Toll Free 800-443-0493
Monday-Friday 6 a.m.-5 p.m.
Saturday-Sunday 7 a.m.-10 a.m.

BY CARRIER
Daily & Sunday $12.00 per week/$624.00 year (Rates include sales tax and transportation costs). A $5.95 one-time new start activation fee will be added to all new subscriptions.

ADVERTISING, OBITUARIES AND QUESTIONS
Place a Classified Ad 372-4222
Place a Classified Ad Toll Free 800-443-4245
Place a Classified Ad Fax 338-3131
Cancel or Correct an Ad 372-4222
Classified Legal Ads 374-5017
Classified Legal Ads Fax 338-3131
Retail Advertising 374-5058
Questions or Problems 374-5058
Obituaries 337-0104
Obituaries Fax 338-3131

DOUGLAS RAY: Editor and General Manager 374-5035
MICKIE ANDERSON: Local News Editor 338-3119
ARNOLD FELICIANO: Sports Editor 374-5055
Call in Results 374-5074
BILL DEAN: Entertainment 374-5039
NATHAN GRABBE: Editorial/Opinion Editor 374-5075

COMMITMENT TO ACCURACY
We promptly correct errors of fact. If you believe we have made an error, call us at 352-338-3119. If you have a question or comment about coverage, write Douglas Ray, Executive editor, 2700 SW 13th St., Gainesville, FL 32608. Email: doug.ray@gainesville.com or call 352-374-5035.

SUN PHOTO REPRINTS:
For a reprint on 8.5x11 photo paper, contact **gsphotos@gmail.com.** Only photos that were shot by a Sun photographer are available. Photos are not to be republished or for use on web sites. The Gainesville Sun (ISSN 0163-4925) is published daily by the Gainesville Sun, 2700 SW 13th St. Gainesville, FL 32608. Periodicals postage paid at Gainesville, FL 32608. All material herein is the property of The Gainesville Sun. Reproduction in whole or in part is forbidden without the written permission of the publisher.

PLEASE NOTE:
Non-daily subscribers will receive the following editions included with the regularly scheduled frequency of delivery: 12/30/2017, 1/15/2018, 2/5/18, 2/19/18, 3/17/18, 3/30/18, 5/12/18, 5/28/18, 6/16/18, 7/4/18, 9/3/18, 9/11/18, 10/8/18, 11/6/18, 11/7/18, 11/12/18, 11/23/18, 11/25/18, 12/24/18, 12/25/18, 12/31/18.

POSTMASTER:
Send address changes to The Gainesville Sun, 2700 SW 13th Street, Gainesville, Florida 32608. Print delivery available within the newspaper distribution area only.

Print delivery available within the newspaper distribution area only. By submitting your address and/or email, you understand that you may receive promotional offers from GateHouse Media and its related companies. You may unsubscribe from receiving any such offers at any time by calling customer care at 352-378-1416. The advertised price for the Offer includes the one-time $5.95 activation fee for new subscribers. The advertised price does not include the charges for any premium editions. Premium editions are published to provide additional information and value to our readers. You agree that you will be charged up to an additional $5 for each premium edition published and delivered to you during your subscription period, in addition to the cost of your subscription. The length of your subscription will be shortened by the publication of premium editions. If those premium editions are delivered to you during your subscription. You agree that the length of your subscription will be shortened in proportion to the value of the number of premium editions published and delivered to you during your subscription period. As an illustrative example, if you select a subscription of up to 12 weeks at a cost of $48.00, and two premium editions at $2.00 each are published and delivered to you during that subscription period, your subscription will be shortened by 1 week because the weekly cost of the subscription is $4.00 per week and the premium edition charges total $4.00. Depending upon the length of your subscription and the timing of the publication and delivery of premium editions, you will not be charged for any premium editions if none are published and delivered to you during your subscription. As such, in that case only, the length of your subscription will not be shortened. The timing of the publication and delivery of premium editions is variable. There will be no more than 2 premium editions published each month during the subscription term. For more information or to cancel your subscription please call 352-378-1416. Subscribers may suspend print delivery during vacation periods. For vacation periods less than 30 days billing continues and subscriber maintains access to the digital portion of subscription. Subscribers also have option to have print copies held as Vacation Pack or may donate the newspaper value to our Newspaper in Education (NIE) program.

GateHouse Media

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

e

Meeting Sign-in Sheet

Re: TP#03067-005-000 Rezoning – Neighborhood Workshop

Date Time: Saturday, August 11, 2018 at 11am

NAME	Email	Phone
Christopher Gmuer	chrisg@gmuereng.com	352 281 4928
WALLACE CAIN		" 317-7204
Reuben Eis	reib42@gmail.com	904-382-4502
SILVIA MOUKHTARA NEMER	silvia.h.moukhtara@gmail.com	352-870-8772
SAMEO MOUKHTARA	smaaps@atlantic.net	352-278-5317

elegant solutions | technology driven | civil engineering

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Meeting Agenda and Notes
Re: TP#03067-005-000 Rezoning – Neighborhood Workshop
Date Time: Saturday, August 11, 2018 at 11am

Explanation of the development proposal and application

- Rezoning from CC to RSF-3 to follow a land use change that occurred 10 years ago
- The zoning is currently out of compliance and this application would fix that

Explanation of the character and nature of the process for review

- There is the initial NHWS where we explain to the public and neighbors what the application is proposing
- We submit to the City of Alachua who reviews the application for compliance with the codes
- We revise the application if any issues are raised by City staff
- Out application would get forwarded to the Planning and Zoning Board and if approved would go to the City Commission for a 1st and 2nd reading of the ordinance to the change the zoning, for them to hear any public comment, and to make a final decision on the rezoning

Comments and questions and discussion of potential conflicts

1. What is the timing of each step?
   The neighborhood workshop takes 3 weeks to schedule since there is a required 2 weeks for public notice of the meeting, we then submit to City staff and they have typically 1-2 months to review and place us on the Planning and Zoning Board Agenda and then the City Commission Meetings occur twice a month. All in all the process usually takes 3 months when the rezoning is straight forward and no significant complications come up.

elegant solutions | technology driven | civil engineering

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Meeting Agenda and Notes
Re: TP#03067-005-000 Rezoning – Neighborhood Workshop
Date Time: Saturday, August 11, 2018 at 11am

Explanation of the development proposal and application

Explanation of the character and nature of the process for review

Comments and questions and discussion of potential conflicts

Question about the timing of each step,
workshop
application
staff review
Board Approval
Commission 1st & 2nd Readings

elegant solutions | technology driven | civil engineering

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Christopher Gmuer Title: President

   Company (if applicable): Gmuer Engineering, LLC

   Mailing address: 2603 NW 13th ST Box 314

   City: Gainesville State: FL ZIP: 32609

   Telephone: 352-281-4928 FAX: N/A e-mail: chrisg@gmuereng.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Wallace Cain

   Mailing Address: PO Box 100

   City: Alachua State: FL ZIP: 32616-0100

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

B. PROJECT

1. Project Name: Wallace Rezoning
2. Address of Subject Property: 17002 NW CR 241, Alachua, FL 32615
3. Parcel ID Number(s): 03067-005-000
4. Section 10 Township 8 S Range 18 E Grant N/A Acreage: 100
5. Existing Use of Property: Single-Family / Vacant / Silviculture
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: Existing CC / Proposed RSF-3
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 60

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Alachua CSA

    Middle: Mebane CSA

    High: Santa Fe CSA

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students 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, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	60	units	x	0.15	Elementary School Multiplier*	9	Student Stations**
Middle School	60	units	x	0.07	Middle School Multiplier*	5	Student Stations**
High School	60	units	x	0.09	High School Multiplier*	6	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check 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 of 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 Schools Facilities Element or the ILA.
- □ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 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.

8/27/2018

Signature of Applicant

Signature of Co-applicant

Christopher Gmuer, President

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 27 day of August, 2018, by Christopher Gmuer

_____, who is/are personally known to me, or who has/have produced Florida drivers License

as identification.

NOTARY SEAL

CHRISTOPHER SHEPHERD
Notary Public - State of Florida
Commission # GG 141777
My Comm. Expires Sep 6, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed 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:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ Local Government Certification

Approved by:_____

Date:_____

□ School Board Staff Certification

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Wallace Rezoning: TP# and Legal Desctiption

TP# 03067-005-000

Legal Description:

South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 18 East, less right-of-way for County Road No. 241.

elegant solutions | technology driven | civil engineering

Return to: (enclose self-addressed stamped envelope) Record #1110

Name: Wallace R. Cain
P.O. Box 100
Address: Alachua, FL 32615

RETURN TO

This Instrument Prepared by: Wallace R. Cain
P.O. Box 100
Address: Alachua, FL 32615

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #(s):

QUIT-CLAIM DEED

RAMCO FORM 8

©Ramsole Paper & Printing Co., Inc. 1987

RECORDED
OFFICIAL RECORDS

92 OCT 20 AM 9:13

CLERK CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, *Executed this* 25 *day of* February, *A.D. 19* 92, by Wallace R. Cain, a married man

first party, to Mary H. Cain and Wallace R. Cain, wife and husband

whose post office address is P.O. Box 100, Alachua, FL 32615

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of $* 10.00, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Alachua, *State of* Florida, *to-wit:*

SEE ATTACHED EXHIBIT "A"

Doc. St. Amt. $0.60
A. Curtis Powers, Clerk of Circuit Court
Alachua County - By

To Have and to Hold *The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Patricia S. Elliot
Printed Name

Witness Signature (as to first Grantor)

George Stevens
Printed Name

Grantor Signature — L.S.

Wallace R. Cain
Printed Name

P.O. Box 100, Alachua, FL 32615
Post Office Address

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Co-Grantor Signature, if any — L.S.

Printed Name

Post Office Address

STATE OF Florida
COUNTY OF Alachua

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Wallace R. Cain

known to me to be the person ___ described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form ___ of identification of the above-named person ___: personally known to me and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL

DANNA TODD
Notary Public-State of Florida
My Commission Expires JAN 21, 1994
COMM # AA 740541

Witness my hand and official seal in the County and State last aforesaid this 19 day of February, A.D. 19 92.

Danna Todd
Notary Signature

DANNA TODD
Printed Notary Signature

10
03
91

1152421

BK 1879 PG 795

EXHIBIT "A"

South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 18 East, less right-of-way for County Road No. 241.

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2017 PAID REAL ESTATE 1011616

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03067 005 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

W1/2 OF NE1/4 SEC & S1/2 OF NE1/4 OF NE1/4 (LESS COM
See Additional Legal on Tax Roll

CAIN, WALLACE R & MARY H
PO BOX 100
ALACHUA, FL 32616-0100

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	38,300	0	38,300	324.20
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	38,300	0	38,300	48.47
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	38,300	0	38,300	57.45
SCHL DISCRNRY & CN (S01)	0.7480	38,300	0	38,300	28.65
SCHL GENERAL	4.3770	38,300	0	38,300	167.64
SCHOOL VOTED (S01)	1.0000	38,300	0	38,300	38.30
SUWANNEE RIVER WATER MGT DIST	0.4027	38,300	0	38,300	15.42
17 CITY OF ALACHUA	5.3900	38,300	0	38,300	206.44
TOTAL MILLAGE	23.1480		**AD VALOREM TAXES**		$886.57

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R710 710 BOCC SOLID WASTE MGMT	1.000	@ 16.4700	16.47
NON-AD VALOREM ASSESSMENTS			$16.47

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $903.04

If Paid By	Nov 30, 2017				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE 1011616

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03067 005 000	Unassigned Location RE	

CAIN, WALLACE R & MARY H
PO BOX 100
ALACHUA, FL 32616-0100

IF PAID BY	PLEASE PAY
☐ Nov 30, 2017	$0.00
☐	
☐	
☐	
☐	

Receipt # 17-0041022 $866.92 Paid 11/30/2017

City of Alachua

ORDINANCE 07 35

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP, 2015; AMENDING THE FUTURE LAND USE MAP FROM THE COMMERCIAL CATEGORY TO THE MODERATE DENSITY RESIDENTIAL CATEGORY ON ONE PARCEL OF LAND THAT TOTALS APPROXIMATELY 20 ACRES; THE PARCEL SUBJECT TO THIS FUTURE LAND USE MAP AMENDMENT IS LOCATED DIRECTLY WEST OF THE INTERSECTION OF CR 241 AND N.W. 172ND AVENUE, AND NORTH OF THE INTERSECTION OF CR 241 AND SR 235, ALACHUA, FLORIDA. TAX PARCEL: A PORTION OF 03067-005-000; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a large-scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on June 12, 2007 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA and approved the amendment for transmittal to the Florida Department of Community Affairs (DCA) at a duly advertised public hearing on July 2, 2007; and,

WHEREAS, the DCA has reviewed the proposed amendment and issued its Objections, Recommendations, and comments (ORC) Report received by the City on September 24, 2007; and,

WHEREAS, the City Commission considered the ORC Report and the response to the ORC Report prepared by staff at a duly advertised public hearing on February 25, 2008, to consider the proposed amendment; and,

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on March 10, 2008 with no changes since the transmittal hearing, and;

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

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Comprehensive Plan, Future Land Use Map Amended.

The Comprehensive Plan Future Land Use Map is hereby amended from the Commercial category to the Moderate Density Residential category for a portion of tax parcel 03067-005-000 in accordance with the legal description found in Exhibit "A" attached hereto.

Section 2. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, solid waste, stormwater, and recreation.

Section 3. 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 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua 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 any 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 the ordinance after the exclusion of such part or parts shall be deemed to be valid.

Section 6. **Effective Date**

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the adopted amendment to be in compliance in accordance with s. 163.3184(9) or (10), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective upon the adoption of a resolution affirming its effective status and the receipt of written notice from the Florida Department of Community Affairs, Division of Resource Planning and Management, Plan Processing Team, that it has received a copy of the resolution.

PASSED on first reading the 2nd[th] day of July 2007.

PASSED and **ADOPTED** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 10th day of March, 2008.

CITY COMMISION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST:

Clovis Watson, Jr. MBA, City Manager

APPROVED AS TO FORM:

Marian B. Rush

Marian B. Rush, City Attorney

ATTACHMENT "A" - LEGAL DESCRIPTION

A ±20-ACRE PORTION OF ALACHUA COUNTY TAX PARCEL 03067-005-000, MORE COMPLETELY DESCRIBED AS:

THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST; LESS AND EXCEPT COUNTY ROAD 241 RIGHT-OF-WAY.

Ocala area society hosts regional daylily meeting

Barbara Wachter, Ocala Area Daylily Society Vice President, is shown visiting a daylily garden. [SUBMITTED PHOTO]

By Annabelle Leitner
Correspondent

OCALA — The members of the Ocala Area Daylily Society have been busy since May 2017 preparing for the American Hemerocallis Society Region 12 Fall meeting in Ocala on Saturday.

Region 12, which includes all of Florida, has two regional meetings a year, in the spring and fall. The event being held in Ocala will begin at 9 a.m. Saturday at VFW Post 4209, at 4805 NE 36th Ave. It will include the meeting and workshops, for which participants must pre-register, and which includes lunch, for a fee of $30.

The keynote speaker will be Tim Bell, of Bell's Daylily Garden in Sycamore, Georgia, which is home to more than 900 varieties of daylilies.

The regional meeting event will include clinics, silent and live auctions, raffles and door prizes.

In conjunction, members of the public can purchase daylilies beginning at 9 a.m. Saturday, at $5 a plant, in different varieties and colors, until they are sold out.

"The Ocala Area Daylily Society formed about four years ago," said president Pat Hawk, of Reddick. "This is the first time the society has hosted anything like this regional meeting. It is a small group, with only a dozen or so working to pull together the meeting."

Hawk described the upcoming event as educational, but said it also is a social event during which those who are interested in learning about daylilies can exchange ideas and methods.

According to Gene Perry of Castleberry, a member of the Ocala group, who arranged for Bell to speak, he is excited for the presentation as "Bell has one of the finest gardens in the country."

The scientific name for daylily is hemerocallis. The genus hemerocallis is native to Asia. The American Daylily Society, also known as the American Hemerocallis Society, Inc., is a nonprofit service organization established in 1946, whose membership includes more than 5,000 members worldwide.

According to Taglilien am Niederrhein, a daylily garden in Niederrhein, Germany, the words "hemera" and "kallos" mean "day" and "beauty." Each flower blooms only for a day. One mature flower stalk can produce dozens of flower buds. An older plant, for example, can produce up to 500 flowers. This extends the flowering period up to four weeks. Through a combination of early and late flowering varieties, that makes a flowering period of several months possible.

The garden's information online states that by the mid-1920s, Americans became involved in daylily breeding and have taken the lead. Among the reasons for success are excellent climatic conditions, especially in Florida, during which a newly planted seedling will usually bloom in the first year. In Germany you must wait, usually two or more years, until a seedling gets to bloom.

By 2011, there were more than 70,000 registered daylily varieties throughout the world.

According to the American Daylily Society's website, "Originally, the only colors were yellow,

See DAYLILY, B7

If you go

What: Daylily plant sale hosted by Ocala Area Daylily Society
When: Beginning at 9 a.m. Saturday; $5 per plant until sold out
Where: VFW Post 4209, 4805 NE 36th Ave., Ocala
Contact: 591-3120
Extra: American Hemerocallis Society Region 12 meeting, $30, must pre-register

This is a daylily cultivar produced by Ocala Area Daylily Society President Pat Hawk of Reddick. The group is hosting a regional meeting and plant sale on Saturday in Ocala. [SUBMITTED PHOTO]

This is a daylily hybridized by Ocala Area Daylily Society President Pat Hawk of Reddick. [SUBMITTED PHOTO]

Phillip & Wiley Mortuary, Inc.
Building Relationships, One Family At A Time

310 STATE ROAD 26, MELROSE, FL 32666
WWW.PHILLIPWILEY.COM | PHONE 352-475-2000 | FAX 352-475-2004
Service Beyond Expectation
GF-GH047579

ELDER OPTIONS

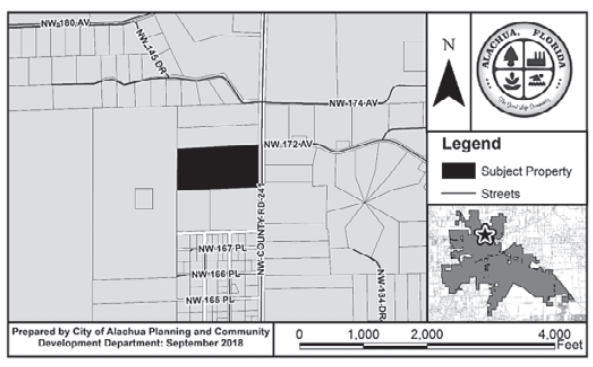
Do you provide care for a loved one or friend? Can you spare 1 ½ hours?

To learn more about participating in a focus group on the needs of caregivers, please call Kathy Dorminey at Elder Options (352) 692-5214 or send email to dormineyk@agingresources.org
Respond by October 5, 2018.
Not all who express interest will be selected.
Food will be provided.
GF-GH046240

The Gainesville Community Playhouse
presents
NINE THE MUSICAL
SEPT. 14-OCT. 7
Get tickets at
www.gcplayhouse.org/
Visit GAINESVILLE Alachua County, FL
Gainesville. Citizen centered People empowered
Culture Builds Florida
The Gainesville Community Playhouse at the Vam York Theater
4039 NW 16th Blvd.
352.376.4949
www.gcplayhouse.org
Find us on
GF-GH043195

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

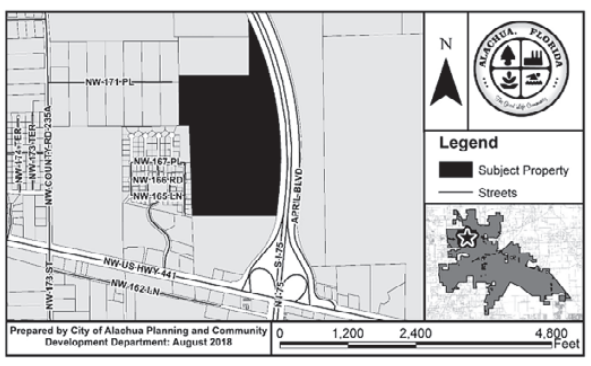
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent, for Wallace Cain, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241, south and west of the intersection of NW County Road 241 and NW 172nd Avenue, consisting of a portion of Tax Parcel Number 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Existing Zoning: Community Commercial (CC).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.
GF-GH045805

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 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay District.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.
GF-GH045807

than the rolled-back rate by 3.60 percent, which required a majority vote by the commission. The rolled back rate would have produced $153,051 less than the higher proposed rate. The higher rate will enable the City to undertake infrastructure maintenance and adjust for future growth

$11,269,716 difference accounts for carry forward of encumbered obligations and a re-appropriation for unfinished projects or services which are anticipated to continue into Fiscal Year 2018-19. The City Commission gave final approval for both the millage rate increase and

tobacco retail license. The organization has found that schools that have retailers selling tobacco or vape products nearby have a higher rate of smoking among students. The organization hopes to garner support for raising the minimum age for purchasing tobacco from 18 to 21 on a state level.

Gibney said that 21states have already raised the age requirement and studies have shown that people who start smoking later are less likely to continue smoking

already established in the range, but would limit future development within 1,000 feet.

In another matter, Randy Dexter, Director of the K-9 for Warriors project, which established a campus in Alachua last year, announced the organization's first graduation since opening. The organization helps match and train service dogs to veterans with disabilities or suffering from Post-Traumatic Stress Disability (PTSD).

Gold family. The house has nine bedrooms, seven bathrooms and is powered by $1 million worth of solar panels that makes the home energy independent. On Oct. 18, the group will host an event to honor the first graduating class from the facility.

The Commission also approved final reading for the designation and creation of infrastructure improvement areas, two of which are located west of the city and one to the east. The infrastructure plans are for improvements to

approved a 2 percent cost of living increase for all employees in the 2019 budget. This increase of $118,000 is already included in the City's 2019 budget. In addition to providing a cost of living increase for current employee, the increase will make positions more competitive with other municipalities and help attract qualified candidates for City positions.

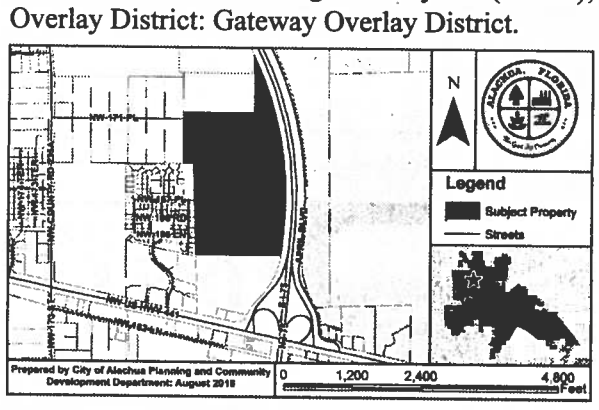
# # #

Email rcarson@ alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) from Commercial (±21.2 acres), Medium Density Residential (±36.0 acres), and Moderate Density Residential (±40.0 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay District.



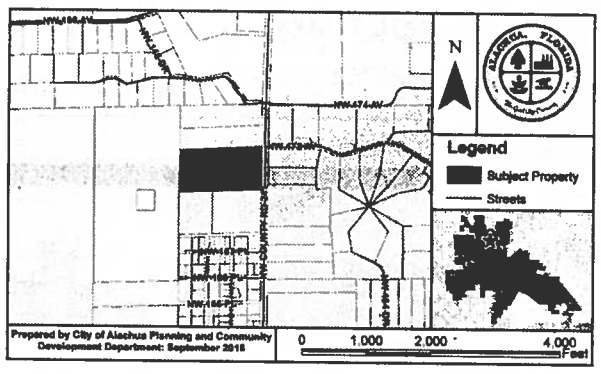
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - September 27, 2018)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent, for Wallace Cain, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241, south and west of the intersection of NW County Road 241 and NW 172nd Avenue, consisting of a portion of Tax Parcel Number 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Existing Zoning: Community Commercial (CC).



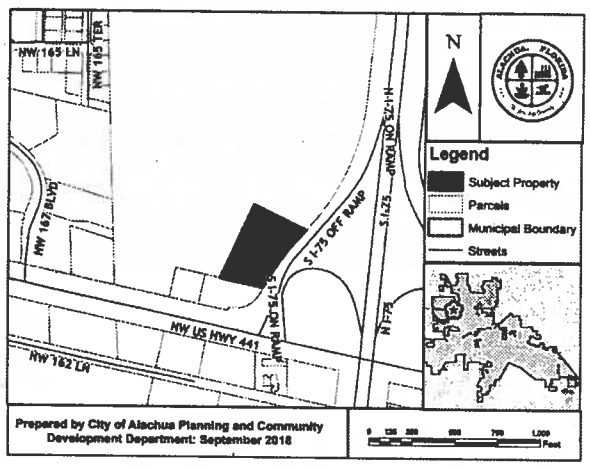
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - September 27, 2018)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Robert Walpole, P.E., of CHW, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan to construct a ±60,563 square foot, 101 room hotel with associated paving, grading, landscaping and infrastructure improvements, on a ±2.73 acre subject property, located west of I-75, north of Bob's Fuel/Dunkin'Donuts, east of Heritage Oaks and Alachua Marketplace Plaza. Tax Parcel Number 03049-000-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

(Published: Alachua County Today - September 27, 2018)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Forrest Eddleton, POSTED THE LAND USE
(name)
SIGN ON 9/24/18 FOR THE Wallace Rezoning - PZB
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Forrest Eddleton
(signature)

3
(number of signs)

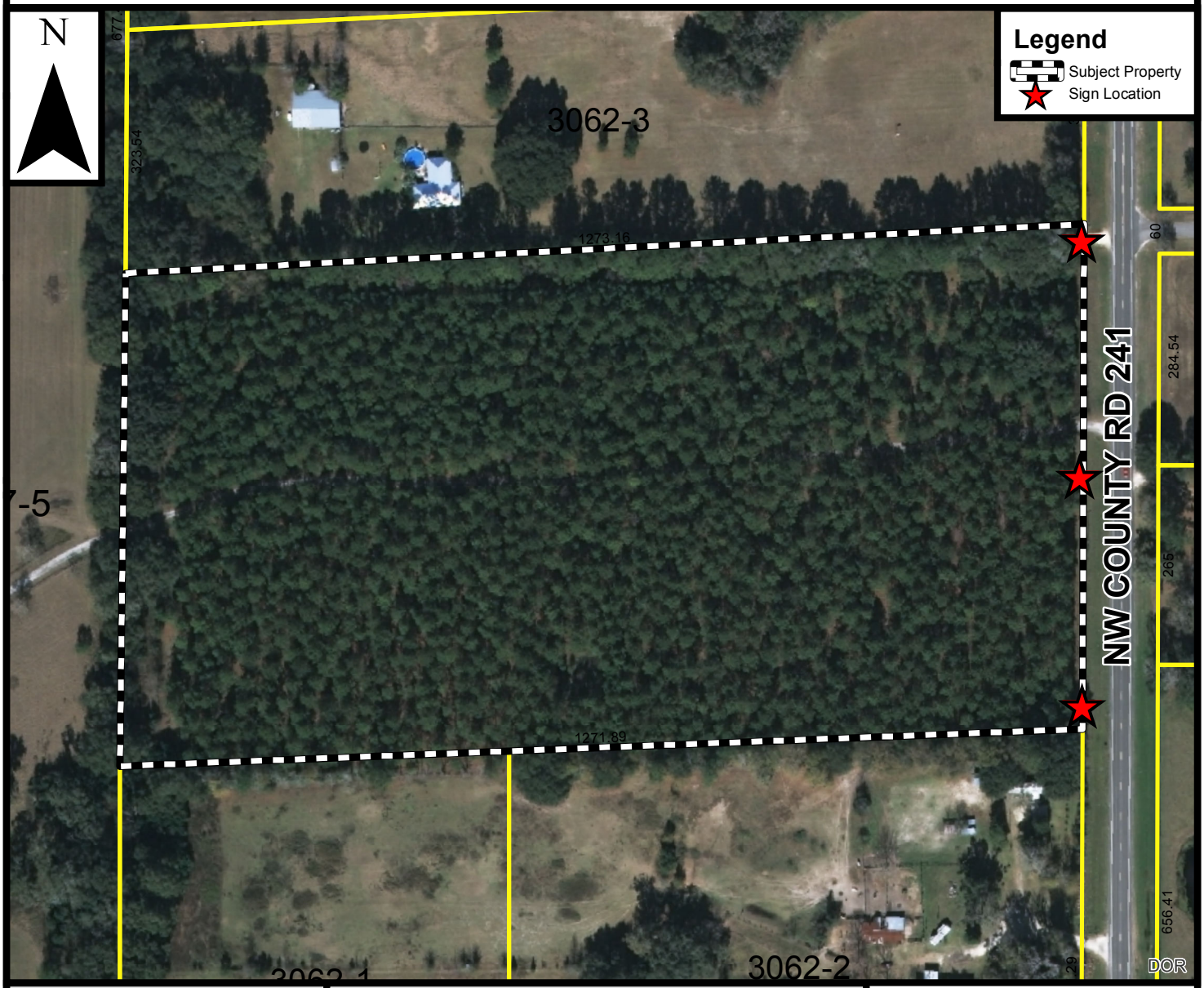
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Wallace Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared September 2018

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 50 100 200 Feet

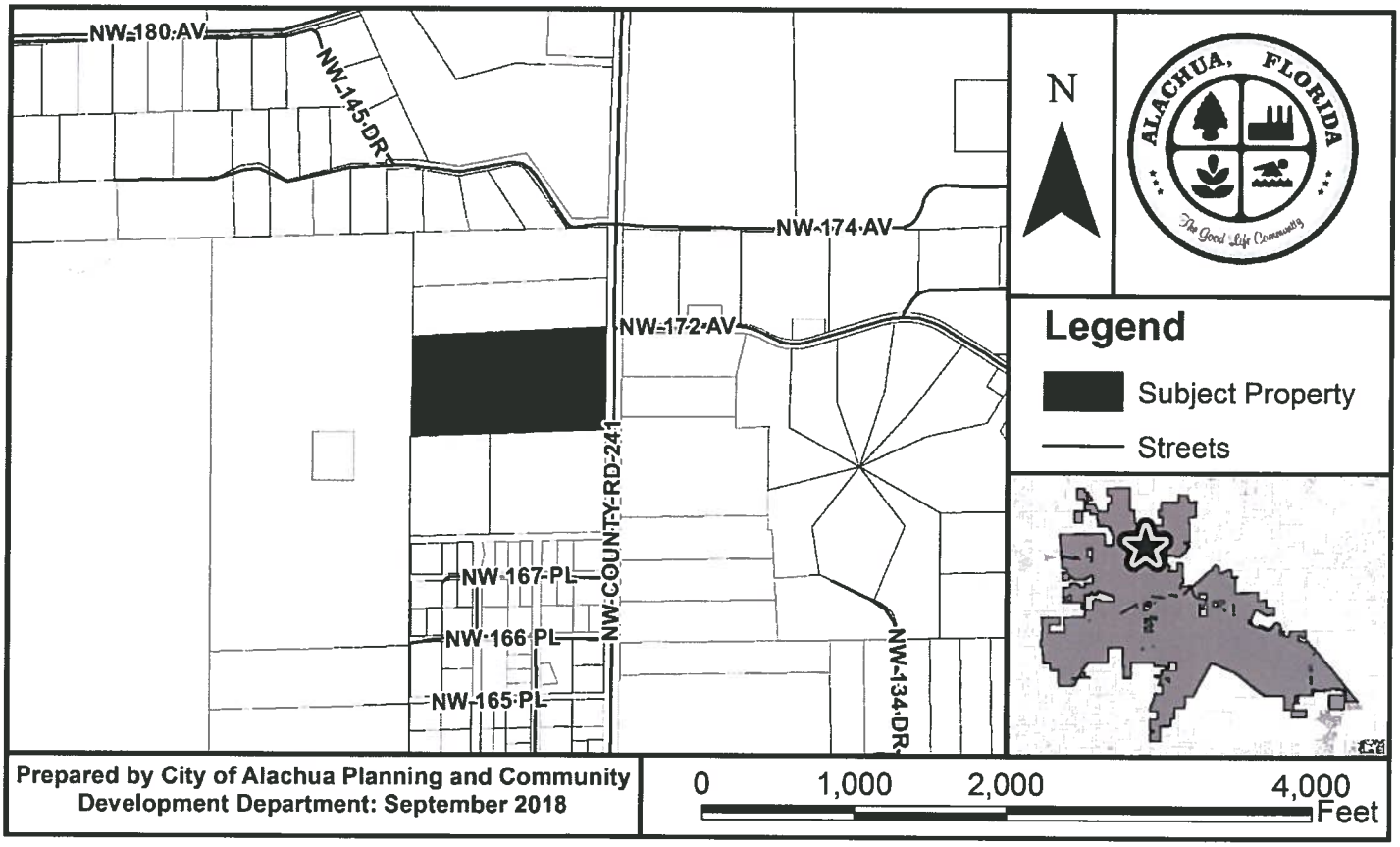
Mailed 9/24/2018 KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent, for Wallace Cain, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241, south and west of the intersection of NW County Road 241 and NW 172nd Avenue, consisting of a portion of Tax Parcel Number 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Existing Zoning: Community Commercial (CC).



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

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

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA FL 32615

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE FL 32611

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616

MICHELE L. LIEBERMAN
INTERIM COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

HAILE, ELAINE D
802 OAK ST
STARKE, FL 32091-2340

BOOZER RUBYE D TRUSTEE
PO BOX 1085
ALACHUA, FL 32616-1085

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

OSTEEN MABEL M TRUSTEE
16929 NW COUNTY RD 241
ALACHUA, FL 32615-4451

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

RHOADS A K & DEBORAH
17208 NW 140TH ST
ALACHUA, FL 32615-4455

GHOSH, GOVIND
2441 NW 43RD ST STE 24-A
GAINESVILLE, FL 32606

HAILE, ELAINE D
802 OAK ST
STARKE, FL 32091-2340

CAIN, WALLACE R
PO BOX 100
ALACHUA, FL 32616-0100

MEGAHEE ENTERPRISES LTD.,...
4110 SW 34TH ST STE 24
GAINESVILLE, FL 32608-6529

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

ORTIZ & PETERSON-ORTIZ H/...
17304 NW 140TH ST
ALACHUA, FL 32616

CAIN, WALLACE R & MARY H
PO BOX 100
ALACHUA, FL 32616-0100

CAIN, WALLACE R & MARY H
PO BOX 100
ALACHUA, FL 32616-0100

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

BOOZER, RUBYE D TRUSTEE
PO BOX 1085
ALACHUA, FL 32616-1085

GAMAGE RICHARD F & CHERY...
14495 NW 174TH AVE
ALACHUA, FL 32615

ESCOFFERY-LAWRENCE & LA...
14745 NW 174TH AVE
ALACHUA, FL 32615-4856

WOODEN WILLIAM ROGERS JR...
14655 NW 174TH AVE
ALACHUA, FL 32615

CAIN, WALLACE R & MARY H
PO BOX 100
ALACHUA, FL 32616-0100

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

EIB, REUBEN J & DEBORAH S
17325 NW COUNTY RD 241
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

KNISELEY, GREGORY P & JOAN...
PO BOX 782
ALACHUA, FL 32616

CEMETERY
17017 NW COUNTY ROAD 241
ALACHUA, FL 32615

LEWIS BRANDT A & NANCY A
14907 NW 174TH AVE
ALACHUA, FL 32615

KARAPHILLIS JOHN M & CYNTH...
7720 SW 47TH LN
GAINESVILLE, FL 32608

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/9/2018
SUBJECT: Site Plan - Hampton Inn at HighPoint Crossing.: A request by Robert Walpole, P.E., of CHW, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan to construct a ±60,563 square foot, 101 room hotel, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±2.73 acre subject property, located at north of Bob's Fuel/ Dunkin' Donuts, west of I-75, and east of Florida Farm Bureau,El Patio/ Hungry Howie's; Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:
Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and on page 22 of the October 9, 2018 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Robert Walpole, P. E., of CHW, Inc.., applicant and agent for Alachua A One, LLC , property owner, for the construction of ±60,563 square foot, 101 room hotel with employee and guest parking, paving, grading, landscaping and associated utility infrastructure.

The subject property is ±2.73 acres in area and is located West of I-75, north of Bob's Fuel/Dunkin'Donuts, east of Heritage Oaks and Alachua Marketplace Plaza. Access to the subject property would be provided by one (1) ingress/egress drive, connecting to US Highway 441 through NW 163rd Lane, as depicted on the Final Plat for HighPoint Crossing.

The proposed development will convey the development's stormwater runoff to an off- site proposed stormwater basin located to the north of the subject property. The stormwater basin has been approved by the City Commission as a part of a master planned stormwater system for the HighPoint Crossing Final Plat.

ATTACHMENTS:

Description

- Site Plan Part 1
- Site Plan Part 2
- Staff Report
- Exhibit "B" to Staff Report: Staff Supporting Application Materials
- Application and Supporting Materials
- Public Notice Materials for 10/09/2018 PZB Hearing

DEVELOPMENT PLANS
FOR:

HAMPTON INN AT HIGHPOINT CROSSING

ALACHUA COUNTY, FLORIDA

SECTION 4 & 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:

CITY OF ALACHUA
SUWANNEE RIVER WATER MANAGMENT DISTRICT

OWNER/DEVELOPER

ALACHUA A ONE, LLC.
15260 NW 147TH DRIVE, STE 100
ALACHUA, FL 32615
(352) 672-8657

ENGINEER OF RECORD

ROBERT J. WALPOLE, P.E.
CHW
132 N.W. 76TH DRIVE
GAINESVILLE, FLORIDA 32607
(352) 331-1976
Walpole@chw-inc.com

ARCHITECT

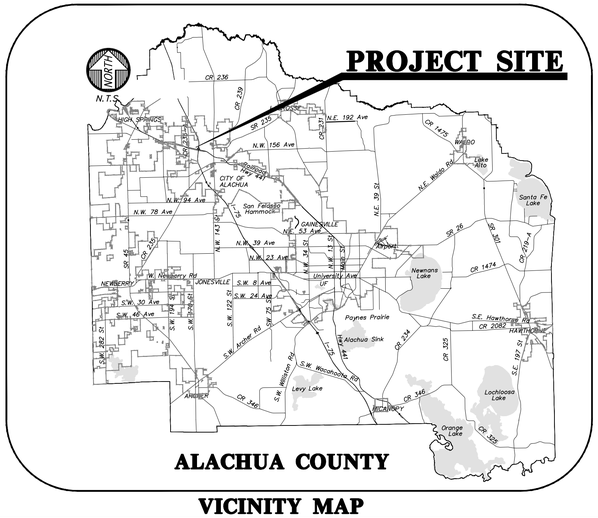
STEVE GOLDADE, AIA
ICON ARCHITECTURAL GROUP
3187 BLUESTEM DRIVE
SUITE 2
WEST FARGO, ND 58078

LANDSCAPE ARCHITECT

CHW
132 N.W. 76TH DRIVE
GAINESVILLE, FLORIDA 32607
(352) 331-1976

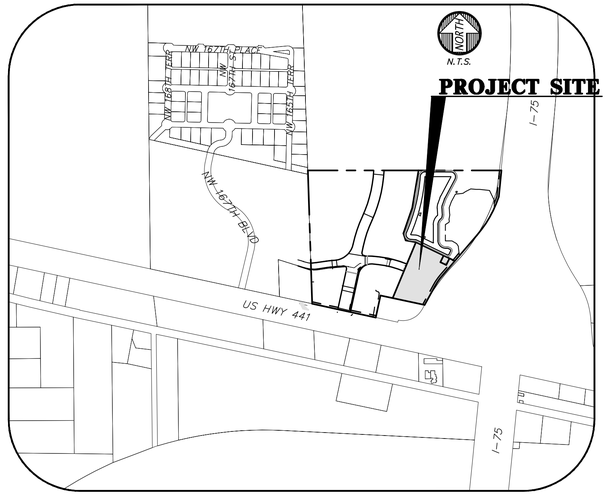
PHOTOMETRIC CONSULTANT

KEN HUNTER, P.E.
HUNTER, DESIGN AND CONSULTING
735 ARLINGTON AVE, N, STE 308
ST PETERSBURG, FL 33701
(352) 238-6366
KHUNTER@HDCENG.COM



ALACHUA COUNTY

VICINITY MAP



GENERAL NOTES

1. DEVELOPMENT DATA: PROPOSED DEVELOPMENT

TOTAL AREA=	118,930 S.F.	100.0%	2.73 ACRES
EX. IMPERVIOUS PAVEMENT=	0 S.F.	0%	
TOTAL IMPERVIOUS AREA=	70,038 S.F.	58.9%	
OPEN AREA=	48,892 S.F.	41.1%	

2. SITE ZONING: COMMERCIAL

   LAND USE:
   CI
   FAR=60,563/118,930=0.51

   BUFFERS:
   20' FRONT SETBACK
   15' REAR SETBACK
   15' REAR BUFFER

3. PARKING:
   REQUIRED:
   CAR: 1 SPACE PER SLEEPING ROOM, PLUS 2 SPACES FOR THE OWNER OR MANAGER
   101 ROOMS PLUS 2 = 103 SPACES
   BIKE: 1 SPACE FOR EVERY 10 WITH PARKING OF 50 OR MORE SPACES = 10 SPACES

   PROVIDED:
   104 REGULAR & 6 HANDICAP SPACES = 110 PROVIDED SPACES; 12 BIKE SPACES, 2 MOTORCYCLE SPACES

4. UTILITIES:
   ALL UTILITY SERVICES SHALL BE INSTALLED BELOW GRADE PER LDC SECTION 30-345.
   WATER: - 4" DOMESTIC WATER SERVICE TO BE CONNECTED TO EXISTING DISTRIBUTION SYSTEM AND AN INDIVIDUAL METER AND ONE IRRIGATION METER.
   WASTEWATER: BUILDING TO BE CONNECTED TO EXISTING PUBLIC COLLECTION SYSTEM VIA A PROPOSED 6" GRAVITY SERVICE LATERAL.

   ELECTRIC: - CONNECTION TO EXISTING ELECTRICAL SYSTEM AND TRANSFORMER LOCATED ON PROPERTY.

   GAS: - CONNECTION TO EX. ADJACENT GRU GAS MAIN
5. STORMWATER MANAGEMENT UTILITY DATA:
   CONNECTION TO THE EXISTING SMF-1 OF THE HIGHPOINT CROSSING SUBDIVISION, A MASTER PLANNED STORMWATER MANAGEMENT FACILITY.

   THE PROJECT MUST COMPLY WITH ALL NPDES CRITERIA BOTH DURING AND AFTER CONSTRUCTION.

6. REFUSE COLLECTION: ON-SITE DUMPSTER WITHIN SCREENED ENCLOSURE (SEE C1.10 FOR LOCATION)

7. PARKING LOT LIGHTING. THE LIGHT LOCATIONS PROVIDE FULL CUTOFF LUMINARIES AND COMPLIES WITH THE LAND DEVELOPMENT CODE. REFER TO PLAN SHEET E-1.

8. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FLORIDA D.O.T. STANDARDS.

9. FIRE PROTECTION: THE BUILDING SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. FIRE PROTECTION SYSTEMS PROVIDED IN THE STRUCTURES SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE APPROPRIATE FIRE PROTECTION AND BUILDING CONSTRUCTION STANDARDS. ALL STABILIZED SURFACES MUST BE IN PLACE PRIOR TO ANY ACCUMULATION OF COMBUSTIBLES ON SITE. THE BUILDING IS SPRINKLED.

10. THE OWNER OR OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION. AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241, THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE.

11. NO GENERAL HAZARDS ARE PROPOSED FOR THIS PROJECT.

12. THERE ARE NO KNOWN SPECIAL FIRE PROTECTION CONCERNS.

13. THE SITE IS NOT IN A FLOOD PLAIN DISTRICT.

14. THE SITE IS NOT AFFECTED BY WETLANDS REGULATIONS.

15. THE SITE COMPLIES WITH THE 2014 FLORIDA BUILDING CODE, 5TH EDITION, AND ALL RELATED CODES AND FLORIDA HANDICAPPED ACCESSIBILITY CODES AND STANDARDS INCLUDING THE FOLLOWING:
    FLORIDA BUILDING CODE – BUILDING 2014 EDITION
    FLORIDA BUILDING CODE – EXISTING 2014 EDITION
    FLORIDA BUILDING CODE – RESIDENTIAL 2014 EDITION
    FLORIDA BUILDING CODE – PLUMBING 2014 EDITION
    FLORIDA BUILDING CODE – FUEL GAS 2014 EDITION
    FLORIDA BUILDING CODE – MECHANICAL 2014 EDITION
    FLORIDA BUILDING CODE – ENERGY CONSERVATION 2014 EDITION
    FLORIDA BUILDING CODE – ACCESSIBILITY 2014 EDITION
    NATIONAL ELECTRICAL CODE 2011 EDITION
    NFPA 101 LIFE SAFETY CODE W/ FLORIDA MODIFICATIONS 2015 EDITION
    FLORIDA FIRE PREVENTION CODE 2014 EDITION.

16. PARCEL INFORMATION:
    TAX PARCEL # 03049-000-001

17. LEGAL:
    LOT # 1 OF HIGHPOINT CROSSING SUBDIVISION.

18. CONSTRUCTION OF A 101 ROOM HOTEL WITH LIMITED USE FACILITIES. TOTAL BUILDING S.F. PER THE FBC IS 60,563 S.F.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
1 OF 1	PLAT
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	DETAILED SIGNAGE AND STRIPING
C2.10	DETAILED GRADING AND DRAINAGE PLAN
C2.30	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
C3.20-C3.21	CITY OF ALACHUA UTILITY DETAILS
A101-A103	ARCHITECTURAL FLOOR PLAN
A105	ARCHITECTURAL ROOF PLAN
A201-A203	ARCHITECTURAL ELEVATIONS
A002-A004	ARCHITECTURAL SITE DETAILS
E-1	PHOTOMETRIC PLANS
LS-1 - LS-3	LANDSCAPE PLANS

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH

1-800-432-4770

811 Know what's **below.** **Call** before you dig.

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976 (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-8075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON THIS SHEET
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170530 1ST SUBMITTAL TO COA
170615 RESUBMITTAL TO COA
170802 RESUBMITTAL TO COA
170901 RESUBMITTAL TO COA
180911 RESUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC
PROJECT: HAMPTON INN @ HIGHPOINT CROSSING
SHEET TITLE: COVER SHEET

DESIGNER: DJS
PROJECT ENGINEER: SJM
QUALITY CONTROL: BJW
PROJECT NUMBER: 16-0638

ROBERT J. WALPOLE
ROBERT J. WALPOLE * LICENSE * No 58206 * STATE OF FLORIDA * PROFESSIONAL ENGINEER
Sep 20 2018
FL PE No. 58206

SHEET NO.: C0.00

Tech: davida Plot Date: Aug 17,2018 1:07pm Filename: L:\2016\16-0638\Engineering\DWGs\Production Files\C0.00 Cv_16-0638.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY CHW, AND DATED FEBRUARY 7, 2017.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY CITY OF ALACHUA & CHW PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS DATED FY 2016-2017, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2017, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN ALL RIGHT OF WAYS SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2015 EDITION, SECTION 455-28.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 500 AND 505.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE SOIL TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUES) IN A METES AND BOUNDS FORMAT. THE OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS

2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE WITH CITY'S DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.

3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION. POTABLE WATER MAINS TO BE INSTALLED ABOVE WASTEWATER MAINS.

4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES.

5. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 4" SLEEVES UNDER ROADWAYS

6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL.

7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, OR DEEPER THAN 18 INCHES SHALL BE APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH GALVANIZED NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.

8. WATER MAINS PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB.

9. TRACER WIRE INSTALLED ON ALL WATER MAINS.

10. 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 4" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.

11. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES AND INCLUDE AN ANCHORED VALVE TO THE MAIN.

12. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE ADEQUATE REACTION. DEAD END RUNS SHALL BE BELL RESTRAINED UPSTREAM OR WING BLOCKED WHERE ANY ISOLATION VALVE IS SUBJECT TO BLOWING OFF DUE TO EXCAVATION.

13. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.

14. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS SHALL BE RATED FOR TRAFFIC LOAD BEARING.

15. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.

16. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.

17. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 5 FT. OF AN ELECTRIC TRANSFORMER, A COMPLETE LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.

2. ELECTRIC DESIGN PROVIDED BY BILL STORMANT, PE.

CHW
Professional Consultants
132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-6075

SCALE: N/A

VERIFY SCALE
BAR IS 1" INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170513 1ST SUBMITTAL TO COA
170616 RESUBMITTAL TO COA
170802 RESUBMITTAL TO COA
170901 RESUBMITTAL TO COA
180917 RESUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHPOINT CROSSING

SHEET TITLE: GENERAL NOTES

DESIGNER: DJS
PROJECT ENGINEER: SAM
QUALITY CONTROL: BJW
PROJECT NUMBER: 16-0638

ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 20 2018

FL PE No. 58206

SHEET NO.: C0.10

Tech: davida Plot Date: Aug 17,2018 11:26am Filename: L:\2016\16-0638\Engineering\Civil\Production Files\C0.10 NTS_16-0638.dwg

ABBREVIATIONS

	SYMBOLS
'	FEET (WHEN USED WITH LENGTHS)
°	DEGREES
'	MINUTES (WHEN USED WITH ANGLES)
"	SECONDS
%	PERCENT
@	AT
	A
AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ADA	AMERICAN WITH DISABILITIES ACT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECT
ARV	AIR RELEASE VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
	B
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW	BOTTOM OF WALL
BSL	BUILDING SETBACK LINE
	C
CATV	CABLE TELEVISION
CI	CURB INLET
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
COORD	COORDINATE
CR	COUNTY ROAD
C/O	CLEANOUT
	D
DBH	DIAMETER AT BREAST HEIGHT
DE	DRAINAGE EASEMENT
DEG	DEGREE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
	E
e	RATE OF ELEVATION
E	EAST
EA	EACH
EL	ELEVATION
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EOR	ENGINEER OF RECORD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
	F
FAC	FLORIDA ADMINISTRATIVE CODE
FBR	FLORIDA BEARING RATIO
FC	FRICTION COURSE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHWA	FLORIDA HIGHWAY ADMINISTRATION
FIG	FIGURE
FM	FORCE MAIN
FOC	FACE OF CURB
FS	FLORIDA STATUTES
FT	FEET
	G
GALV	GALVANIZED
GM	GAS MAIN
GV	GATE VALVE
	H
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
	I
ID	IDENTIFICATION
INV	INVERT
INV EL	INVERT ELEVATION
IP	IRON PIPE
	K
K	VERTICAL CURVE RATE OF CHANGE
	L
L	LENGTH
LA	LANDSCAPE ARCHITECT
LBR	LIMEROCK BEARING RATIO
LDR	LAND DEVELOPMENT REGULATION
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
	M
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	N
N	NORTH
N-E	NORTHING - EASTING
N/A	NOT APPLICABLE
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
	O
OC	ON CENTER
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
	P
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PERF	PERFORATED
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
	R
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPM	RAISED REFLECTIVE PAVEMENT MARKER
RPZ	REDUCED PRESSURE ZONE
RT	RIGHT
RWM	RECLAIMED WATER MAIN
R/W	RIGHT-OF-WAY
	S
S	SOUTH
SAN	SANITARY
SHWE	SEASONAL HIGH WATER ELEVATION
SL	SLOPE
SP	SUPERPAVE
SR	STATE ROAD
SS	SANITARY SEWER
ST	STORM
STA	STATION
STD	STANDARD
	T
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEMP	TEMPORARY
TOB	TOP OF BANK
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
	U
USF	UNITED STATES FOUNDRY
USGS	UNITED STATES GEOLOGICAL SURVEY
UTIL	UTILITY
	V
V	VERTICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
	W
W	WEST
W	WATER
W/	WITH
WM	WATER MAIN
WW	WASTEWATER
WWF	WELDED WIRE FABRIC

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 11860. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 17302.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 17355

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

- EX. PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- WETLAND LIMITS LINE
- WETLAND SETBACK LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SF — SF — SILT FENCE LINE
- TB — TB — TREE BARRICADE LINE
- EX. STRUCTURE OR BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALTIC PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
- WATERSHED DIVIDE
- 99 — EX. ELEVATION CONTOUR
- 99 — PROPOSED CONTOUR
- 93.2× — EX. SPOT ELEVATION
- 93.23 — PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE DRAINAGE FLOW
- PROPOSED SWALE LINE
- X — X — EX. FENCE
- PROPOSED FENCE
- 12" PINE — EX. TREE (SIZE & TYPE)
- 1234 — EX. TREE (TREE ID)
- 12" PINE — EX. TREE TO BE REMOVED (SIZE & TYPE)
- 1234 — EX. TREE TO BE REMOVED (TREE ID)
- PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

- ST — ST — EX. GRAVITY STORMWATER MAIN
- PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- ST — EX. STORMWATER MANHOLE
- N-E LOCATION TOP/RIM ELEV. LOCATION — PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 200 AND 201
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED CIRCULAR AREA DRAIN
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED SQUARE AREA DRAIN
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 211 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 211 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 214 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 233 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 233 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 234 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PIPE INV. LOCATION, N-E LOCATION — PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 260 (SEE PLANS FOR SIZE)
- N-E LOCATION INV. ELEV. LOCATION — PROPOSED FLARED END SECTION PER FDOT INDEX NO. 270 (SEE PLANS FOR SIZE)
- N-E LOCATION PIPE INV. ELEV. LOCATION — PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 272 (SEE PLANS FOR SIZE)
- N-E LOCATION PIPE INV. ELEV. LOCATION — PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 273 (SEE PLANS FOR SIZE)
- S-10 — PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

- W — W — EX. POTABLE WATER MAIN
- P-W — PROPOSED POTABLE WATER MAIN
- RCW — RCW — EX. RECLAIMED WATER MAIN
- P-RCW — PROPOSED RECLAIMED WATER MAIN
- 11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- TEE (POTABLE AND RCW)
- CROSS (POTABLE AND RCW)
- BLOWOFF ASSEMBLY (POTABLE AND RCW)
- REDUCER (POTABLE AND RCW)
- EX. GATE VALVE AND BOX (POTABLE AND RCW)
- PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
- EX. AIR RELEASE VALVE (POTABLE AND RCW)
- PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)
- EX. FIRE HYDRANT ASSEMBLY
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SAMPLE POINT
- EX. WATER METER (POTABLE AND RCW)
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER BACK FLOW PREVENTER
- PROPOSED RECLAIMED WATER METER
- W — EX. WATER WELL
- EX. HOSE BIB (POTABLE AND RECLAIMED)
- PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
- 1 — PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

WASTEWATER

- WW — WW — EX. GRAVITY WASTEWATER MAIN
- P-WW — PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- FM — FM — EX. WASTEWATER FORCE MAIN
- P-FM — PROPOSED WASTEWATER FORCE MAIN
- N-E LOCATION RIM ELEV. LOCATION — EX. WASTEWATER MANHOLE
- PROPOSED WASTEWATER MANHOLE
- EX. WASTEWATER CLEANOUT
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER GREASE TRAP
- MH# — PROPOSED WASTEWATER MANHOLE ID
- 11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- EX. PLUG VALVE AND BOX (WW FORCE MAIN)
- PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
- EX. AIR RELEASE VALVE (WW FORCE MAIN)
- PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

- P-ATT — PROPOSED AT&T LINE
- BC — BC — EX. BURIED CABLE LINE
- P-BC — PROPOSED BURIED CABLE LINE
- BTEL — EX. BURIED TELEPHONE LINE
- P-TEL — PROPOSED TELEPHONE LINE
- CATV — EX. CABLE TELEVISION LINE
- P-TV — PROPOSED CABLE/TELEVISION LINE
- FO — FO — EX. FIBER OPTIC LINE
- UGTEL — EX. UNDERGROUND TELEPHONE LINE
- EX. TELEPHONE PEDESTAL
- EX. TELEVISION/CABLE PEDESTAL
- CHW — CHW — EX. CHILLED WATER MAIN
- P-CHW — PROPOSED CHILLED WATER MAIN
- FIRE — EX. FIRE MAIN
- P-FIRE — PROPOSED FIRE MAIN
- IRR — IRR — EX. IRRIGATION LINE
- P-IRR — PROPOSED IRRIGATION LINE
- STEAM — EX. STEAM LINE
- P-STEAM — PROPOSED STEAM LINE
- P-CLAY — PROPOSED CLAY ELECTRIC LINE
- E — E — EX. ELECTRIC LINE
- P-E — PROPOSED ELECTRIC LINE
- EN — EN — EX. ENERGY LINE
- P-LIGHT — PROPOSED PRIVATE LIGHTING LINE
- OHW — OHW — EX. OVERHEAD WIRE LINE
- UGE — UGE — EX. UNDERGROUND ELECTRIC LINE
- EX. LIGHT
- EX. UTILITY POLE
- EX. UTILITY POLE
- EX. WOOD POWER POLE
- EX. GUY ANCHOR
- T — PROPOSED TRANSFORMER
- GAS — GAS — EX. GAS LINE
- P-GAS — PROPOSED GAS LINE
- EX. GAS MARKER
- EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-6075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE BAR IS ONE INCH ON YOUR DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170530 1st SUBMITTAL TO COA
170613 REVISED PLANS TO COA
170802 RESUBMITTAL TO COA
170901 RESUBMITTAL TO COA
180917 RESUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHPOINT CROSSING

SHEET TITLE: LEGEND

DESIGNER: DJS
PROJECT ENGINEER: SM
QUALITY CONTROL: RJW
PROJECT NUMBER: 16-0638

ROBERT J. WALPOLE
ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 20 2018
FL PE No. 58206

SHEET NO.: C0.11

Tech: davids Plot Date: Aug 17,2018 11:27am Filename: L:\2016\16-0638\engineering\DWGs\Production Files\C0.11 CE_16-0638.dwg

HIGHPOINT CROSSING

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK __,PAGE __

SHEET ONE OF ONE

DESCRIPTION:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

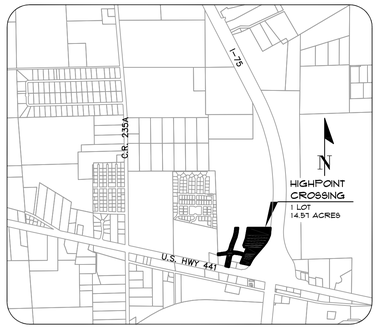
FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.11 TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 894.93 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°37'45" WEST, 341.91 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°01'31", AN ARC LENGTH OF 344.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 40°38'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 407.80 FEET TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 507.63 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°41'44" WEST, 107.59 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°09'59", AN ARC LENGTH OF 107.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28°38'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 77°53'37" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 252.80 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 22°36'20" EAST, A DISTANCE OF 224.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05" WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC DISTANCE OF 142.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 300.32 FEET TO THE NORTHERLY RIGHT OF WAY OF US HIGHWAY NO. 441; THENCE NORTH 77°41'45" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 318.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°21'31" WEST, 32.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC DISTANCE OF 37.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°06'29" WEST, A DISTANCE OF 104.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 275.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 83°40'52" WEST, 22.63 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'55", AN ARC DISTANCE OF 22.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 81°19'24" WEST, A DISTANCE OF 76.62 FEET; THENCE SOUTH 83°30'58" WEST, A DISTANCE OF 50.25 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4076, PAGE 2345, OF SAID PUBLIC RECORDS; THENCE NORTH 01°51'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.16 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 83°30'58" EAST, A DISTANCE OF 45.24 FEET; THENCE NORTH 81°19'24" EAST, A DISTANCE OF 75.67 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 225.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°40'52" EAST, 26.74 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'55", AN ARC DISTANCE OF 26.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 975.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 84°42'58" EAST, 45.01 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°38'43", AN ARC DISTANCE OF 45.02 FEET TO THE TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 157.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°45'44" EAST, 182.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°15'44", AN ARC DISTANCE OF 195.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°25'47" EAST, 228.20 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'50", AN ARC DISTANCE OF 228.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°46'32" EAST, 364.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'21", AN ARC DISTANCE OF 367.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 80.09 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°40'01" WEST, 399.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°07'23", AN ARC DISTANCE OF 401.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 18°25'22" WEST, 210.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36'41", AN ARC DISTANCE OF 211.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 45.61 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°11'36" EAST, 37.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°37'15", AN ARC DISTANCE OF 42.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°05'01" EAST, 328.68 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'24", AN ARC DISTANCE OF 330.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 183.17 FEET; THENCE NORTH 80°21'22" WEST, A DISTANCE OF 80.28 FEET; THENCE NORTH 18°11'35" WEST, A DISTANCE OF 57.81 FEET; THENCE NORTH 19°15'23" EAST, A DISTANCE OF 208.62 FEET; THENCE NORTH 09°31'10" EAST, A DISTANCE OF 293.35 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 640.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.57 ACRES, MORE OR LESS.

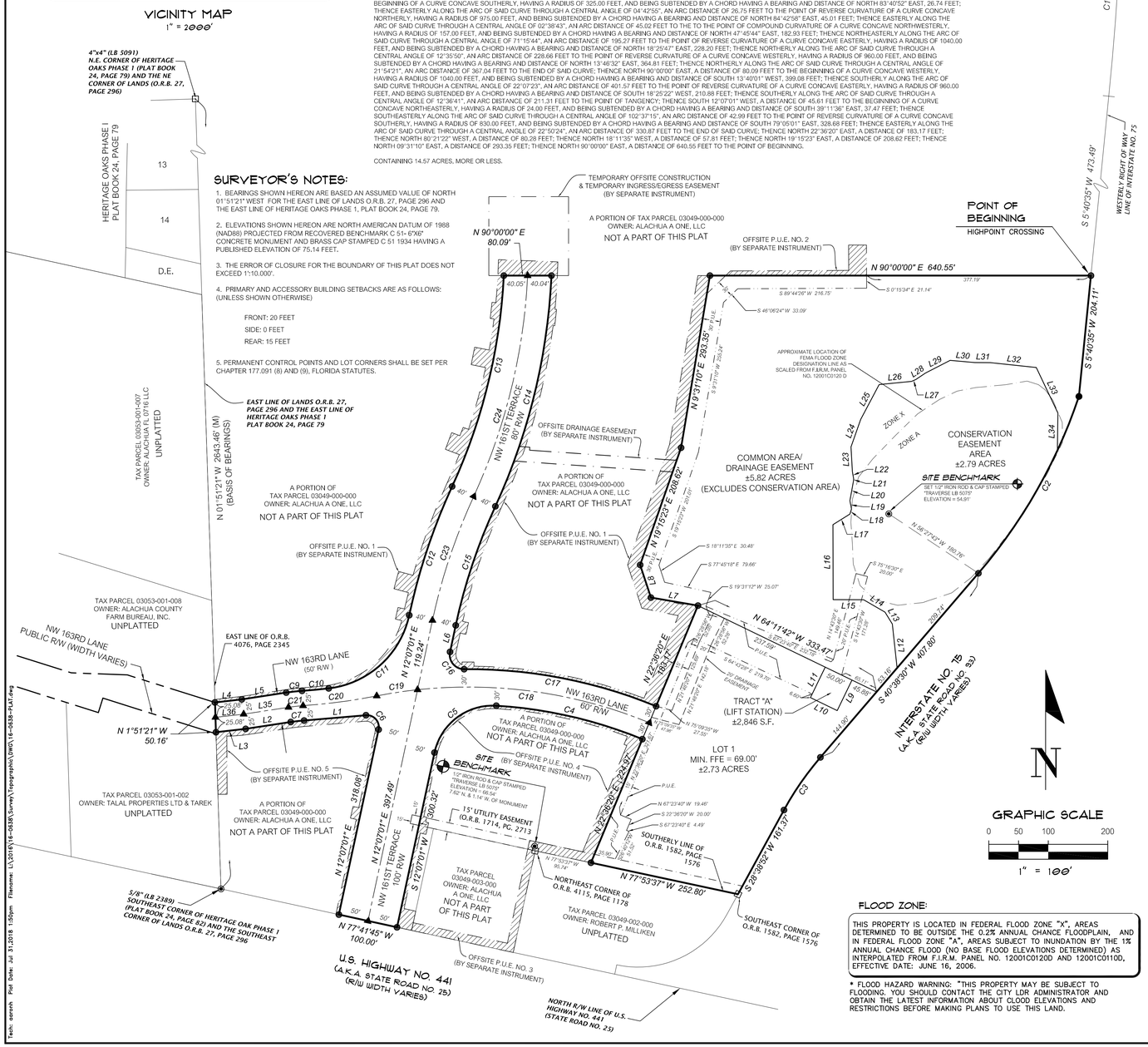
LEGEND:

- ⊡ = 3"X3" CONCRETE MONUMENT MARKED RLS 509
- ▲ = NAIL AND DISK STAMPED "CHW PCP LB 5075" (TO BE SET)
- ● = 5/8" REBAR & CAP MARKED "CHW PRM LB 5075"

R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
O.R.B. = OFFICIAL RECORDS BOOK
F.I.R.M. = FLOOD INSURANCE RATE MAP
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
A.K.A. = ALSO KNOWN AS
MIN. = MINIMUM
FFE = FINISHED FLOOR ELEVATION
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
= AREA REPRESENTS LIMITS OF OFFSITE EASEMENT



VICINITY MAP
1" = 2000'



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED AN ASSUMED VALUE OF NORTH 01°51'21" WEST FOR THE EAST LINE OF LANDS O.R.B. 27, PAGE 296 AND THE EAST LINE OF HERITAGE OAKS PHASE 1, PLAT BOOK 24, PAGE 79.
2. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1988 (NAD88) PROJECTED FROM RECOVERED BENCHMARK C 51- 6"X6" CONCRETE MONUMENT AND BRASS CAP STAMPED C 51 1934 HAVING A PUBLISHED ELEVATION OF 75.14 FEET.
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10.000'.
4. PRIMARY AND ACCESSORY BUILDING SETBACKS ARE AS FOLLOWS: (UNLESS SHOWN OTHERWISE)

   FRONT: 20 FEET
   SIDE: 0 FEET
   REAR: 15 FEET

5. PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET PER CHAPTER 177.091 (8) AND (9), FLORIDA STATUTES.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 85°06'29" W	104.44'
L2	S 81°19'24" W	76.62'
L3	S 83°30'58" W	50.25'
L4	N 83°30'58" E	45.24'
L5	N 81°19'24" E	75.67'
L6	N 12°07'01" E	45.61'
L7	N 80°21'22" W	80.28'
L8	N 18°11'35" W	57.81'
L9	S 25°48'18" W	56.92'
L10	N 64°11'42" W	50.00'
L11	N 25°48'18" E	56.92'
L12	N 6°12'09" W	74.27'
L13	N 31°49'07" W	23.52'
L14	N 60°01'06" W	41.61'
L15	N 89°41'10" W	51.09'
L16	N 0°08'00" W	125.88'
L17	N 75°51'52" E	33.53'
L18	N 17°05'29" E	8.98'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L19	N 10°16'43" W	14.18'
L20	N 10°09'07" E	34.59'
L21	N 3°01'30" E	2.57'
L22	N 9°36'16" W	12.55'
L23	N 3°11'32" W	41.50'
L24	N 19°19'19" E	49.11'
L25	N 27°57'51" E	66.10'
L26	N 84°26'40" E	54.80'
L27	N 66°06'26" E	7.86'
L28	N 56°02'48" E	19.41'
L29	N 62°46'03" E	46.62'
L30	S 85°02'17" E	41.65'
L31	S 89°36'30" E	26.44'
L32	S 83°59'00" E	77.41'
L33	S 25°26'42" E	84.71'
L34	S 0°54'21" W	62.86'
L35	S 81°19'24" W	76.14'
L36	S 83°30'58" W	47.74'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	2755.22'	5579.58'	28°17'34"	1406.30'	2727.31'	S 8°28'51" E
C2	344.02'	894.93'	22°01'31"	174.16'	341.91'	S 29°37'45" W
C3	107.79'	507.63'	12°09'59"	54.10'	107.59'	S 34°41'44" W
C4	253.10'	770.00'	18°50'01"	127.70'	251.97'	N 77°06'05" W
C5	142.01'	100.00'	81°21'53"	85.96'	130.37'	S 52°47'58" W
C6	37.33'	20.00'	106°57'04"	27.00'	32.14'	N 41°21'31" W
C7	22.63'	275.00'	4°42'55"	11.32'	22.63'	S 83°40'52" W
—	—	—	—	—	—	—
C9	26.75'	325.00'	4°42'55"	13.38'	26.74'	N 83°40'52" E
C10	45.02'	975.00'	2°38'43"	22.51'	45.01'	N 84°42'58" E
C11	195.27'	157.00'	71°15'44"	112.53'	182.93'	N 47°45'44" E
C12	228.66'	1040.00'	12°35'50"	114.79'	228.20'	N 18°25'47" E
C13	367.04'	960.00'	21°54'21"	185.79'	364.81'	N 13°46'32" E
C14	401.57'	1040.00'	22°07'23"	203.32'	399.08'	S 13°40'01" W
C15	211.31'	960.00'	12°36'41"	106.08'	210.88'	S 18°25'22" W
C16	42.99'	24.00'	102°37'15"	29.97'	37.47'	S 39°11'36" E
C17	330.87'	830.00'	22°50'24"	167.66'	328.68'	S 79°05'01" E
C18	397.57'	800.00'	28°28'27"	202.98'	393.50'	N 81°54'03" W
C19	69.57'	800.00'	4°58'57"	34.81'	69.55'	S 81°22'15" W
C20	124.95'	1000.00'	7°09'33"	62.56'	124.87'	N 82°27'33" E
C21	24.69'	300.00'	4°42'55"	12.35'	24.68'	S 83°40'52" W
C22	51.98'	225.00'	13°14'11"	26.11'	51.86'	N 87°56'30" E
C23	220.11'	1000.00'	12°36'41"	110.50'	219.67'	S 18°25'22" W
C24	384.30'	1000.00'	22°01'08"	194.55'	381.94'	N 13°43'09" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0120D AND 12001C0110D, EFFECTIVE DATE: JUNE 16, 2006.

* FLOOD HAZARD WARNING: "THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE CITY LDR ADMINISTRATOR AND OBTAIN THE LATEST INFORMATION ABOUT CLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS TO USE THIS LAND.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON _____ APPROVED BY (PROFESSIONAL SURVEYOR AND MAPPER) _____

OWNER'S CERTIFICATION AND DEDICATION

WE, ALACHUA A ONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "HIGHPOINT CROSSING", AND HEREBY DEDICATE THE STREET RIGHTS-OF-WAY SHOWN HEREON FOR THE USE OF THE PUBLIC; AND HEREBY DEDICATE TRACT 'A' AND THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON OR NOTED, TO THE USE OF THE PUBLIC FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND HEREBY DEDICATE THE DRAINAGE EASEMENTS AS SHOWN HEREON TO THE USE OF THE PUBLIC FOR THE NON-EXCLUSIVE RIGHT TO DISCHARGE STORMWATER. MAINTENANCE OF THE STORMWATER INFRASTRUCTURE SHALL BE THE RESPONSIBILITY OF THE HIGHPOINT CROSSING ASSOCIATION, INC.. THE COMMON AREA/DRAINAGE EASEMENT AND CONSERVATION EASEMENT AREA SHOWN HEREON SHALL BE CONVEYED TO THE HIGHPOINT CROSSING ASSOCIATION, INC., BY SEPARATE CONVEYANCE.

WITNESS _____ JAMES W. McCAULEY, PRESIDENT
ALACHUA A ONE, LLC
15260 NW 147TH DRIVE, SUITE 100
ALACHUA, FL 32615

WITNESS _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2018

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

MORTGAGEE'S APPROVAL

CITIZEN STATE BANK AS HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4485, PAGE 976, ASSIGNMENT IN OFFICIAL RECORDS BOOK 4485, PAGE 984, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED:_____ MORTGAGEE: _____

ADDRESS: _____

WITNESS _____ BY: _____

WITNESS _____ TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT AS HIS/HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2018

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON

AND APPROVED BY:

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2018

CLERK OF THE COURT

BY _____ DATE _____

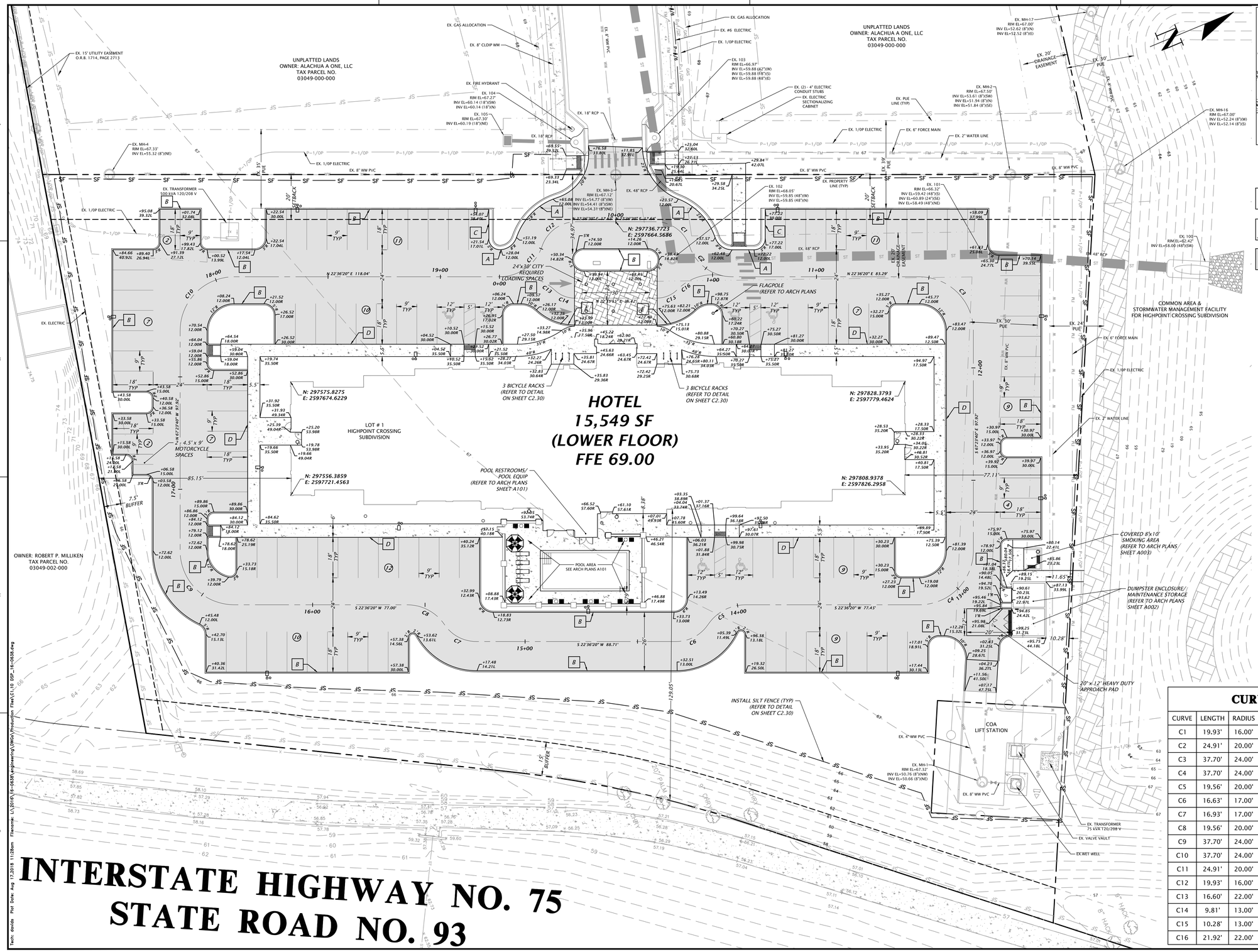
SURVEYOR'S CERTIFICATION

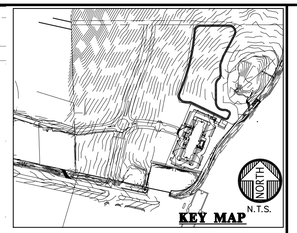
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "HIGHPOINT CROSSING" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

DATE _____

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Tech: aaronh Plot Date: Jul 31,2018 1:50pm Filename: L:\2016\16-0838\Survey\topographic\cwx\16-0838-PLAT.dwg





= HEAVY DUTY CONCRETE (SEE C2.30 FOR DETAIL)

= CONCRETE (FOR SIDEWALK) (SEE C2.30 FOR DETAIL)

= STANDARD DUTY ASPHALT (SEE C2.30 FOR DETAIL)

A =TYPE 'F' CURB AND GUTTER (SEE C2.30 FOR DETAIL)

B = 6" CURB (SEE C2.30 FOR DETAIL)

C = SPILL CURB (SEE C2.30 FOR DETAIL)

D = 6" HIGH THICKEN EDGE S/W (SEE C2.30 FOR DETAIL)

E = 6' CURB TRANSITION FROM 6" CURB TO FLUSH (SEE C2.30 FOR DETAIL)

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	19.93'	16.00'	71°22'03"	11.49'	18.67'	N 58°17'22" E
C2	24.91'	20.00'	71°22'03"	14.36'	23.33'	N 58°17'22" E
C3	37.70'	24.00'	90°00'00"	24.00'	33.94'	N 67°36'20" E
C4	37.70'	24.00'	90°00'00"	24.00'	33.94'	S 22°23'40" E
C5	19.56'	20.00'	56°02'35"	10.64'	18.79'	S 5°24'58" E
C6	16.63'	17.00'	56°02'35"	9.05'	15.97'	S 5°24'58" E
C7	16.93'	17.00'	57°02'49"	9.24'	16.24'	S 50°07'48" W
C8	19.56'	20.00'	56°02'52"	10.64'	18.79'	S 50°37'46" W
C9	37.70'	24.00'	90°00'00"	24.00'	33.94'	S 67°36'20" W
C10	37.70'	24.00'	90°00'00"	24.00'	33.94'	N 22°23'40" W
C11	24.91'	20.00'	71°22'03"	14.36'	23.33'	N 13°04'42" W
C12	19.93'	16.00'	71°22'03"	11.49'	18.67'	N 13°04'42" W
C13	16.60'	22.00'	43°14'35"	8.72'	16.21'	N 44°13'37" E
C14	9.81'	13.00'	43°15'00"	5.15'	9.58'	N 44°13'25" E
C15	10.28'	13.00'	45°18'04"	5.42'	10.01'	N 0°03'07" W
C16	21.92'	22.00'	57°05'30"	11.97'	21.03'	N 5°50'36" E

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-0575
CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170519 1ST SUBMITTAL TO COA
170803 RES SUBMITTAL TO COA
170902 RES SUBMITTAL TO COA
170901 RES SUBMITTAL TO COA
180317 RES SUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHPOINT CROSSING

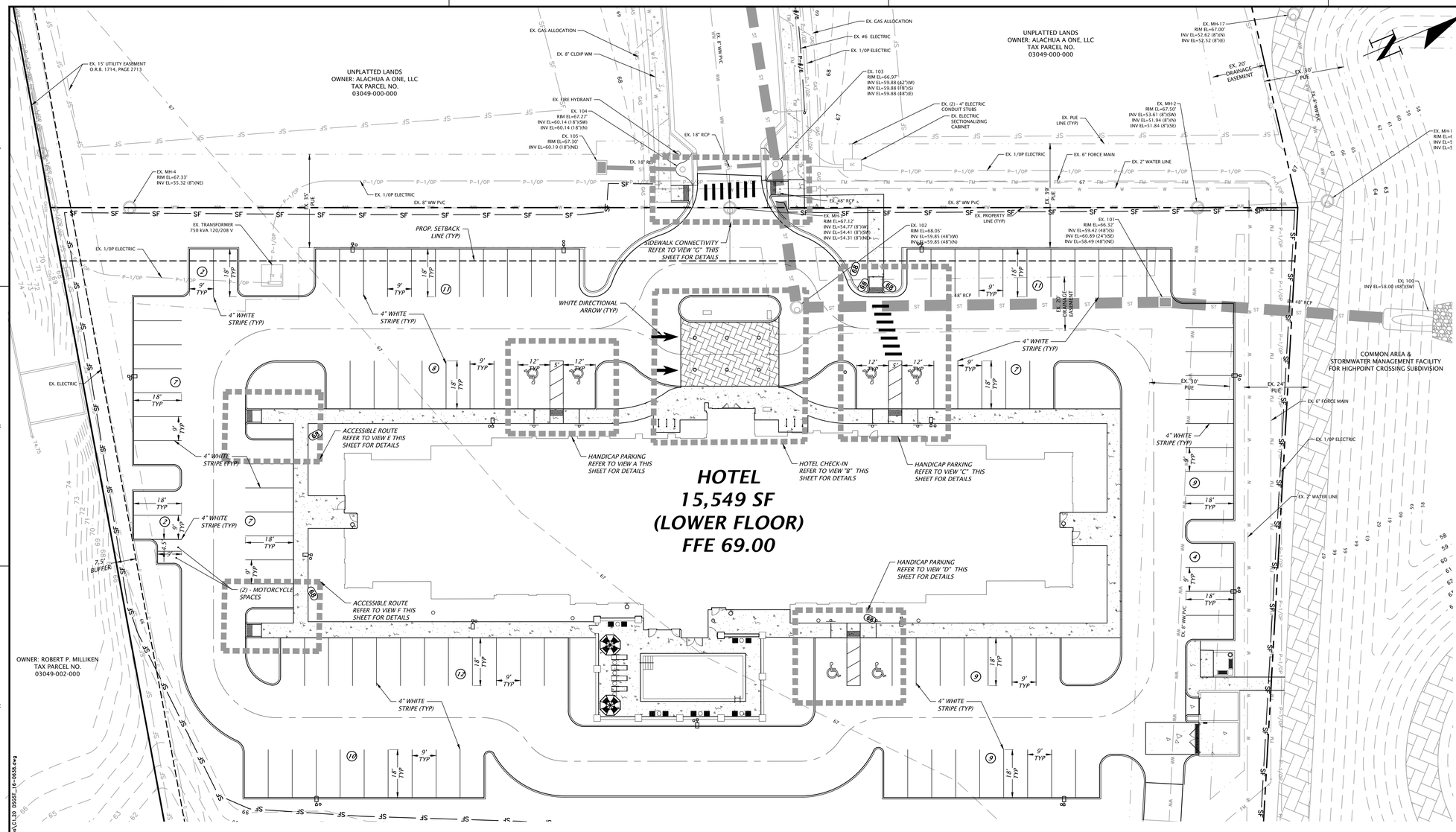
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

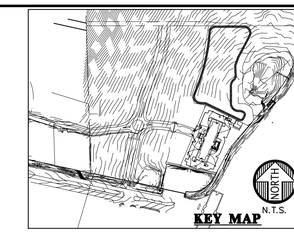
DESIGNER: DJS
PROJECT ENGINEER: SJM
QUALITY CONTROL: RJW
PROJECT NUMBER: 16-0638

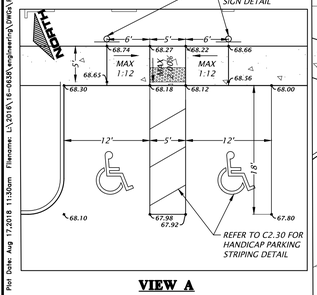
ROBERT J. WALPOLE
ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 20 2018
FL PE No. 58206

SHEET NO.: C1.10

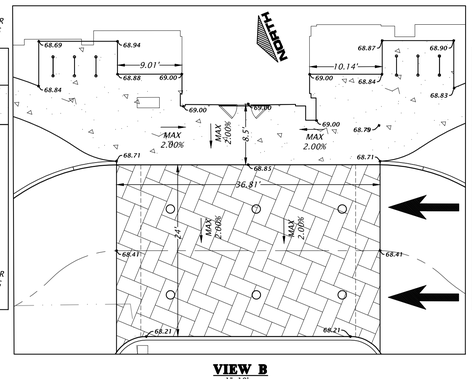
Tech: dorbis Plot Date: Aug 17,2018 11:20am Filename: L:\2016\16-0638\engineering\CWKA\Production Files\C1.10 BDP_16-0638.dwg



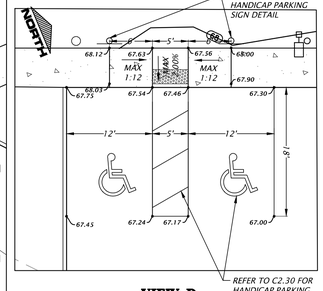




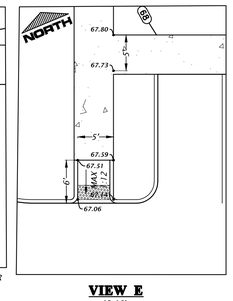
VIEW A
1"=10'



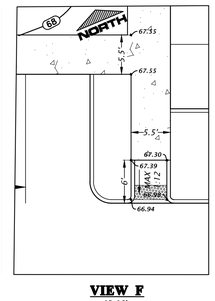
VIEW B
1"=10'



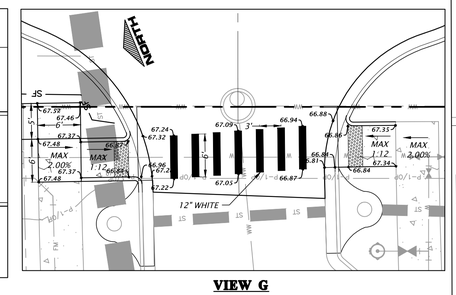
VIEW D
1"=10'



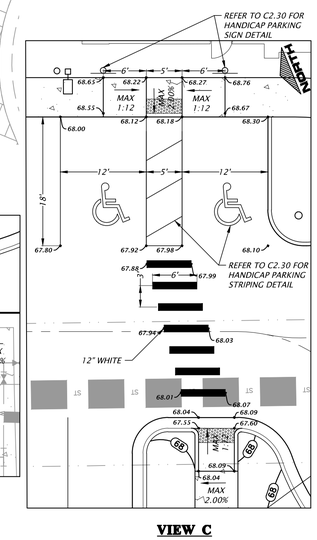
VIEW E
1"=10'



VIEW F
1"=10'



VIEW G
1"=10'



VIEW C
1"=10'

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-0575
CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170530 1ST SUBMITTAL TO COA
170731 RES SUBMITTAL TO COA
170802 RES SUBMITTAL TO COA
170901 RES SUBMITTAL TO COA
180317 RES SUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHPOINT CROSSING

SHEET TITLE: DETAILED SIGNAGE AND STRIPING PLAN

DESIGNER: DJS
PROJECT ENGINEER: SMT
QUALITY CONTROL: RJW
PROJECT NUMBER: 16-0638

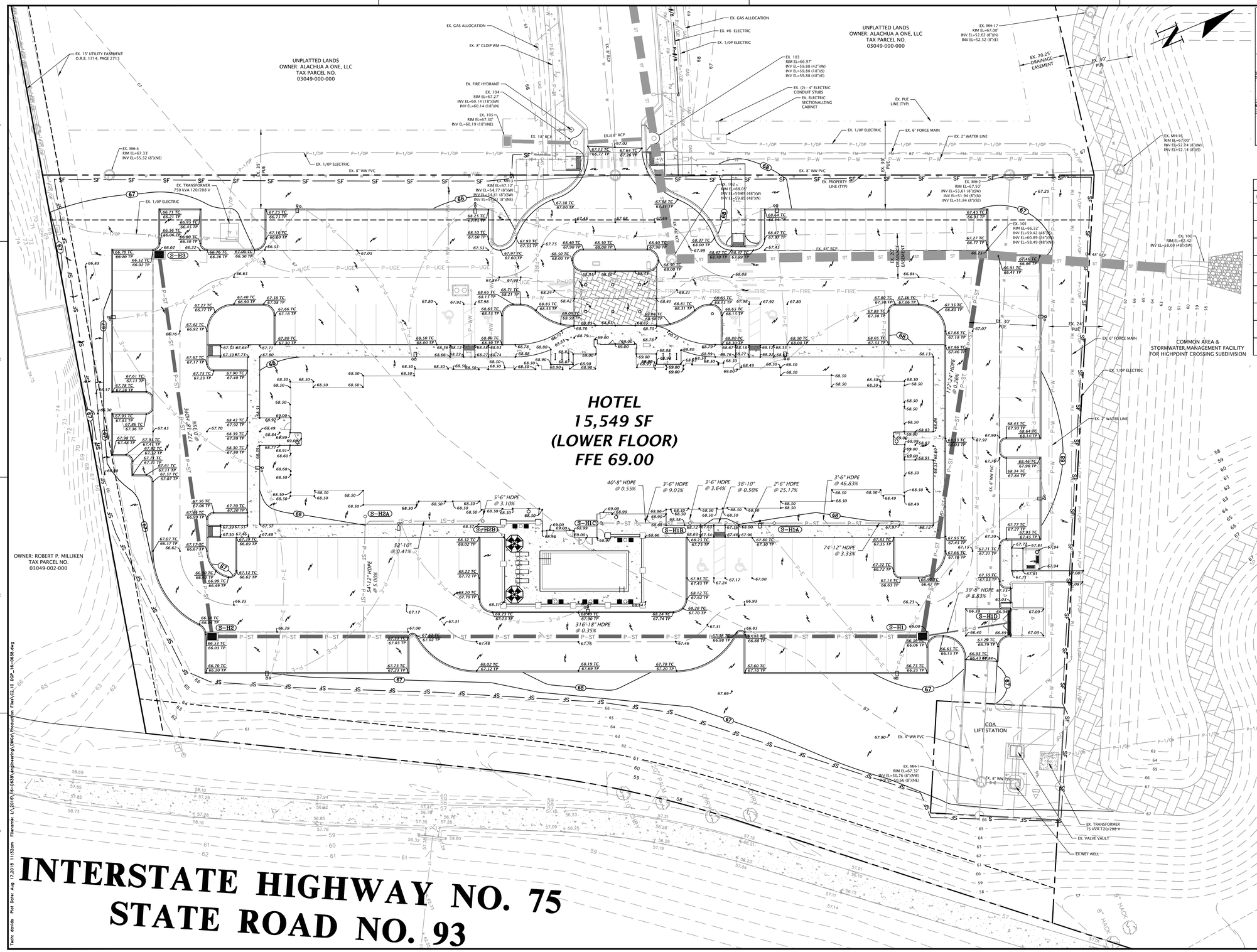
ROBERT J. WALPOLE

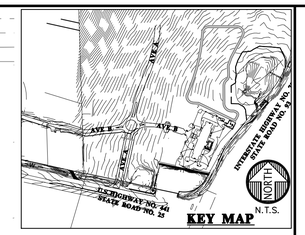
ROBERT J. WALPOLE
No 58206
Sep 20 2018
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 58206

SHEET NO.: C1.20

Tech: dorida Plot Date: Aug 17,2018 11:50am Filename: L:\2016\16-0638\engineering\CHWA\Production Files\C1.20 DOSIT_16-0638.dwg





KEY MAP

STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
H1	TYPE 'F' INLET PER FDOT INDEX NO. 200 & 233	66.00'	61.36' SW 61.34' NW 62.84' N	18" 24" 6"	N: 297792.23 E: 2597887.35
H1A	CLEANOUT W/TRAFFIC BEARING COVER	68.05'	64.91' SW 64.91' NE	10" 12"	N: 297750.60 E: 2597815.44
H1B	CLEANOUT W/TRAFFIC BEARING COVER	68.32'	65.10' SW 65.10' NE	8" 10"	N: 297715.97 E: 2597800.98
H1C	CLEANOUT W/TRAFFIC BEARING COVER	68.98'	65.32' NE	8"	N: 297678.50 E: 2597785.80
H1D	TRENCH DRAIN	66.90'	66.28' S	6"	N: 297830.08 E: 2597896.56
H2	TYPE 'F' INLET PER FDOT INDEX NO. 200 & 233	66.03'	62.45' W 62.45' NE	18" 18"	N: 297500.14 E: 2597765.81
H2A	CLEANOUT W/TRAFFIC BEARING COVER	68.21'	65.12' SE	12"	N: 297583.63 E: 2597742.67
H2B	CLEANOUT W/TRAFFIC BEARING COVER	68.51'	65.33' SW	10"	N: 297631.16 E: 2597764.71
H3	TYPE 'F' INLET PER FDOT INDEX NO. 200 & 233	66.02'	63.05' E	18"	N: 297543.71 E: 2597599.86

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-0575
CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
BAR IS 1" INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
170530 1ST SUBMITTAL TO COA
170731 RESUBMITTAL TO COA
170802 RESUBMITTAL TO COA
170901 RESUBMITTAL TO COA
180317 RESUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHPOINT CROSSING

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

DESIGNER: DJS
PROJECT ENGINEER: JWI
QUALITY CONTROL: RJW
PROJECT NUMBER: 16-0638

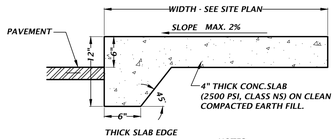
ROBERT J. WALPOLE

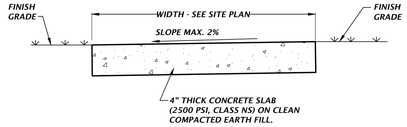
ROBERT J. WALPOLE LICENSE No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 20 2018

FL PE No. 58206

SHEET NO.: C2.10

Tech: davids Plot Date: Aug 17,2018 11:32am Filename: L:\2016\16-0638\engineering\CHW\Production Files\C2.10 DGP_16-0638.dwg





NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.
3. SIDEWALKS MUST BE EXPOSED, BROOM-FINISHED CONCRETE, OR BETTER. ACCESS PANELS AND MANHOLES ARE NOT PERMITTED IN WALKWAYS.

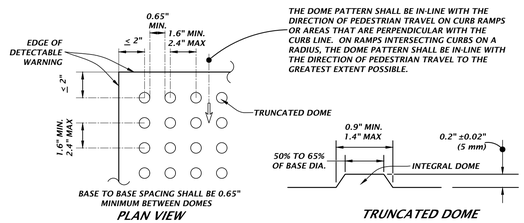
NTS

ADJACENT TO PAVEMENT

NTS

NOT ADJACENT TO PAVEMENT

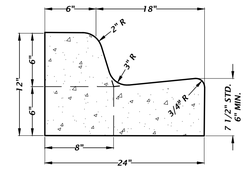
CONCRETE SIDEWALK DETAILS



DETECTABLE WARNING DETAIL

NTS

1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2014 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. IF MATS ARE TO BE UTILIZED:
   A - DETECTABLE WARNING SURFACE SHALL CONSIST OF 3-FT WIDE, SURFACE APPLIED, POLYURETHANE MAT WITH IN-LINE TRUNCATED DOME PATTERN.
   B - DETECTABLE WARNING SURFACE SHALL BE SECURED BY ADHESIVE AND STAINLESS STEEL ANCHORS.
   C - ACCEPTABLE PRODUCTS ARE THE SURFACE APPLIED REDIMAT MANUFACTURED BY DETECTABLE WARNING SYSTEMS, INC. OR EQUAL LISTED ON THE FDOT QUALIFIED PRODUCTS LIST IN ACCORDANCE WITH SECTION 527-2.4 OF THE FDOT STANDARD SPECIFICATIONS.
   D - PRIOR TO INSTALLING DETECTABLE WARNING MAT, SCRUB THE SURFACE WITH A WIRE BRISTLE BRUSH. THE EXISTING CONCRETE SURFACE SHALL BE CLEANED OF ANY LOOSE MATERIAL, DUST, OILS, GREASE, AND SEALERS.
   E - ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE DETECTABLE WARNING MAT MANUFACTURER'S SPECIFICATIONS.
6. IF INTERLOCKING PAVERS ARE TO BE UTILIZED:
   A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE ¼" RADIUS ALONG CONCRETE EDGES.
   E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. OTHER METHODS/MATERIALS MAY BE USED FOR THE DETECTABLE WARNING STRIP, BUT THEY MUST MEET THE ABOVE CRITERIA.
8. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM,
9. IF FDOT CURB RAMPS ARE SPECIFIED, REFER TO THE FDOT INDEX NO. 304 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMPS.

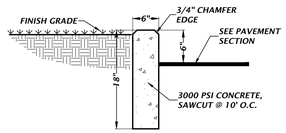


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

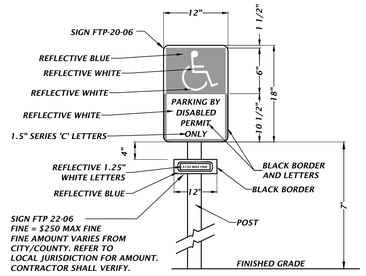
TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



TYPICAL 6" CURB DETAIL

NTS

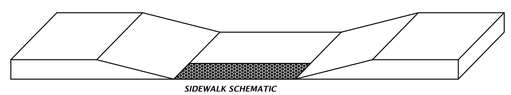


SIGN NOTES:

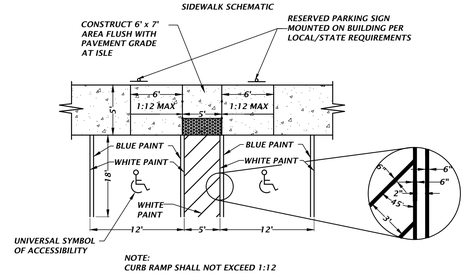
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

H.C. PARKING SIGN DETAIL

NTS



SIDEWALK SCHEMATIC



NOTE:
CURB RAMP SHALL NOT EXCEED 1:12

HANDICAP PARKING & RAMP DETAIL

NTS

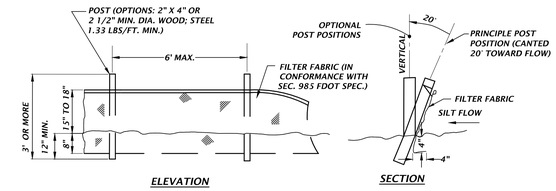
2" TYPE SP-12.5 ASPHALTIC CONCRETE

6" LIMEROCK BASE COMPACTION (98%) AASHTO T-180

12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

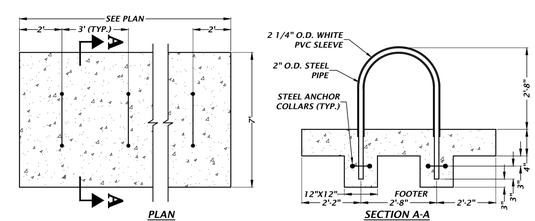
TYPICAL ASPHALT PAVEMENT DETAIL

NTS



TYPE III SILT FENCE DETAIL

NTS



U-SHAPE BIKE RACK

NTS

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-6075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE BAR IS 1" INCH ON THIS SHEET. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170530 FIRST SUBMITTAL TO COA
170731 RE-SUBMITTAL TO COA
170802 RE-SUBMITTAL TO COA
170901 RE-SUBMITTAL TO COA
180817 RE-SUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHPOINT CROSSING

SHEET TITLE: CONSTRUCTION DETAILS

DESIGNER: DJS
PROJECT ENGINEER: SW
QUALITY CONTROL: RJW
PROJECT NUMBER: 16-0638

ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 20 2018

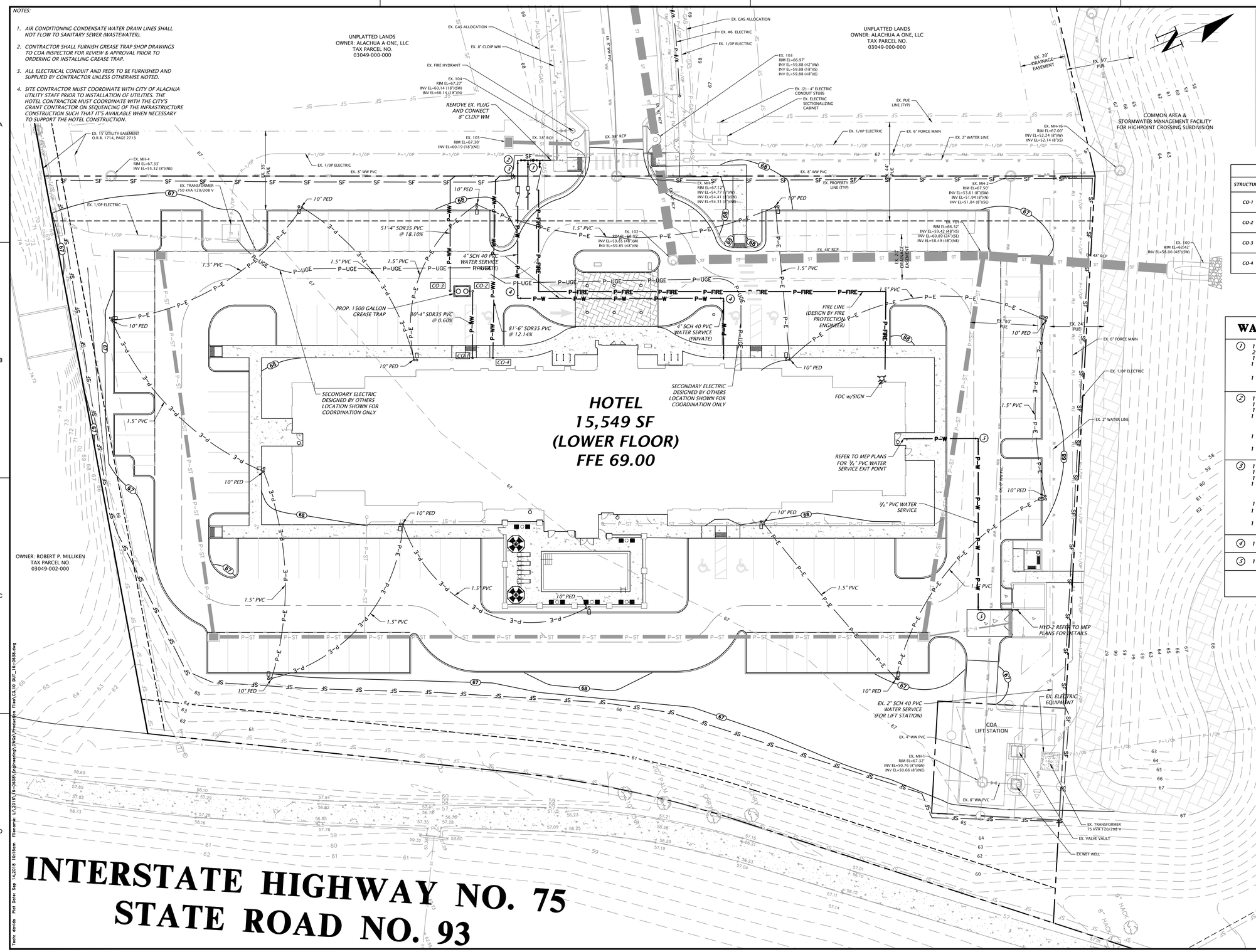
FL PE No. 58206

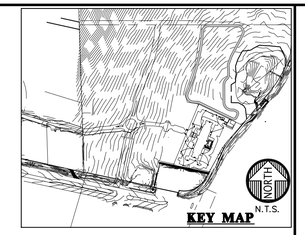
SHEET NO.: C2.30

Tech: davids Plot Date: Aug 17,2018 11:53am Filename: L:\2016\16-0638\engineering\DWGs\Production Files\C2.30 01_16-0638.dwg

NOTES:

1. AIR CONDITIONING CONDENSATE WATER DRAIN LINES SHALL NOT FLOW TO SANITARY SEWER (WASTEWATER).
2. CONTRACTOR SHALL FURNISH GREASE TRAP SHOP DRAWINGS TO COA INSPECTOR FOR REVIEW & APPROVAL PRIOR TO ORDERING OR INSTALLING GREASE TRAP.
3. ALL ELECTRICAL CONDUIT AND PEDS TO BE FURNISHED AND SUPPLIED BY CONTRACTOR UNLESS OTHERWISE NOTED.
4. SITE CONTRACTOR MUST COORDINATE WITH CITY OF ALACHUA UTILITY STAFF PRIOR TO INSTALLATION OF UTILITIES. THE HOTEL CONTRACTOR MUST COORDINATE WITH THE CITY'S GRANT CONTRACTOR ON SEQUENCING OF THE INFRASTRUCTURE CONSTRUCTION SUCH THAT IT'S AVAILABLE WHEN NECESSARY TO SUPPORT THE HOTEL CONSTRUCTION.





SANITARY SEWER STRUCTURE TABLE				
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
CO-1	SANITARY SEWER CLEANOUT W/TRAFFIC BEARING COVER	68.75'	64.50' NW	N: 297654.42 E: 2597695.32
CO-2	SANITARY SEWER CLEANOUT W/TRAFFIC BEARING COVER	67.84'	64.32' SE 64.32' SW	N: 297665.87 E: 2597667.95
CO-3	SANITARY SEWER CLEANOUT W/TRAFFIC BEARING COVER	67.73'	64.04' NE 64.04' NW	N: 297656.69 E: 2597663.84
CO-4	SANITARY SEWER CLEANOUT W/TRAFFIC BEARING COVER	69.27'	64.50' NW	N: 297662.76 E: 2597698.86

WATER FITTING SCHEDULE

(1)
1 - 8"x8" CLDI TEE MECHANICALLY RESTRAINED
2 - 8" GATE VALVE & BOX
1 - 8"x4" CLDI REDUCER
1 - 8" REDUCED PRESSURE BACKFLOW PREVENTER w/ DETECTOR AND w/ OS&Y VALVES
1 - 8" FIRE MASTER METER

(2)
1 - 4"x2" CLDI ANCHOR TEE MECHANICALLY RESTRAINED
1 - 2" DIA x 6" LONG GALVANIZED NIPPLE
1 - 2" GATE VALVE AND BOX
1 - 2" SCH 80 PVC MALE ADAPTER
2" SCH 80 PVC WATER SERVICE PIPE (TEMP. 2" BLOW-OFF ASSEMBLY & SAMPLE POINT
1 - 1" WATER METER (FOR IRRIGATION, END COA MAINTENANCE)
1 - 2" REDUCED PRESSURE BACKFLOW PREVENTER (BY CONTRACTOR)

(3)
1 - 4"x2" TAPPED PLUG
1 - 2" DIA x 6" LONG GALVANIZED NIPPLE
1 - 2" GATE VALVE AND BOX
1 - 2" SCH 80 PVC MALE ADAPTER
2" SCH 80 PVC WATER SERVICE PIPE (TEMP. 2" BLOW-OFF ASSEMBLY & SAMPLE POINT
1 - 2" 90° BEND
1 - 1½" WATER METER (FOR DOMESTIC, END COA MAINTENANCE)
1 - 4" REDUCED PRESSURE BACKFLOW PREVENTER (BY CONTRACTOR)

(4) 1 - 4" PVC 90° BEND

(5) 1 - 3/4" PVC 90° BEND

NOTE: ALL GATE VALVES SHALL BE RESILIENT WEDGE WITH A SQUARE OPERATING NUT.

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-0575
CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE BAR IS 1" INCH ON THIS DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170519 RES SUBMITTAL TO COA
170530 RES SUBMITTAL TO COA
170802 RES SUBMITTAL TO COA
170901 RES SUBMITTAL TO COA
180917 RES SUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHPOINT CROSSING

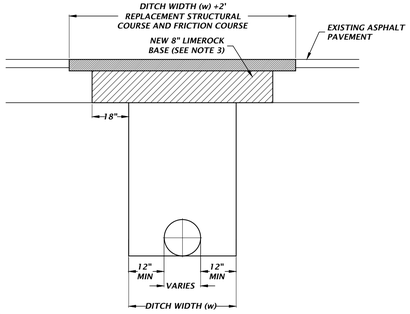
SHEET TITLE: DETAILED UTILITY PLAN

DESIGNER: DJS
PROJECT ENGINEER: SAM
QUALITY CONTROL: RJW
PROJECT NUMBER: 16-0638

ROBERT J. WALPOLE
LICENSED PROFESSIONAL ENGINEER No 58206 STATE OF FLORIDA Sep 20,2018
FL PE No. 58206

SHEET NO.: C3.10

Tech: dsdsb Plot Date: Sep 14,2018 10:15am Filename: L:\2016\16-0638\Engineering\DWG\Production Files\C3.10 DUT_16-0638.dwg

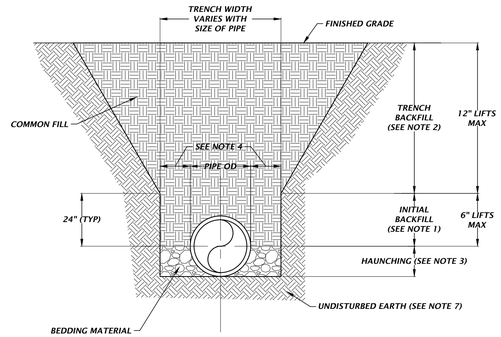


NOTES:

1. SEE BEDDING AND TRENCHING DETAIL FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
2. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
3. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
5. THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
6. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX 307.

DETAIL No. 410 - BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL

NTS

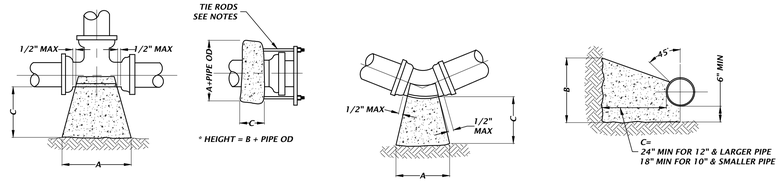


NOTES:

1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6" LIFTS AND THE SOIL CONSOLIDATED WITH A HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6 ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

DETAIL No. 420 - BEDDING AND TRENCHING DETAIL

NTS



THRUST BLOCK FOR TEES AND PLUGS				
	90° BEND			SF BEARING SURFACE
SIZE	A	B	C	
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00
18"	56"	64"	24"	24.89
20"	60"	76"	24"	31.67
24"	72"	90"	24"	45.00
30"	86"	102"	24"	60.67
36"	116"	108"	24"	86.11

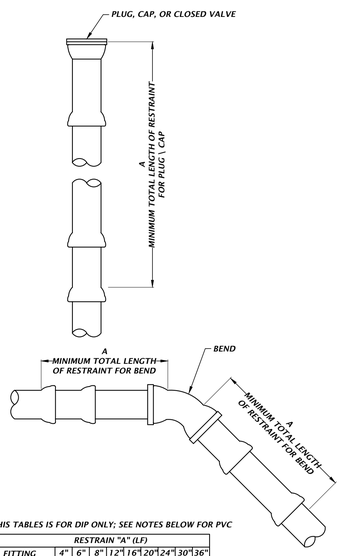
NOTES:

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
3. POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
4. BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
5. THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
6. CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:
   - 3" - 8" DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 10" - 12" DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 14" - 16" DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 18" - 20" DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 24" DIAMETER MAIN -12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 30" - 36" DIAMETER MAIN -14 TIE RODS REQUIRED PER JOINT (1" ROD)
   - 42" - 48" DIAMETER MAIN -16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
   - 54" DIAMETER MAIN -18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
7. MAXIMUM TEST PRESSURE TO BE 150 PSI.

THRUST BLOCK FOR BENDS																	
	90° BEND			SF BEARING SURFACE	45° BEND			SF BEARING SURFACE	22-1/2° BEND			SF BEARING SURFACE	11-1/4° BEND			SF BEARING SURFACE
SIZE	A	B	C		A	B	C		A	B	C		A	B	C	
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97
18"	64"	80"	24"	35.56	46"	60"	24"	19.17	36"	42"	24"	10.50	24"	32"	24"	5.33
20"	72"	88"	24"	44.00	52"	66"	24"	23.83	38"	48"	24"	12.67	26"	36"	24"	6.50
24"	96"	96"	24"	36.89	64"	78"	24"	34.67	46"	56"	24"	17.89	32"	40"	24"	8.89
30"	122"	102"	24"	86.11	72"	94"	24"	47.00	56"	62"	24"	24.11	36"	48"	24"	12.00
36"	166"	104"	24"	123.33	88"	108"	24"	66.00	64"	78"	24"	34.67	44"	54"	24"	16.50

DETAIL No. 430 - THRUST BLOCK DETAILS

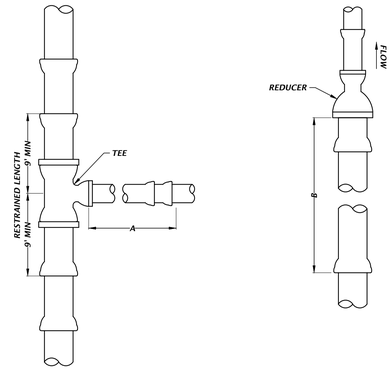
NTS



NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTES BELOW FOR PVC

	RESTRAIN "A" (LF)								
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.



NOTES:

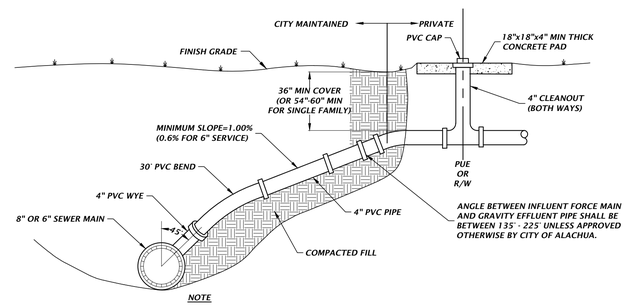
1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:
   - A. MAXIMUM TEST PRESSURE OF 150 PSI
   - B. LAYING CONDITION TYPE 3
   - C. POOR SOIL CONDITIONS (SOIL TYPE ML)
   - D. USING DIP
   - E. 2 FEET OF COVER
   - F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
   - G. SAFETY FACTOR = 1.5 TO 1
2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
4. RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.

DETAIL No. 440 - JOINT RESTRAINT

NTS

	RESTRAIN (LF)	
FITTING SIZE	TEE "A"	REDUCER "B"
4x4	21	*
6x4	10	30
6x6	37	*
8x4	A.T.	54
8x6	28	32
8x8	54	*
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	*
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	*
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	*
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	*
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	*
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	*

A.T.=RESTRAINT REQUIRED AT TEE ONLY.
*-NOT APPLICABLE



NOTE

SINGLE SERVICES SHALL BE MINIMUM 4" DIAMETER PVC, SDR 35, GREEN OR GREEN STRIPED.

DETAIL No. 310 - WASTEWATER SERVICE LATERAL

NTS

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-0575
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170630 1ST SUBMITTAL TO COA
170731 RE-SUBMITTAL TO COA
170802 RE-SUBMITTAL TO COA
170901 RE-SUBMITTAL TO COA
180917 RE-SUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHPOINT CROSSING

SHEET TITLE: CITY OF ALACHUA UTILITY DETAILS

DESIGNER: DJS
PROJECT ENGINEER: SW
QUALITY CONTROL: RJW
PROJECT NUMBER: 16-0638

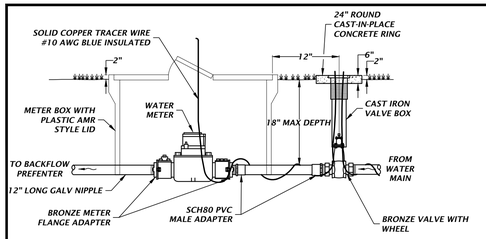
ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSED No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 20,2018

FL PE No. 58206

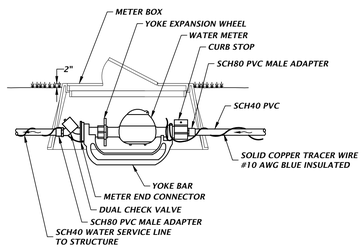
SHEET NO.: C3.20

Tech: dsnder Plot Date: Aug 17,2018 11:34am Filename: L:\2016\16-0638\engineering\SWGV\Production Files\C3.20 DTLS_16-0638.dwg



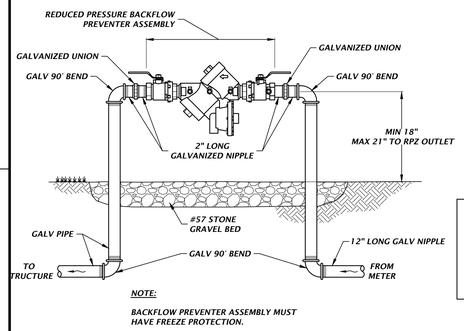
DETAIL No. 225 - 1 1/2" AND 2" METER ASSEMBLY

NTS



DETAIL No. 230 - 3/4" AND 1" WATER METER ASSEMBLY

NTS

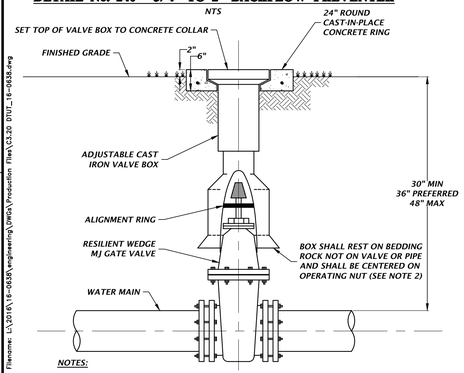


NOTE:

BACKFLOW PREVENTER ASSEMBLY MUST HAVE FREEZE PROTECTION.

DETAIL No. 240 - 3/4" TO 2" BACKFLOW PREVENTER

NTS

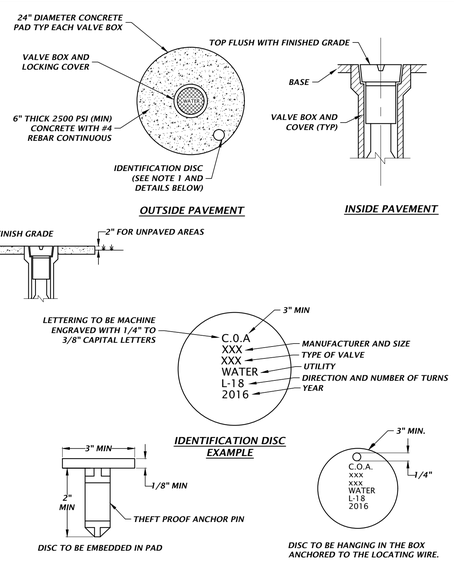


NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
3. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
4. INSTALL BRASS ID TAG IN CONCRETE.

DETAIL No. 275 - GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 3" OR LARGER

NTS



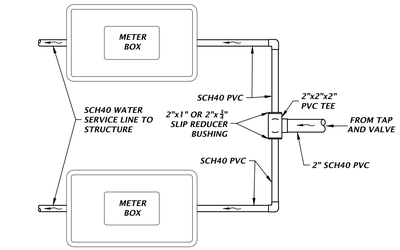
NOTES:

1. BRASS IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. CONCRETE PAD SHALL BE POURED-IN-PLACE FOR NEW CONSTRUCTION.

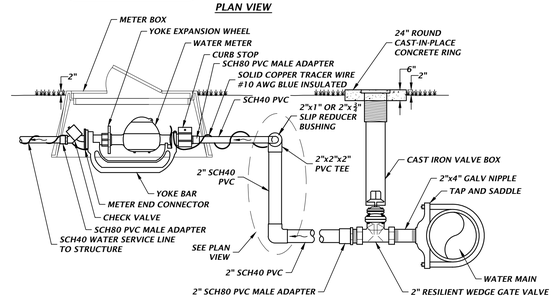
DETAIL No. 250 - VALVE BOX PAD

NTS

NOTE: EVERY INSTALLATION THAT IS NOT A FIRE LINE CAN HAVE THE BYPASS LINE UNDERGROUND, WITH THE BYPASS VALVE AS A RESILIENT WEDGE GATE VALVE WITH A 2" OPERATOR NUT, AND ALL OTHER VALVES AS OS&Y VALVES. BYPASS TEES SHALL BE ON THE RISER FOR UNDERGROUND INSTALLATIONS.

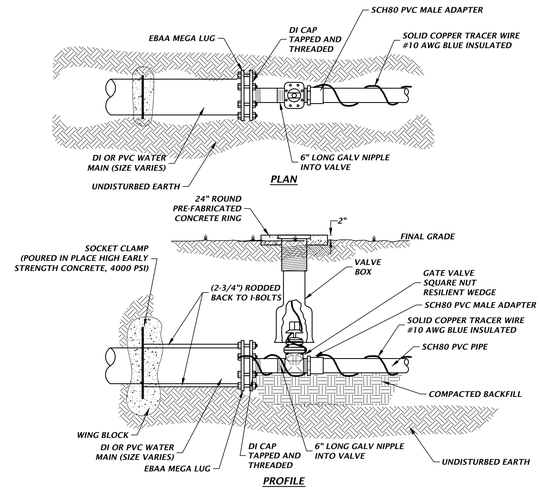


PLAN VIEW



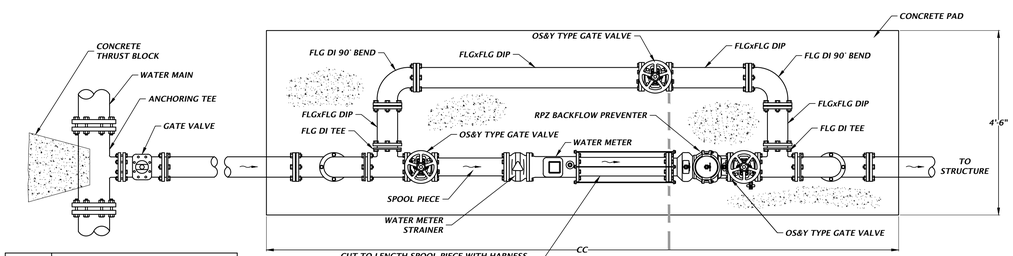
DETAIL No. 255 - DUAL WATER SERVICE CONNECTION

NTS



DETAIL No. 245 - WATER MAIN REDUCTION OF LINE SIZE

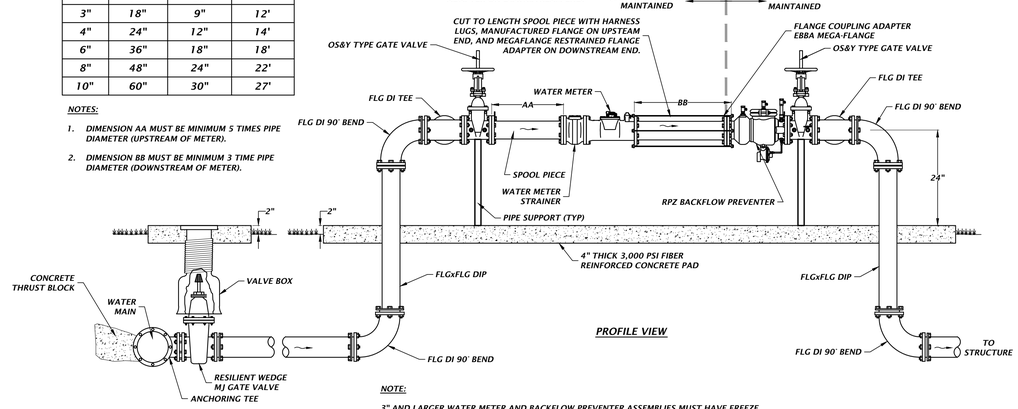
NTS



METER SIZE	DIMENSION		
	AA	BB	CC
3"	18"	9"	12'
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

NOTES:

1. DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
2. DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).



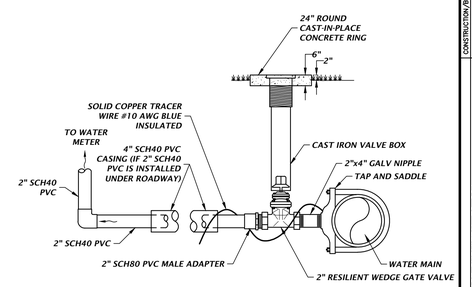
NOTE:

3" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLIES MUST HAVE FREEZE PROTECTION BOXES. FREEZE PROTECTION BOXES MUST ALLOW ACCESS FOR TESTING.

NOTE: SEE WASTEWATER DETAILS FOR AIR RELEASE VALVE INFORMATION.

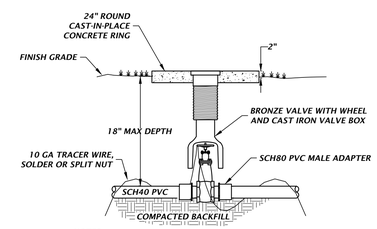
DETAIL No. 280 - 3" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY (NO DOWNSTREAM DIESEL FIRE PUMP)

NTS



DETAIL No. 235 - 2" WATER SERVICE CONNECTION

NTS



NOTES:

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.
2. CONCRETE PAD SHALL BE PROVIDED AROUND VALVE BOX IN UNPAVED AREAS. SEE CONCRETE PAD DETAIL.

DETAIL No. 270 - BRONZE GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 2" OR SMALLER

NTS

CHW
Professional Consultants
132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-6075

SCALE: N/A

VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170530 1ST SUBMITTAL TO COA
170630 RE-SUBMITTAL TO COA
170802 RE-SUBMITTAL TO COA
170901 RE-SUBMITTAL TO COA
180317 RE-SUBMITTAL TO COA

CLIENT: ALACHUA A ONE, LLC

PROJECT: HAMPTON INN @ HIGHFONT CROSSING

SHEET TITLE: CITY OF ALACHUA UTILITY DETAILS

DESIGNER: DJS
PROJECT ENGINEER: SW
QUALITY CONTROL: RJW
PROJECT NUMBER: 16-0638

ROBERT J. WALPOLE
No 58206
Sep 20 2018
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 58206

SHEET NO.: C3.21

Tech: dsnide Plot Date: Aug 17,2018 11:34am Filename: L:\2016\16-0638\engineering\CMWA\Production Files\C3.20 DTUT_16-0638.dwg

ROOM MATRIX:

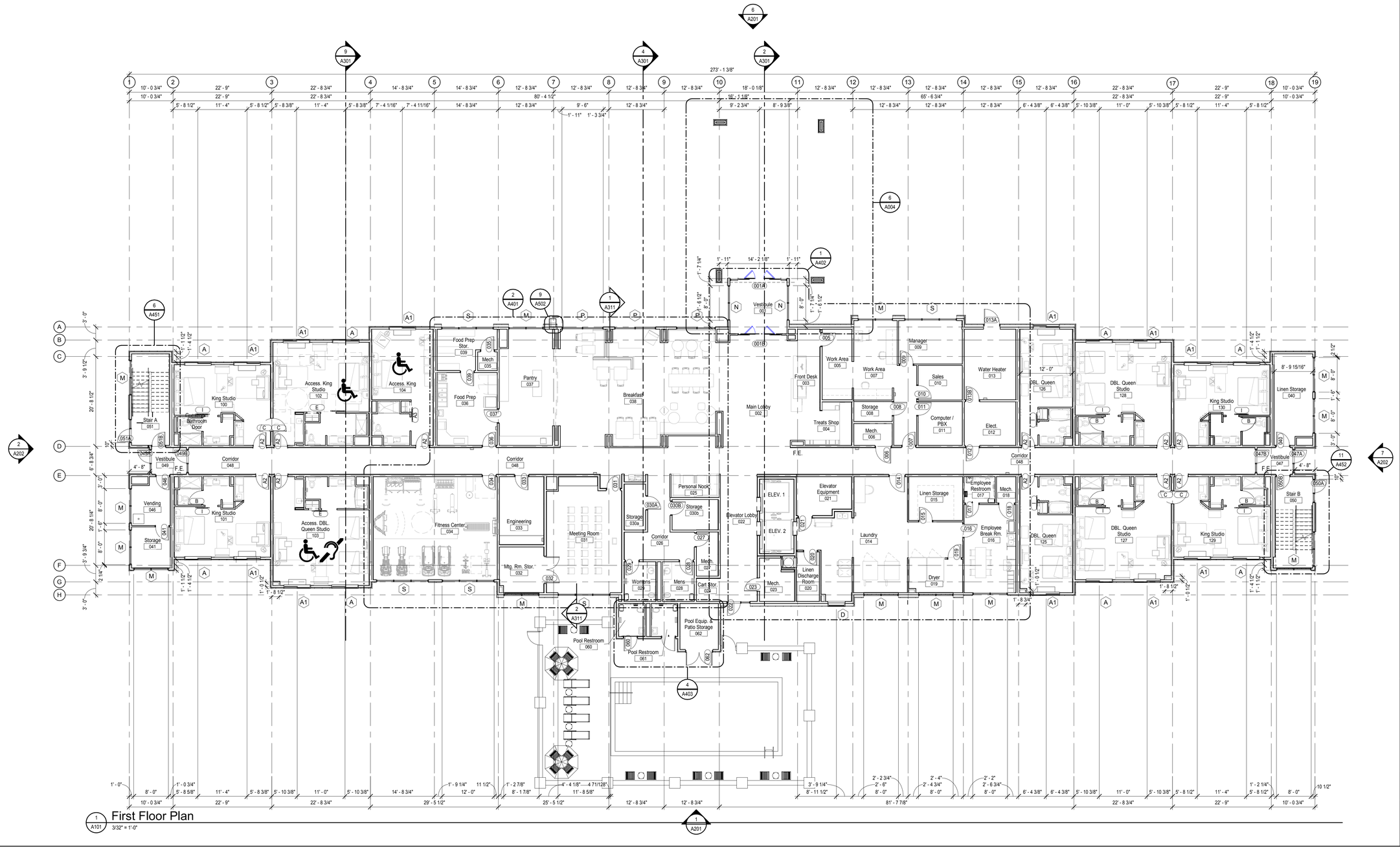
GUEST ROOMS:	SHEET:	FLOORS:				TOTAL:
		1	2	3	4	
KING	A421	-	2	2	2	6
KING STUDIO	A424	4	4	4	4	16
DOUBLE QUEEN	A426	2	15	18	18	53
DOUBLE QUEEN EXTRA WIDE	A427	1	1	1	2	5
DOUBLE QUEEN STUDIO	A430	2	4	4	4	14
		9	26	29	30	94
ACCESSIBLE KING	A422/423	-	1	1	-	2
ACCESSIBLE KING STUDIO	A425	1	-	-	-	1
ACCESSIBLE DOUBLE QUEEN	A429	-	1	1	1	3
ACCESSIBLE DOUBLE QUEEN STUDIO	A431	1	-	-	-	1
		2	2	2	1	7

ROOM MATRIX:

GUEST ROOMS:	FLOORS:				TOTAL:
	1	2	3	4	
TOTAL KING	6	6	6	6	24 (23%)
TOTAL DOUBLE QUEEN	5	22	25	25	77 (77%)
TOTAL ROOMS	11	28	31	31	101
TOTAL STUDIO	8	8	8	8	32 (31%)
TOTAL ADA ROOMS REQUIRED					7
TOTAL ADA ROLL-IN ROOMS PROVIDED	2	-	-	-	2
TOTAL ADA NON-ROLL-IN ROOMS PROVIDED	1	1	2	1	5
TOTAL ADA ROOMS PROVIDED					7

GENERAL NOTES - FLOOR PLANS:

1) ARCHITECTURAL ELEVATION 100'-0" EQUAL TO 69.00 CIVIL ELEVATION.
2) FRAMING & GYP. BD. TO DECK FOR SMOKE / DRAFT STOPPING.
3) REFER TO INTERIOR DESIGN DRAWINGS FOR ROOM FINIISH SCHEDULE.



1 A101 First Floor Plan
3/32" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
www.iconarchitects.com

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS JN: 17-083

PLAN NORTH
TRUE NORTH

NOT FOR CONSTRUCTION

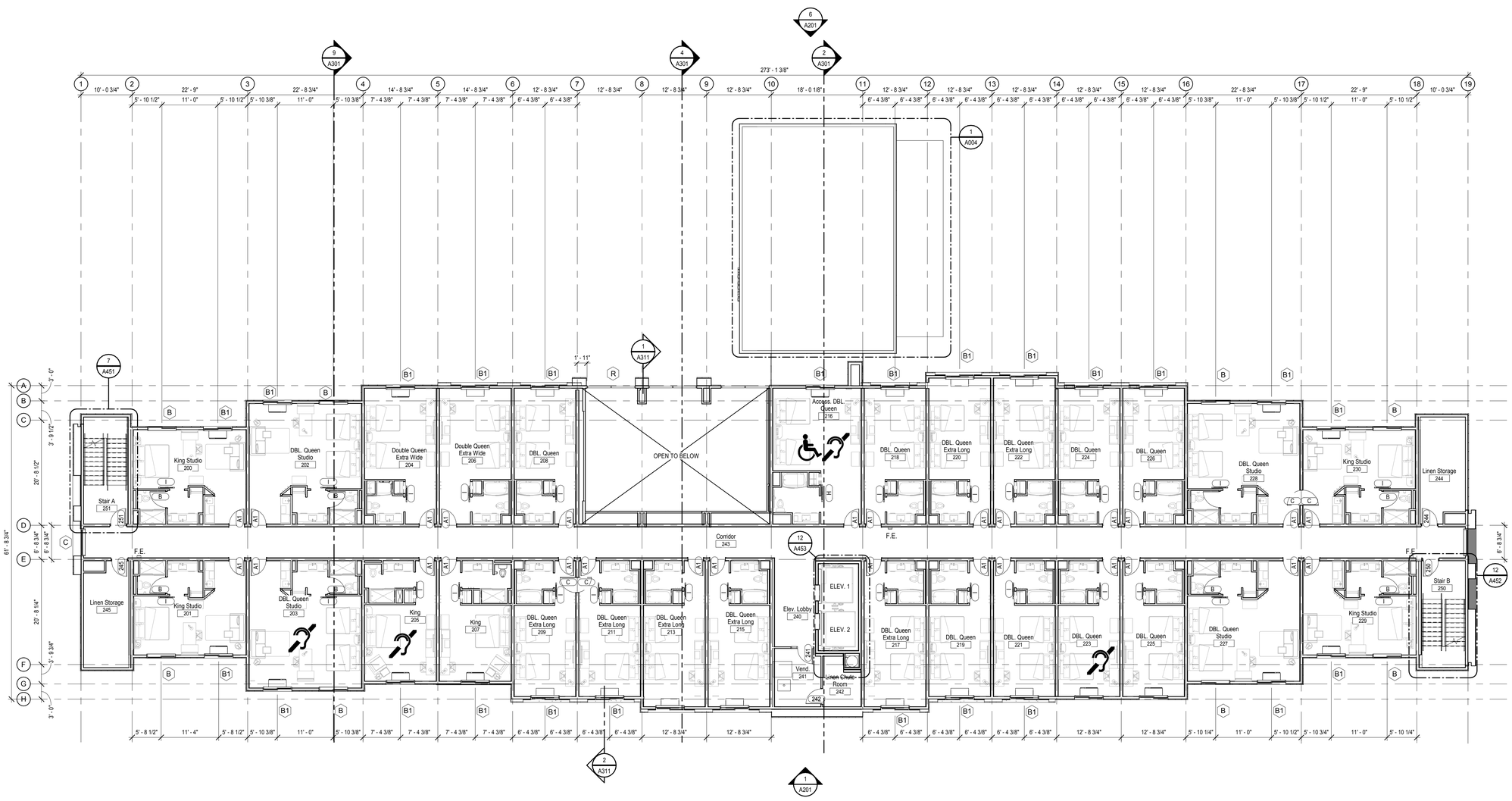
Floor Plan - First Floor

SHEET
A101

8/14/2018 9:51:54 AM C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_rileys@iconarchitects.com.rvt

GENERAL NOTES - FLOOR PLANS:

1) ARCHITECTURAL ELEVATION 100'-0" EQUAL TO 69.00 CIVIL ELEVATION.
2) FRAMING & GYP. BD. TO DECK FOR SMOKE / DRAFT STOPPING.
3) REFER TO INTERIOR DESIGN DRAWINGS FOR ROOM FINIISH SCHEDULE.



1 A102 Second Floor Plan
3/32" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
WWW.ICONARCHITECTS.COM

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS **JN:** 17-083

PLAN NORTH
TRUE NORTH

NOT FOR CONSTRUCTION

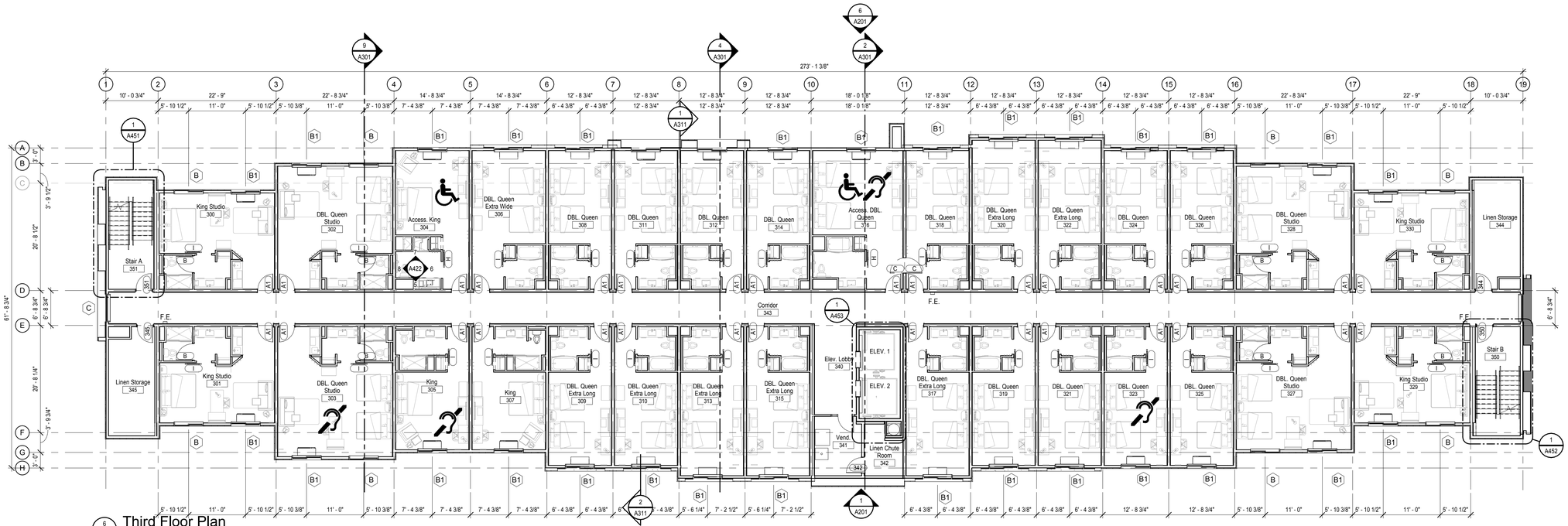
Floor Plan - Second Floor

SHEET
A102

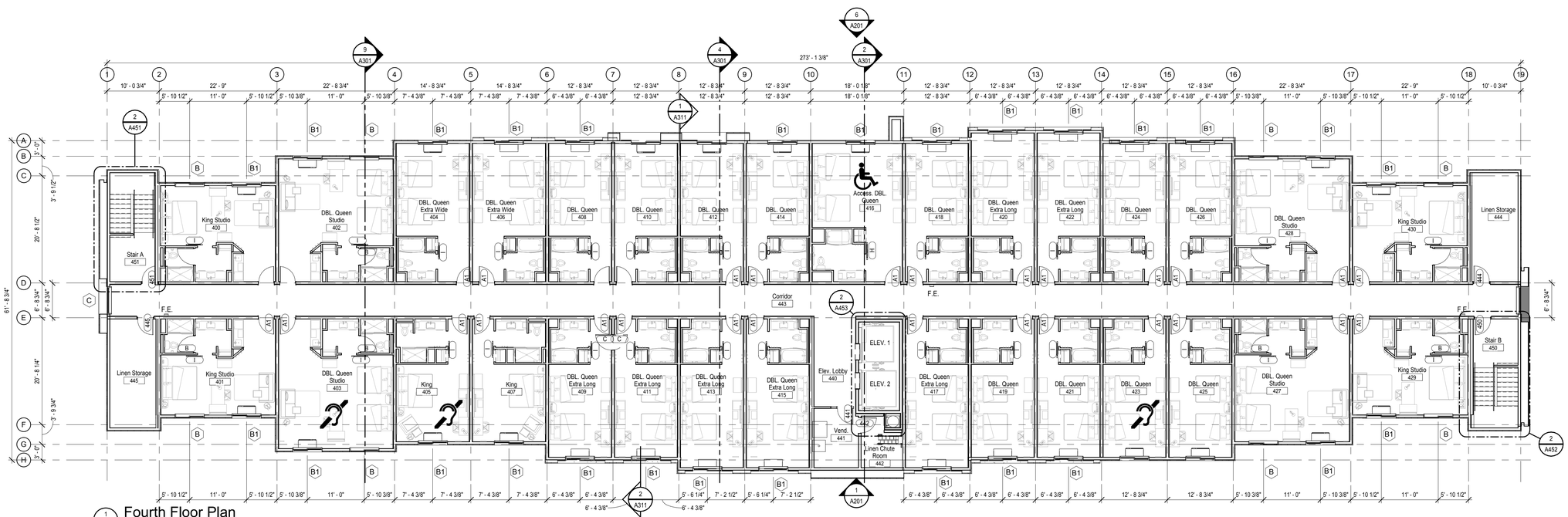
8/14/2018 9:52:02 AM C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_dleys@iconarchitects.com.rvt

GENERAL NOTES - FLOOR PLANS:

1) ARCHITECTURAL ELEVATION 100'-0" EQUAL TO 69.00 CIVIL ELEVATION.
2) FRAMING & GYP. BD. TO DECK FOR SMOKE / DRAFT STOPPING.
3) REFER TO INTERIOR DESIGN DRAWINGS FOR ROOM FINIISH SCHEDULE.



6 A103 Third Floor Plan
3/32" = 1'-0"



1 A103 Fourth Floor Plan
3/32" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
WWW.ICONARCHITECTS.COM

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS **JN:** 17-083

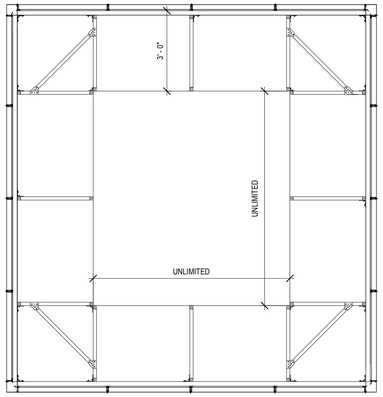
PLAN NORTH
TRUE NORTH

NOT FOR CONSTRUCTION

Floor Plan - Third & Fourth Floor

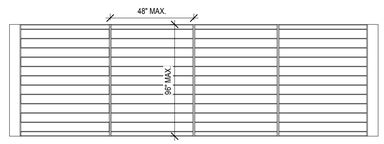
SHEET
A103

8/14/2018 9:52:15 AM C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_rileys@iconarchitects.com.rvt



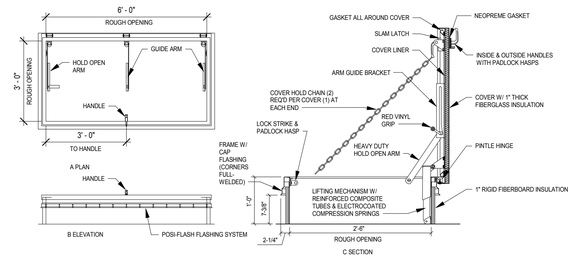
Mechanical Screen Plan View

Mechanical Screen Section



Mechanical Screen Elevation

11 A105 Mechanical Screen
3/8" = 1'-0"



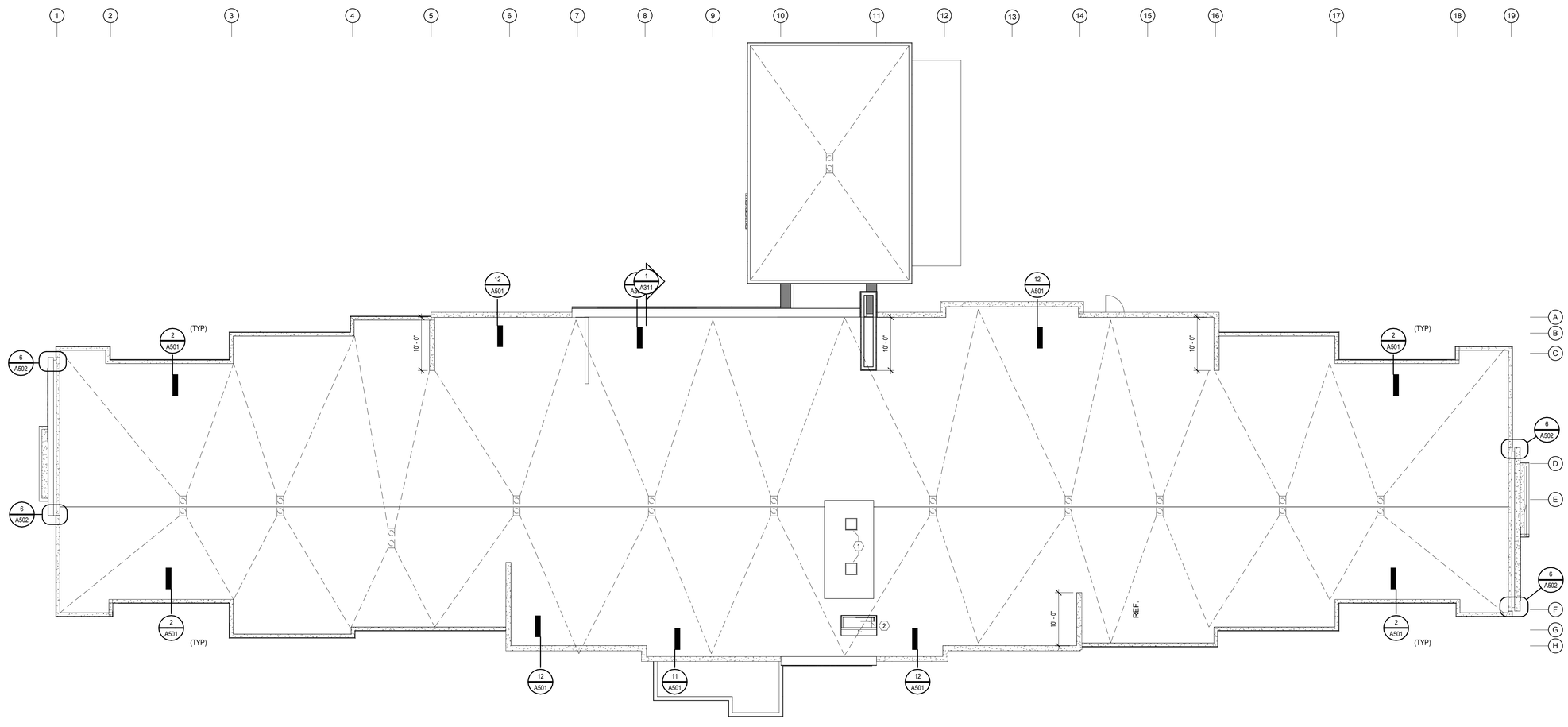
13 A105 Roof Hatch Detail
3/8" = 1'-0"

GENERAL NOTES - ROOF PLAN:

1) ENSURE THE ROOF IS A SINGLE-PLY, NON-BALLASTED, DIRECTLY ADHERED MEMBRANE ROOFING SYSTEM. ROOFING MUST BE INSTALLED BY A CERTIFIED ROOFING CONTRACTOR AND CARRY A 20 YEAR WARRANTY. SYSTEM MUST BE A LIGHT COLOR, ENERGY STAR OR EQUIVALENT COMPLIANT LIGHT COLOR (SOLAR REFLECTIVE INDEX SRI 78 OR BETTER).

KEY NOTES - ROOF PLAN:

1. VERIFY ELEVATOR VENTING W/ MECHANICAL PLANS.
2. ROOF HATCH



1 A105 Roof Plan
3/32" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
WWW.ICONARCHITECTS.COM

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS **JN:** 17-083

PLAN NORTH
TRUE NORTH

NOT FOR CONSTRUCTION

Roof Plan

SHEET
A105

8/14/2018 9:52:23 AM C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_rileys@iconarchitects.com.rvt

GLAZING CALCULATIONS

	WALL AREA:					GLAZING (SF):						
	GROUND	SECOND	THIRD	FOURTH	TOTAL:	GROUND	SECOND	THIRD	FOURTH	TOTAL:	TOTAL: %	GROUND FLOOR %
EAST	3,385.1	2,764.2	2,764.2	4,274.2	13,187.7	1199.54	511.1	511.1	511.1	2732.84	20.7%	35.4%
WEST	3,385.1	2,764.2	2,764.2	4,386.9	13,300.4	1154.48	670.54	538	538	2901.02	21.8%	34.1%
SOUTH	1,058.2	692	692	1,072.6	3,514.8	394.08	24.38	24.38	24.38	467.22	13.3%	37.2%
NORTH	1,058.2	692	692	1,072.6	3,514.8	394.08	24.38	24.38	24.38	467.22	13.3%	37.2%

MATERIALS LEGEND

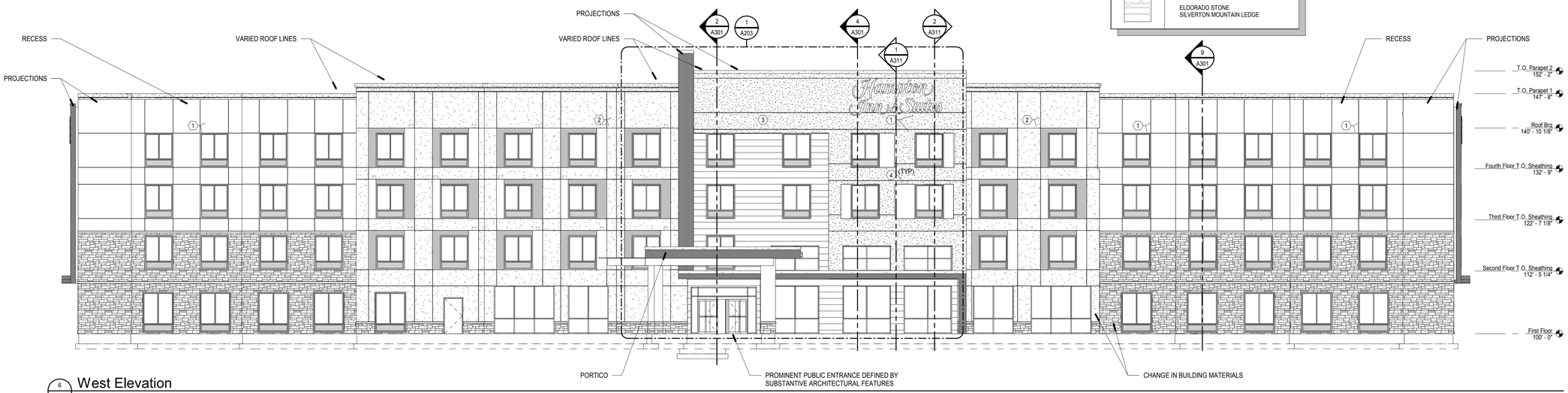
	SPANDREL GLASS
	EIFS 1 URBANE BRONZE - SW7048
	EIFS 2 ELEPHANT EAR - SW9168
	EIFS 3 REQUISITE GRAY - SW7023
	EIFS 4 BACKDROP- SW7025
	EIFS 5 ENDURING BRONZE - SW7055 *Confirm Color Matches Window Frame
	NICHIHA PANEL REDWOOD
	ELDORADO STONE SILVERTON MOUNTAIN LEDGE

GENERAL NOTES - EXTERIOR ELEVATIONS:

1) SIGNAGE BY SEPARATE PERMIT & NOT APPROVED THROUGH SITE PLAN APPLICATION PROCESS.
2) ALL EIFS THICKNESS TO BE 1 1/2" U.N.O.
3) SIGNAGE BY SEPARATE PERMIT AND NOT APPROVED THROUGH SITE PLAN APPLICATION PROCESS.

KEY NOTES - EXTERIOR ELEVATIONS:

1. EIFS REVEAL, TYP. ALIGN W/ WINDOW TRIM.
2. EIFS REVEAL, ALIGN W/ EDGE OF WINDOW ACCENTS. TYP. AT EIFS 2 WALLS
3. PROVIDE BLOCKING FOR BUILDING SIGNAGE AS REQUIRED, SIGNAGE BY OWNER.
4. CAN LIGHTING. SEE ELEC.



6 A201 West Elevation
3/32" = 1'-0"

1 A201 East Elevation
3/32" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
www.iconarchitects.com

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS **JN:** 17-083

NOT FOR CONSTRUCTION

Exterior Elevations

SHEET
A201

C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_rileys@iconarchitects.com.rvt
8/14/2018 9:53:28 AM

GLAZING CALCULATIONS

	WALL AREA:					GLAZING (SF):						
	GROUND	SECOND	THIRD	FOURTH	TOTAL:	GROUND	SECOND	THIRD	FOURTH	TOTAL:	TOTAL: %	GROUND FLOOR %
EAST	3,385.1	2,764.2	2,764.2	4,274.2	13,187.7	1199.54	511.1	511.1	511.1	2732.84	20.7%	35.4%
WEST	3,385.1	2,764.2	2,764.2	4,386.9	13,300.4	1154.48	670.54	538	538	2901.02	21.8%	34.1%
SOUTH	1,058.2	692	692	1,072.6	3,514.8	394.08	24.38	24.38	24.38	467.22	13.3%	37.2%
NORTH	1,058.2	692	692	1,072.6	3,514.8	394.08	24.38	24.38	24.38	467.22	13.3%	37.2%

MATERIALS LEGEND

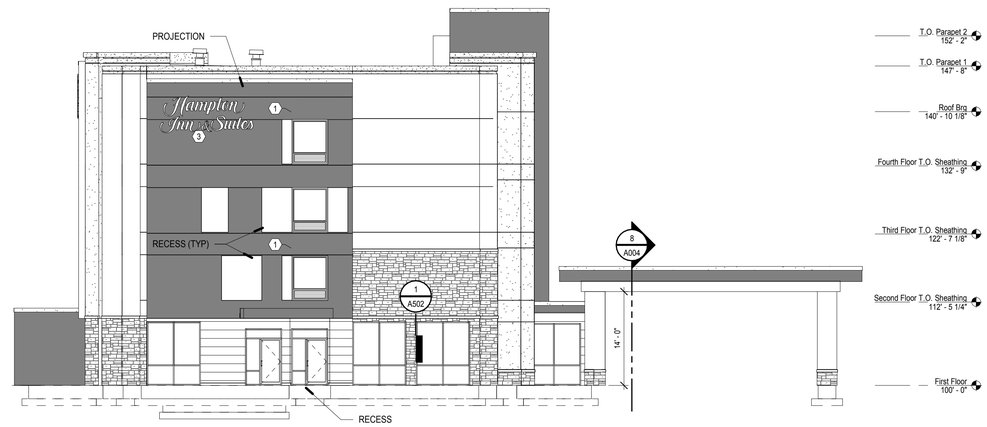
	SPANDREL GLASS
	EIFS 1 URBANE BRONZE - SW7048
	EIFS 2 ELEPHANT EAR - SW9168
	EIFS 3 REQUISITE GRAY - SW7023
	EIFS 4 BACKDROP- SW7025
	EIFS 5 ENDURING BRONZE - SW7055 *Confirm Color Matches Window Frame
	NICHIHA PANEL REDWOOD
	ELDORADO STONE SILVERTON MOUNTAIN LEDGE

GENERAL NOTES - EXTERIOR ELEVATIONS:

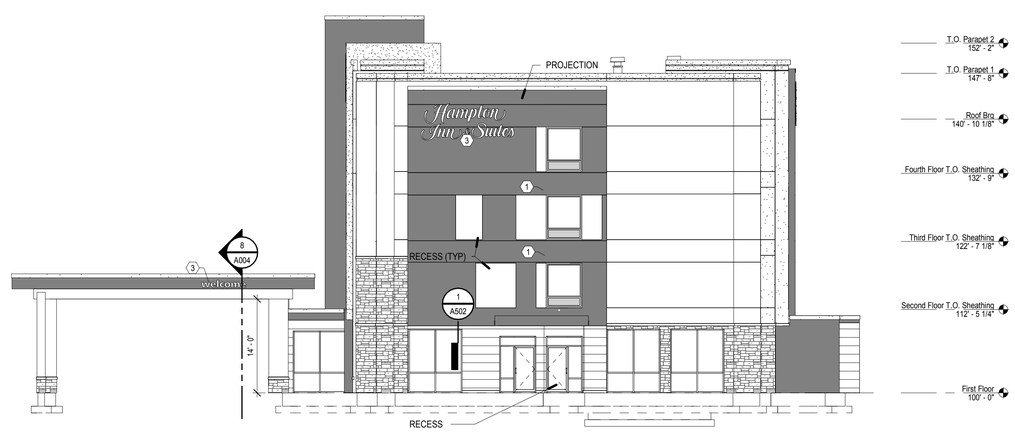
1) SIGNAGE BY SEPARATE PERMIT & NOT APPROVED THROUGH SITE PLAN APPLICATION PROCESS.
2) ALL EIFS THICKNESS TO BE 1 1/2" U.N.O.
3) SIGNAGE BY SEPARATE PERMIT AND NOT APPROVED THROUGH SITE PLAN APPLICATION PROCESS.

KEY NOTES - EXTERIOR ELEVATIONS:

1. EIFS REVEAL, TYP. ALIGN W/ WINDOW TRIM.
2. EIFS REVEAL, ALIGN W/ EDGE OF WINDOW ACCENTS. TYP. AT EIFS 2 WALLS
3. PROVIDE BLOCKING FOR BUILDING SIGNAGE AS REQUIRED, SIGNAGE BY OWNER.
4. CAN LIGHTING. SEE ELEC.



7 A202 North Elevation
3/32" = 1'-0"



2 A202 South Elevation
3/32" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
www.iconarchitects.com

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS **JN:** 17-083

NOT FOR CONSTRUCTION

Exterior Elevations

SHEET
A202

8/14/2018 3:41:58 PM C:\Users\ICON.02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_rileys@iconarchitects.com.rvt

1 A203 Enlarged Exterior Elevation
1/4" = 1'-0"

GENERAL NOTES - ENLARGED ELEVATIONS:

1) x

KEY NOTES - ENLARGED ELEVATIONS:

1 TYP. DIMENSIONS AT EIFS 2 GUEST ROOM WINDOWS.

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
www.iconarchitects.com

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

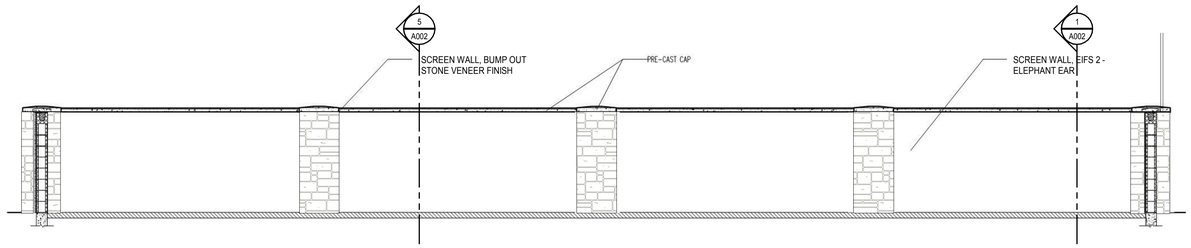
DRAWN BY: AZ/RS **JN:** 17-083

NOT FOR CONSTRUCTION

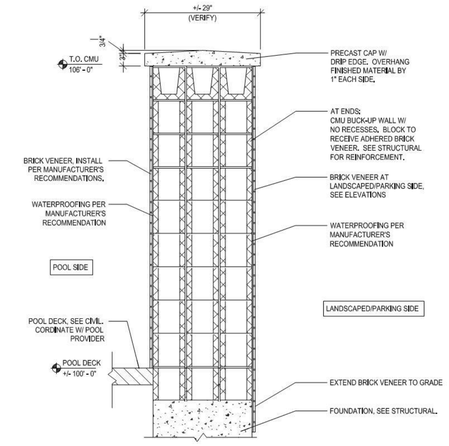
Enlarged Exterior Elevations

SHEET
A203

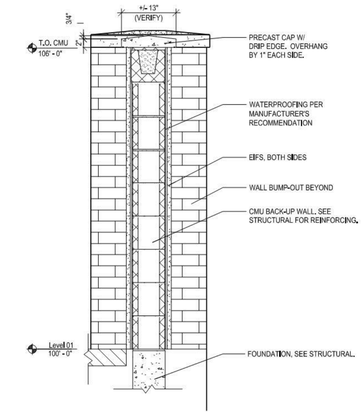
C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_dleys@iconarchitects.com.rvt
8/14/2018 9:53:41 AM



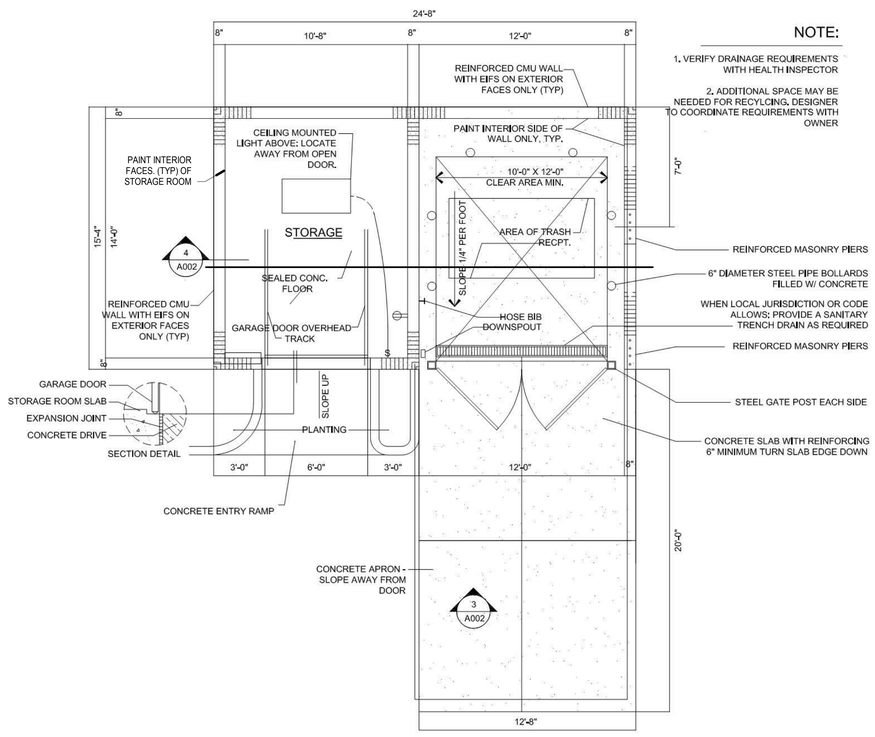
6 A002 LONGITUDINAL SECTION OF POOL SCREEN WALL
SCALE: 1/4" = 1'-0"



5 A002 SCREEN WALL BUMP-OUT AT POOL
SCALE: 3/4" = 1'-0"



1 A002 SCREEN WALL AT POOL
SCALE: 3/4" = 1'-0"

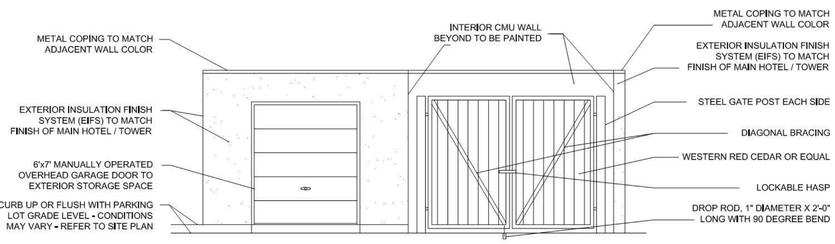


NOTE:

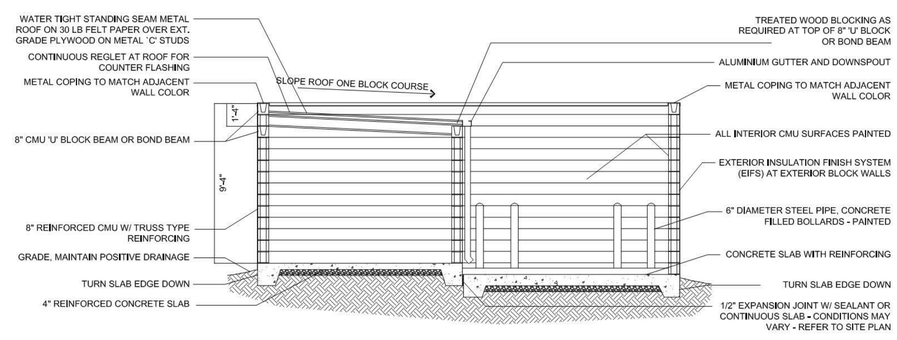
1. VERIFY DRAINAGE REQUIREMENTS WITH HEALTH INSPECTOR

2. ADDITIONAL SPACE MAY BE NEEDED FOR RECYLCING. DESIGNER TO COORDINATE REQUIREMENTS WITH OWNER

2 A002 EXTERIOR REFUSE RECEPTACLE / STORAGE PLAN
SCALE: 1/4" = 1'-0"



3 A002 EXTERIOR REFUSE RECEPTACLE / STORAGE ELEVATION
SCALE: 1/4" = 1'-0"



4 A002 EXTERIOR REFUSE RECEPTACLE / STORAGE SECTION
SCALE: 1/4" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
www.iconarchitects.com

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS **JN:** 17-083

NOT FOR CONSTRUCTION

Architectural Site Details

SHEET
A002

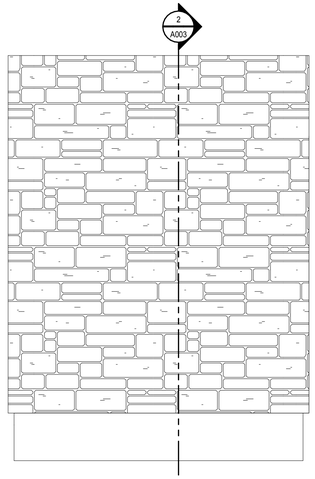
C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_rileys@iconarchitects.com.rvt
8/14/2018 9:51:36 AM

GENERAL NOTES - SMOKING SHELTER:

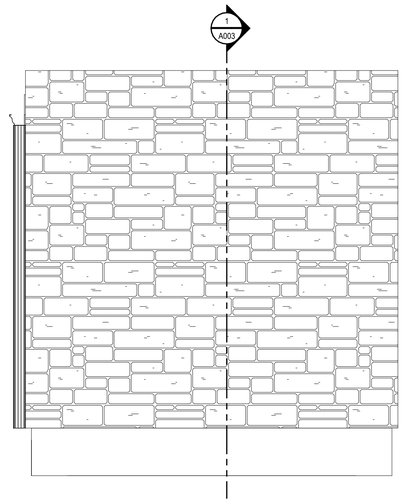
1) x

KEY NOTES - SMOKING SHELTER:

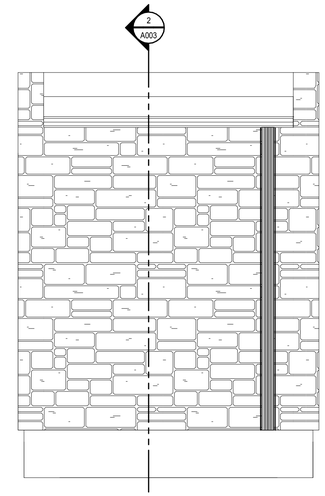
1. GUTTER - SLOPE TO DOWNSPOUT & TERMINATE AT SPLASHBLOCK
2. THICKENED SLAB EDGE - SEE STRUCTURAL



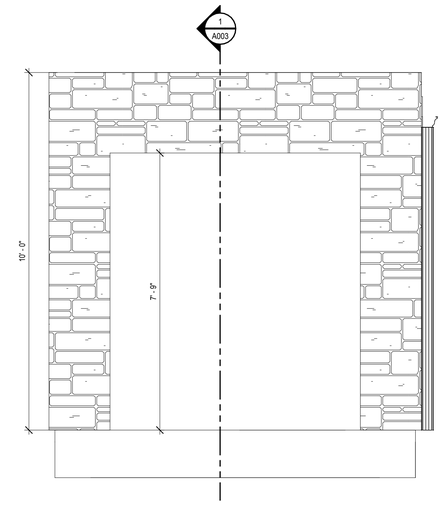
3 A003 Smoking Shelter Elevation - North
1/2" = 1'-0"



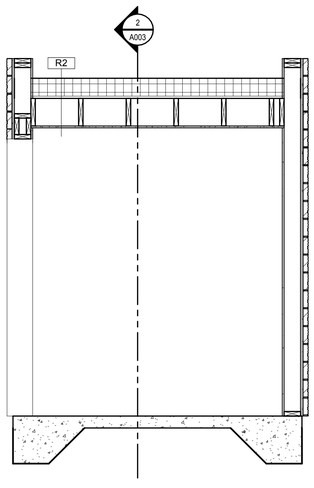
5 A003 Smoking Shelter Elevation - East
1/2" = 1'-0"



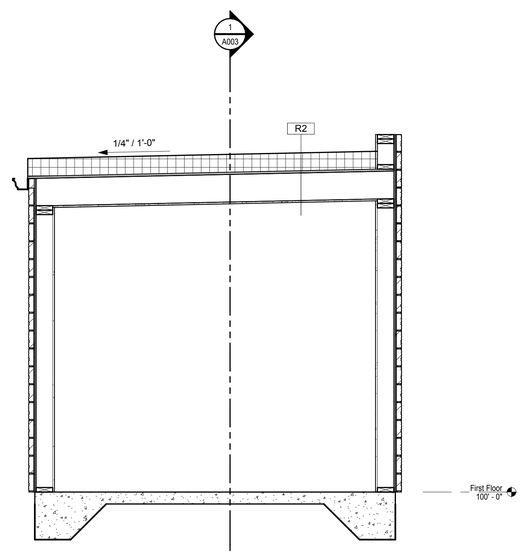
6 A003 Smoking Shelter Elevation - South
1/2" = 1'-0"



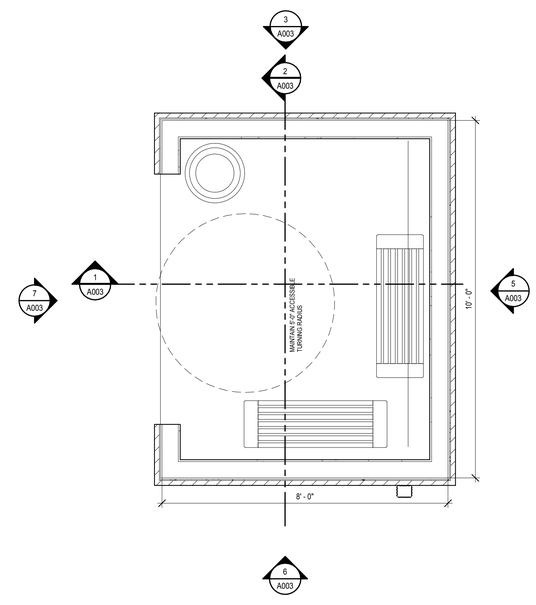
7 A003 Smoking Shelter Elevation - West
1/2" = 1'-0"



1 A003 Smoking Shelter Section
1/2" = 1'-0"



2 A003 Smoking Shelter Section
1/2" = 1'-0"



4 A003 Covered Smoking Area Plan
1/2" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
www.iconarchitects.com

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS **JN:** 17-083

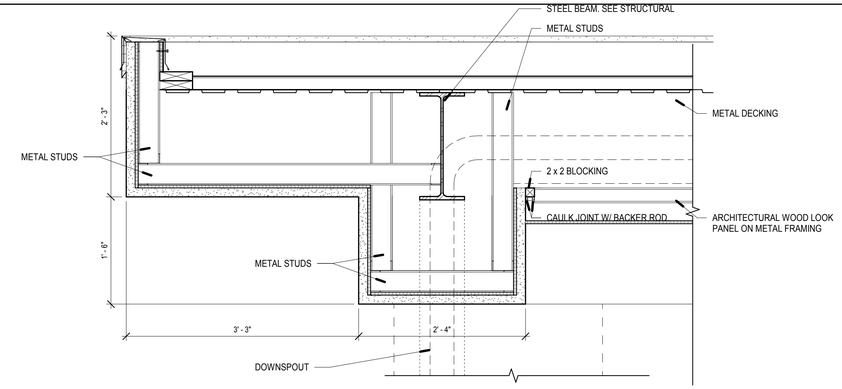
N PLAN NORTH
N TRUE NORTH

NOT FOR CONSTRUCTION

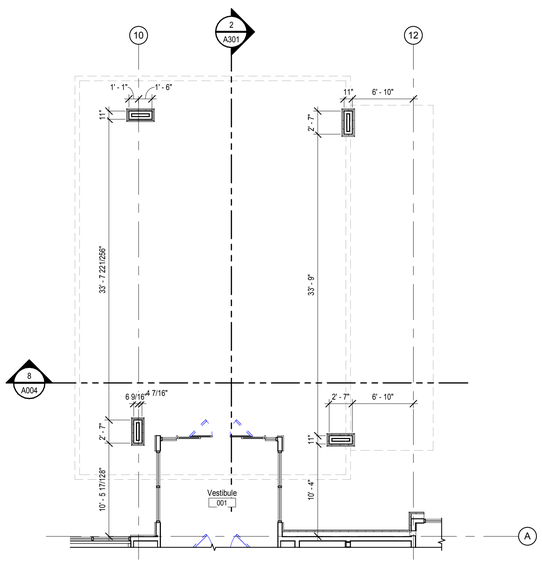
Architectural Site Details

SHEET
A003

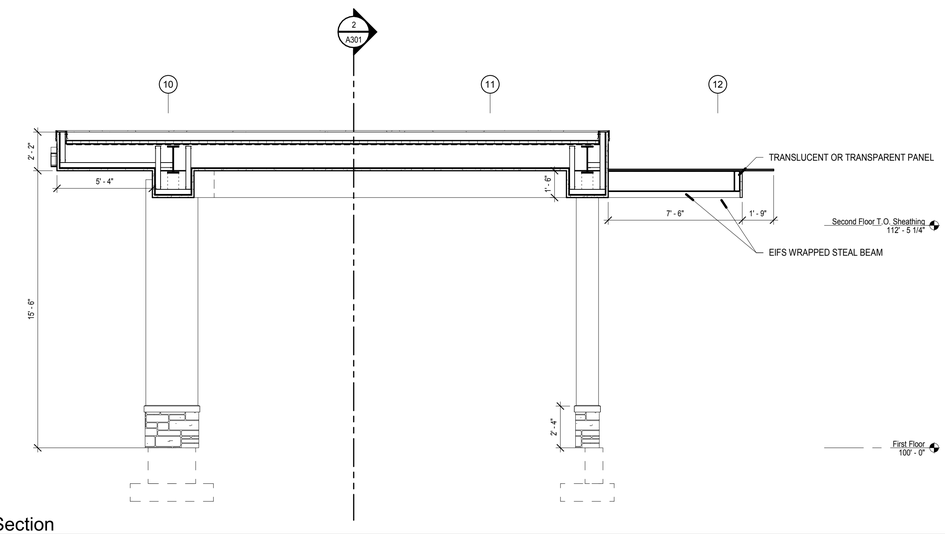
C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_rileys@iconarchitects.com.rvt
8/14/2018 9:51:40 AM



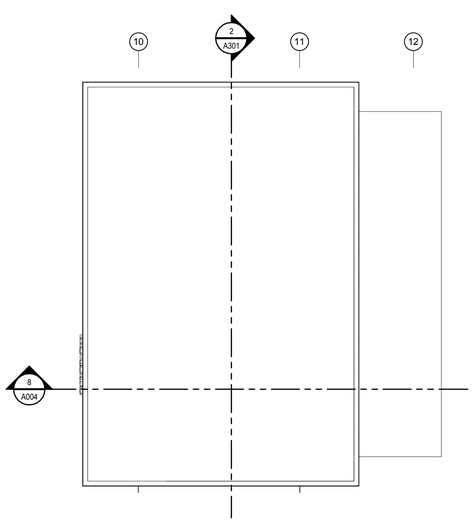
13 A004 Parapet @ Canopy
1" = 1'-0"



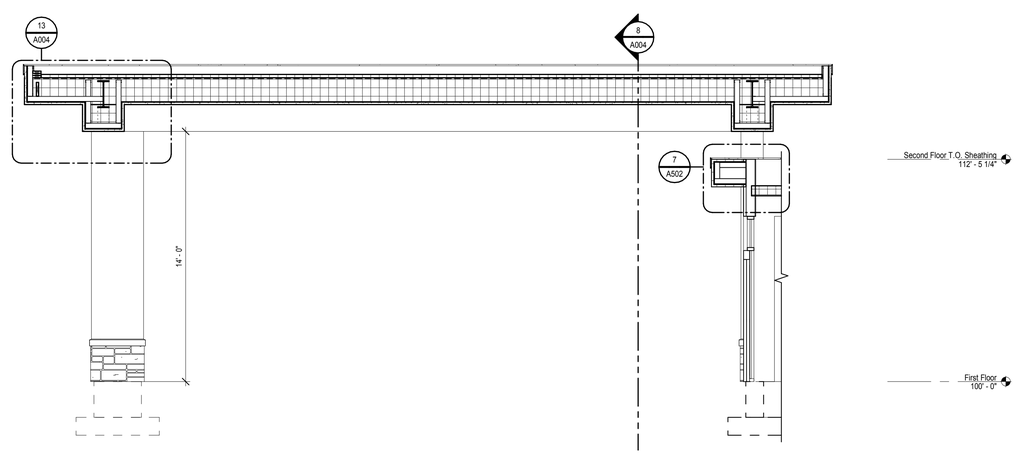
6 A004 Porte Cochere Column Plan
1/8" = 1'-0"



8 A004 Porte Section
1/4" = 1'-0"



1 A004 Porte Cochere Roof Plan
1/8" = 1'-0"



3 A004 Porte Section
1/4" = 1'-0"

ICON ARCHITECTURAL GROUP
4000 Garden View Drive
Suite 101
Grand Forks, ND 58201
P. 701.772.4266 | F. 701.772.4275
www.iconarchitects.com

STRUCTURAL
KLJ
3203 32nd Ave. S. Suite 201
Fargo, ND 58103
(701) 3232.5353 Office
(701) 855.8055 Fax

MECHANICAL
Martin Mechanical Design Inc.
702 28th Ave. N
Fargo, ND 58102
(701) 293.7957

ELECTRICAL
JB Electrical Design, PC
8340 89th Avenue North
Brooklyn Park, MN 55445
(763) 486.0965 Office
jeff@jbelectricaldesign.com

CIVIL
CHW
132 NW 76th Drive
Gainesville, FL 23607
(325) 331.1976

Alachua Highpoint, LLC
Hampton Inn & Suites
Alachua, Florida 32615

Drawing History

No.	Description	Date

DRAWN BY: AZ/RS **JN:** 17-083

PLAN NORTH
TRUE NORTH

NOT FOR CONSTRUCTION

Porte Cochere

SHEET
A004

8/14/2018 3:41:48 PM C:\Users\ICON-02\Documents\17-316 Alachua, FL - Hampton Inn and Suites_dleys@iconarchitects.com.rvt

LUMINAIRE SCHEDULE FOR PHOTOMETRICS

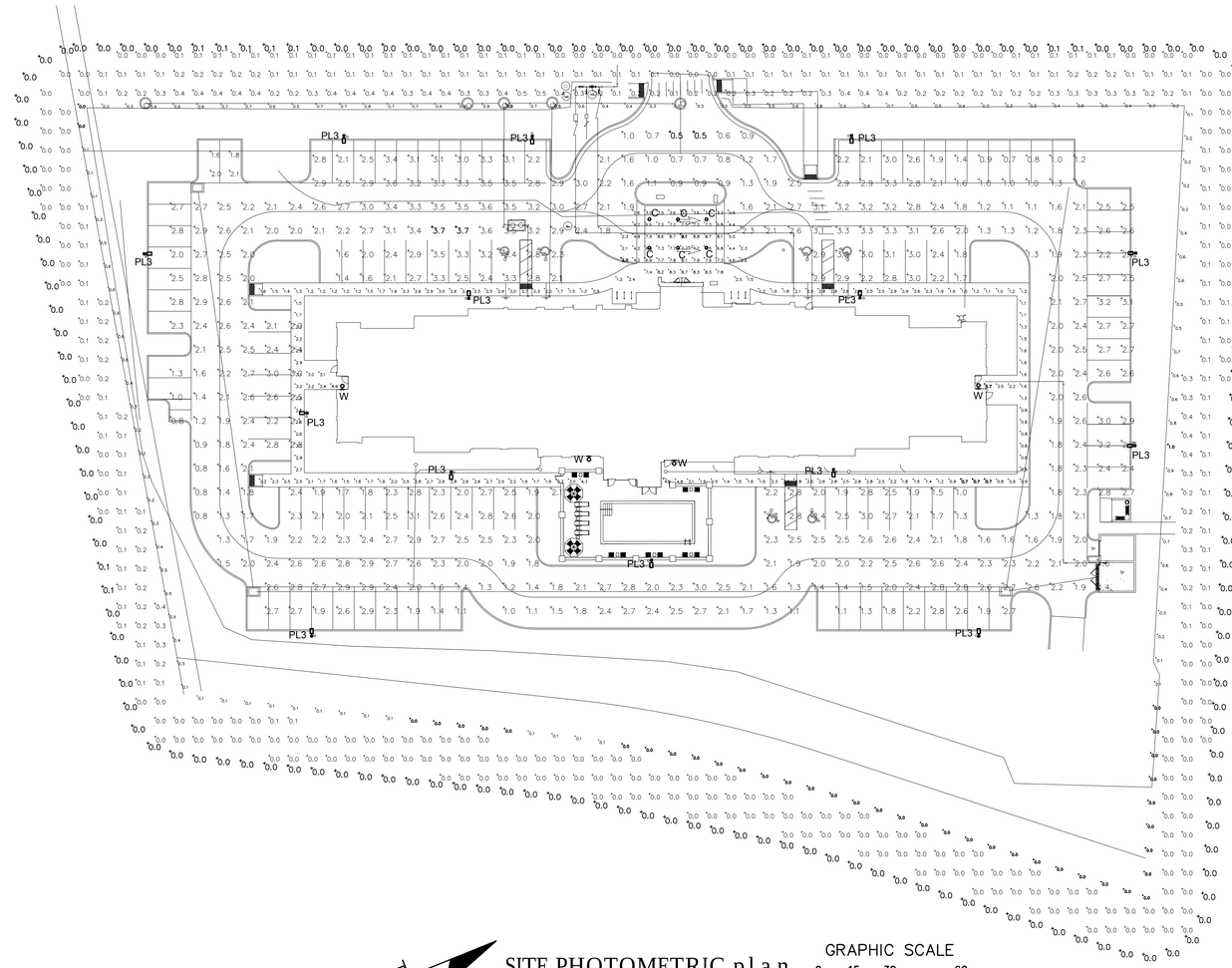
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	PL3	14	LEOTEK	AR18-15M2-MV-NW-3-XX-700-HSS	Leotek Electronics - Pole arm mount road□ay luminaire. Product ID: ARXX-15M2-MV-NW-3-XX-700 S		ARXX-15M2-MV-NW-3-XX-700 S.ies	15000	0.81	124	25
	C	6	KIRLIN	LRS-06505-2500L-WFL	EXTRUDED SEMI-SPECULAR METAL HOUSING□ FABRICATED METAL HEAT SINK	NINE WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS□ VERTICAL BASE-UP POSITION.	LRS-06505-2500L-MFL.IES	2932	0.81	41.8	CEILING
	W	4	LEOTEK	ES1-24H-MV-NW-FT-XX-350	LED WALL SCONCE SIZE: 12"L X 16.75"W X 5.5"H		IES ES1-24H-MV-NW-FT-XX-350 081015.ies	3471	0.81	29.78	10

PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Ma□	Min	Ma□/Min	Avg/Min
25FT BEYOND PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A
PROPERTY LINE	+	0.3 fc	1.0 fc	0.0 fc	N / A	N / A
PARKING LOT	+	2.2 fc	3.7 fc	0.5 fc	7.4:1	4.4:1
PORTE COCHERE	+	6.1 fc	9.1 fc	2.0 fc	4.6:1	3.1:1
WALKWAYS	+	2.1 fc	5.7 fc	0.7 fc	8.1:1	3.0:1

FIXTURE & PHOTOMETRICS NOTES

1. PROPOSED POLE LIGHTS SHALL BE MOUNTED AT 25FT AFG, IN ACCORDANCE WITH 6.4.5(A)(1). MAXIMUM LUMENS COMPLY WITH 6.4.4(D)(2). FIXTURES ARE FULL CUT-OFF AND ARE SUPPLIED WITH HOUSE-SIDE SHIELD TO PREVENT GLARE ONTO ADJACENT PROPERTIES AND HOTEL FACADE IN ACCORDANCE WITH 6.4.4(F)(1).
2. PROPOSED WALL MOUNT ARE FULL CUT-OFF IN ACCORDANCE WITH 6.4.4(F)(1).
3. PROPOSED CANOPY FIXTURES IN PORTE COCHERE AREA ARE RECESSED IN ACCORDANCE WITH 6.4.4(F)(3) AND 6.4.6(A).
4. CALCULATED LIGHT VALUES COMPLY WITH 6.4.4(C)(2) AND 6.4.4(E).



SITE PHOTOMETRIC plan

SCALE: 1" = 30'-0"

GRAPHIC SCALE
0 15 30 60

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. FIXTURES SHALL BE LOCATED MINIMUM 24" BEHIND FACE OF CURB.

HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST PETERSBURG, FL 33701
352-238-6366
florida ca #31946, pe #76961

HAMPTON INN
SITE PHOTOMETRIC PLAN
ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	17049
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	8/15/18
REVISIONS	

SHEET NUMBER

E-1

30% LANDSCAPED AREA REQUIREMENT

PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, OBJECTIVE 2.4, POLICY 2.4.A

TOTAL SITE AREA	121,776 S.F.
TOTAL PROPOSED LANDSCAPED AREA	49,527 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 30%)	40.67%

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 594 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 24 CANOPY TREES REQUIRED 12 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	24 CANOPY TREES PROVIDED 12 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 33,789 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 17 CANOPY TREES REQUIRED 180 SHRUBS REQUIRED	15 CANOPY TREES PROVIDED 205 SHRUBS PROVIDED

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (WEST SIDE)	3 TREES PER ACRE X 2.80 ACRES = 9 CANOPY TREES REQUIRED	17 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (EAST SIDE)	2 TREES PER ACRE X 2.80 ACRES = 6 TREES REQUIRED	17 CANOPY TREES PROVIDED
SOUTH SIDE CANOPY TREES	2 TREES PER ACRE X 2.80 ACRES = 6 TREES REQUIRED	10 CANOPY TREES PROVIDED
NORTH SIDE CANOPY TREES	2 TREES PER ACRE X 2.80 ACRES = 6 TREES REQUIRED	6 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 2.80 ACRES = 17 TREES REQUIRED 50% IN FRONT = 9 TREES REQUIRED 25% ON NORTH SIDE = 4 TREES REQUIRED 25% ON SOUTH SIDE = 4 TREES REQUIRED 17 UNDERSTORY TREES REQUIRED	FRONT SIDE 9 UNDERSTORY TREES PROVIDED EAST SIDE 24 UNDERSTORY TREES PROVIDED SOUTH SIDE 5 UNDERSTORY TREES PROVIDED NORTH SIDE 3 UNDERSTORY TREES PROVIDED 41 UNDERSTORY TREES PROVIDED
EASTERN BUILDING FACADE	250 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 10 CANOPY TREES REQUIRED + ROW OF SHRUBS ON EACH FACADE	7 UNDERSTORY TREES PROVIDED ROW OF SHRUBS PROVIDED
WESTERN BUILDING FACADE	250 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 10 CANOPY TREES REQUIRED + ROW OF SHRUBS ON EACH FACADE	5 UNDERSTORY TREES PROVIDED ROW OF SHRUBS PROVIDED
SOUTHERN BUILDING FACADE	48 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 2 CANOPY TREES REQUIRED + ROW OF SHRUBS ON EACH FACADE	2 UNDERSTORY TREES PROVIDED ROW OF SHRUBS PROVIDED
NORTHERN BUILDING FACADE	48 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 2 CANOPY TREES REQUIRED + ROW OF SHRUBS ON EACH FACADE	4 UNDERSTORY TREES PROVIDED ROW OF SHRUBS PROVIDED

OVERLAY DISTRICT/ARTERIAL FRONTAGE LANDSCAPE REQUIREMENTS [Section 3.7.2(C)(5)d) and Section 6.2.3(E)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
I-75 FRONTAGE	415 L.F.	21 CANOPY TREES 13 UNDERSTORY TREES	21 CANOPY TREES PROVIDED 16 UNDERSTORY TREES PROVIDED

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

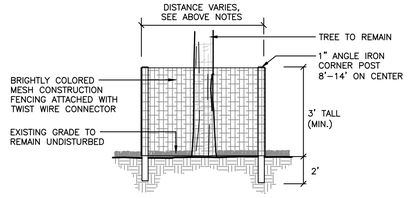
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
SOUTHERN PERIMETER	TYPE "B" 253 L.F.	ONE CANOPY TREE PER 40' LIN. FT. + CONTINUOUS HEDGE = 7 CANOPY TREES REQUIRED PLUS CONTINUOUS HEDGE	7 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
WESTERN PERIMETER	TYPE "B" 435 L.F.	ONE CANOPY TREE PER 40' LIN. FT. + CONTINUOUS HEDGE = 11 CANOPY TREES REQUIRED PLUS CONTINUOUS HEDGE	16 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
NORTHERN PERIMETER	TYPE "B" 283 L.F.	ONE CANOPY TREE PER 40' LIN. FT. + CONTINUOUS HEDGE = 7 CANOPY TREES REQUIRED PLUS CONTINUOUS HEDGE	7 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

TREE MITIGATION CALCULATIONS

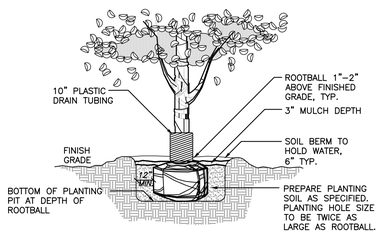
CATEGORY	MITIGATION CALCULATIONS
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT.....1 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....1 TREES TOTAL REPLACEMENT TREES PROVIDED.....1 TREES TOTAL PRESERVATION CREDITS .....0 TOTAL MITIGATION DEFICIT/SURPLUS.....0 TREES

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TREE TYPE
INS	17	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	1.5" CALIPER, MIN.	CANOPY
LIN	11	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1.5" CALIPER, MIN.	UNDERSTORY
LJ	13	LIGUSTRUM JAPONICUM	TREE FORM LIGUSTRUM	1.5" CALIPER, MIN.	UNDERSTORY
LT	18	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	UNDERSTORY
MGD	4	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	8' HEIGHT, MIN.	CANOPY
QS	1	QUERCUS SHUMARDII	SHUMARD RED OAK	8' HEIGHT, MIN.	CANOPY
QV	12	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	8' HEIGHT, MIN.	CANOPY
QVC	5	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
UA	10	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
IDB	517	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
PM	112	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL, 24" HT, 12" SPR	
VOS	137	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT VIBURNUM	3 GAL., 16" HT. X 12" SPR.	
VS	187	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" HT., 18"SPR.	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**
DV	176	DIETES VEGETA	AFRICAN IRIS	1 GAL, FULL	24" o.c.
LEM	122	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
RD	122	ROSA X 'PEACH DRIFT'	PEACH DRIFT ROSE	3 GAL	24" o.c.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	



1 TREE PROTECTION DETAIL
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.

GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. SEE CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEET LS-3 FOR IRRIGATION PLANS.

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LC26000084
CHW
Professional Consultants

SCALE: N/A

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170530 FIRST SUBMITTAL TO COA
170731 RE-SUBMITTAL TO COA
170802 RE-SUBMITTAL TO COA
170901 RE-SUBMITTAL TO COA
180208 CLIENT REVIEW SET

CLIENT: ALACHUA A ONE, LLC.

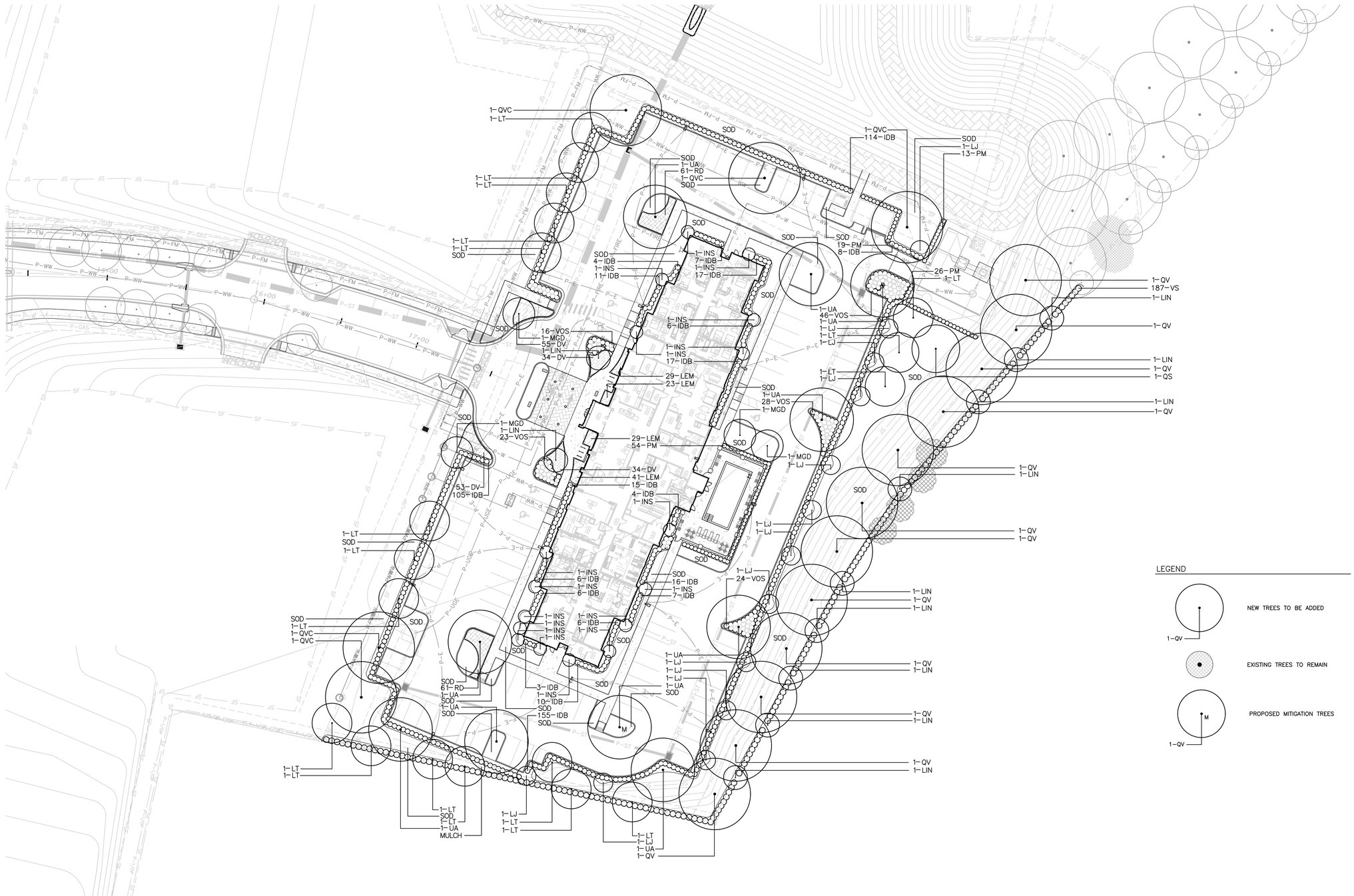
PROJECT: HAMPTON INN AT HIGHPOINT CROSSING

SHEET TITLE: GENERAL NOTES AND LANDSCAPE CALCULATIONS

TECHNICIAN: SK/JH
DESIGNER: SK
QUALITY CONTROL: CT
PROJECT NUMBER: 16-0638

SHEET NO.: LS-1

Tech: sarah Plot Date: May 29,2018 6:06pm Filename: L:\2016\16-0638\Design\Hampton Inn\03_Production\02_SPR\02_Cornerth\16-0638-design-Hampton-base.dwg



LEGEND

1-QV — NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

1-QV — M — PROPOSED MITIGATION TREES

GRAPHIC SCALE

0 15 30 60

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA
LC26000084

CHW
Professional Consultants

SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170513 1ST SUBMITTAL TO COA
170703 RE-SUBMITTAL TO COA
170802 RE-SUBMITTAL TO COA
170901 RE-SUBMITTAL TO COA
180208 CLIENT REVIEW SET

CLIENT: ALACHUA A ONE, LLC.

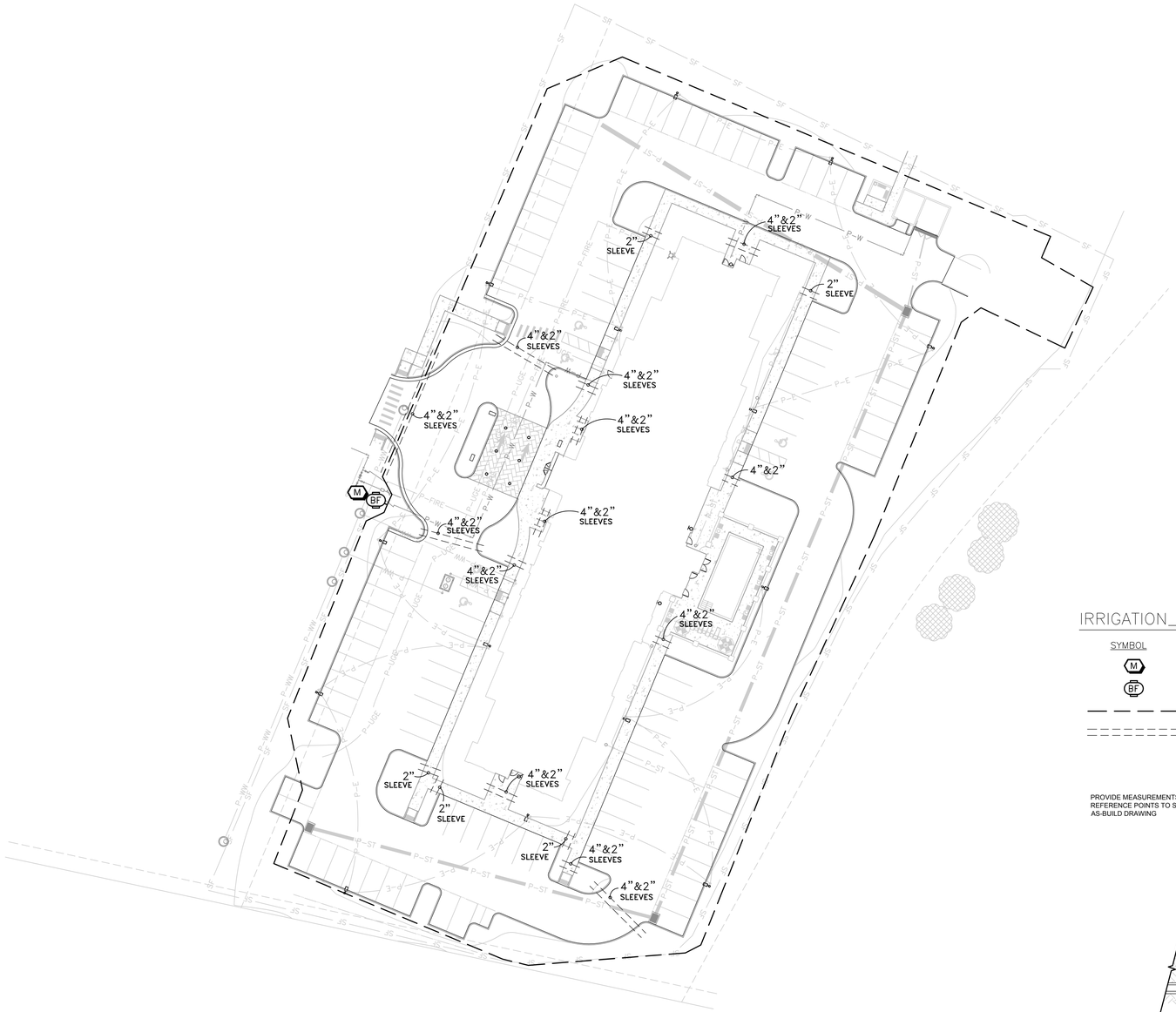
PROJECT: HAMPTON INN AT HIGHPOINT CROSSING

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: SK/JH
DESIGNER: SK
QUALITY CONTROL: CT
PROJECT NUMBER: 16-0638

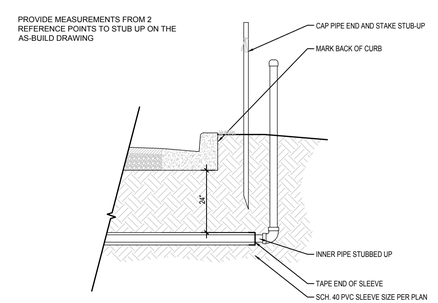
SHEET NO.: LS-2

Tech: sstek Plot Date: May 29,2018 6:00pm Filename: L:\2016\16-0638\Design\Hampton Inn\03_Production\02_SPR\03_Current\16-0638-design-Hampton-base.dwg



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
M	Wilkins 975XL 2" Backflow Preventer
BF	Water Meter 1"
— — — —	Irrigation Mainline: PVC 2" Class 200 SDR 21
= = = = = = = =	Pipe Sleeve: PVC Schedule 40



1 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

GRAPHIC SCALE
0 15 30 60

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LC26000084
CHW
Professional Consultants

SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
170513 1ST SUBMITTAL TO COA
170615 RE-SUBMITTAL TO COA
170802 RE-SUBMITTAL TO COA
170901 RE-SUBMITTAL TO COA
180208 CLIENT REVIEW SET

CLIENT: ALACHUA A ONE, LLC.
PROJECT: HAMPTON INN AT HIGHPOINT CROSSING
SHEET TITLE: IRRIGATION DIAGRAM

TECHNICIAN: SK/JH
DESIGNER: SK
QUALITY CONTROL: CT
PROJECT NUMBER: 16-0638

SHEET NO.: LS-3

Tech: sarah Plot Date: May 29,2018 6:01pm Filename: L:\2016\16-0638\Design\Hampton Inn\03_Production\02_SPR\02_Current\16-0638-design-Hampton-base - IR.dwg

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: October 9, 2018
Quasi-Judicial Hearing

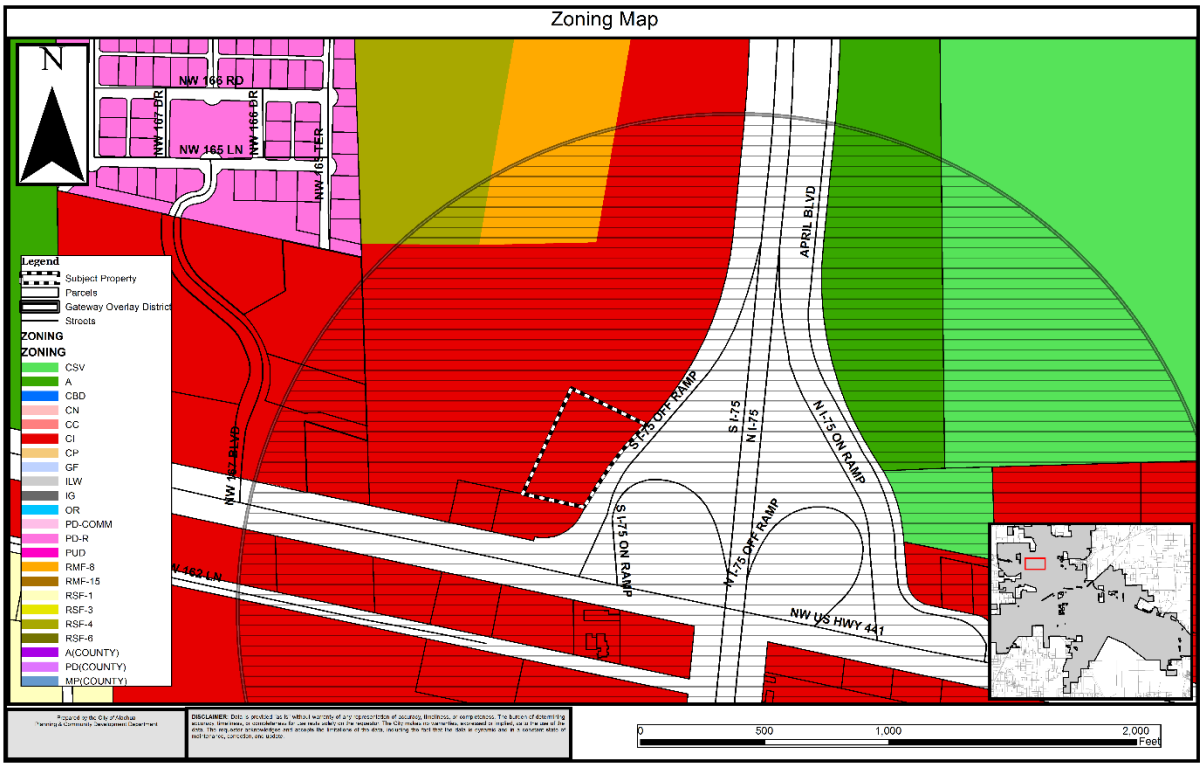
SUBJECT:	A request for a Site Plan for the construction of a ±60,563 square foot, 101 room hotel with employee parking, paving, grading, landscaping and associated utility infrastructure
APPLICANT/AGENT:	Robert Walpole, P. E., of CHW, Inc.
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	West of I-75, north of Bob's Fuel/Dunkin'Donuts, east of Heritage Oaks and Alachua Marketplace Plaza
PARCEL ID NUMBER:	03049-000-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive ("CI")
OVERLAY:	I-75/441 Gateway Overlay
ACREAGE:	±2.73 acres
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the five (5) conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and on page 22 of the October 9, 2018 Staff Report to the Planning & Zoning Board.*

SUMMARY

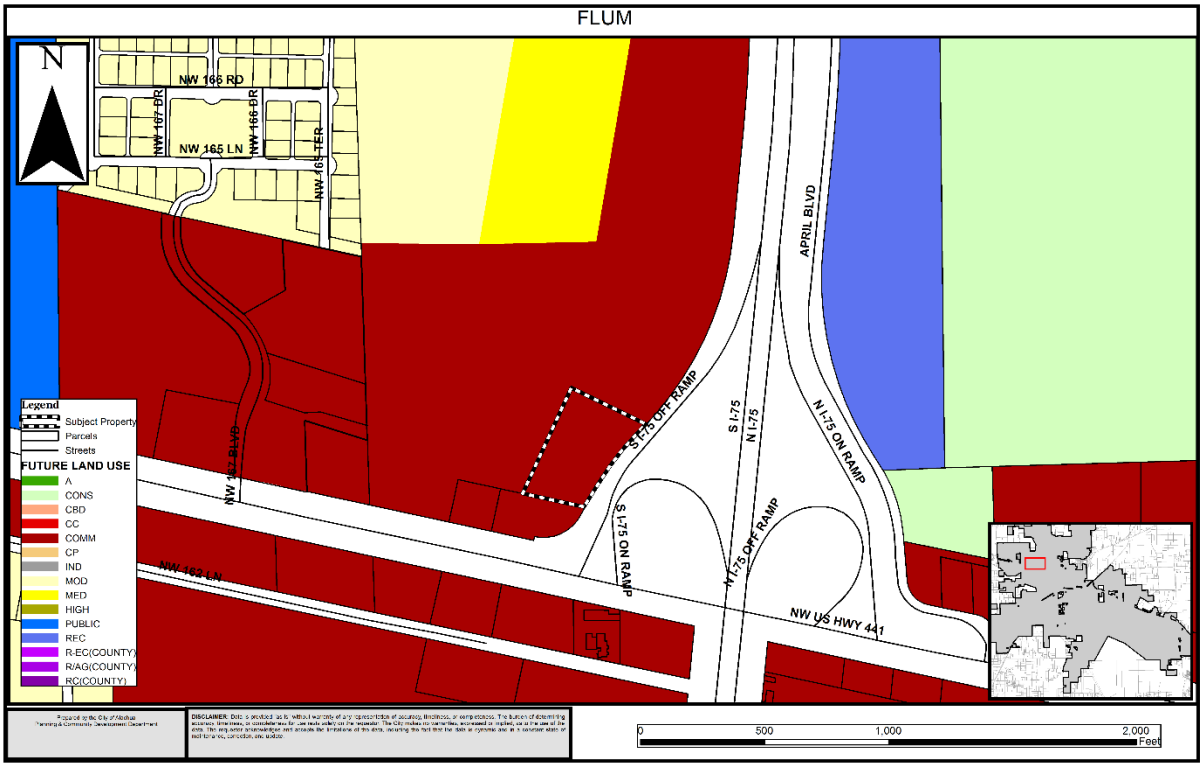
The proposed site plan is a request by Robert Walpole, P. E., of CHW, Inc.., applicant and agent for Alachua A One, LLC , property owner, for the construction of ±60,563 square foot, 101 room hotel with employee and guest parking, paving, grading, landscaping and associated utility infrastructure.

The subject property is ±2.73 acres in area and is located West of I-75, north of Bob's Fuel/Dunkin'Donuts, east of Heritage Oaks and Alachua Marketplace Plaza. Access to the subject property would be provided by one (1) ingress/egress drive, connecting to US Highway 441 through NW 163rd Lane, as depicted on the Final Plat for HighPoint Crossing.

Map 1. Subject Property with Zoning



Map 2. Subject Property with Future Land Use



The proposed development will convey the development's stormwater runoff to one (1) proposed stormwater basin located off site to the north of the proposed hotel. This stormwater pond is being permitted through the Suwannee River Water Management District as a part of the HighPoint Crossing plat.

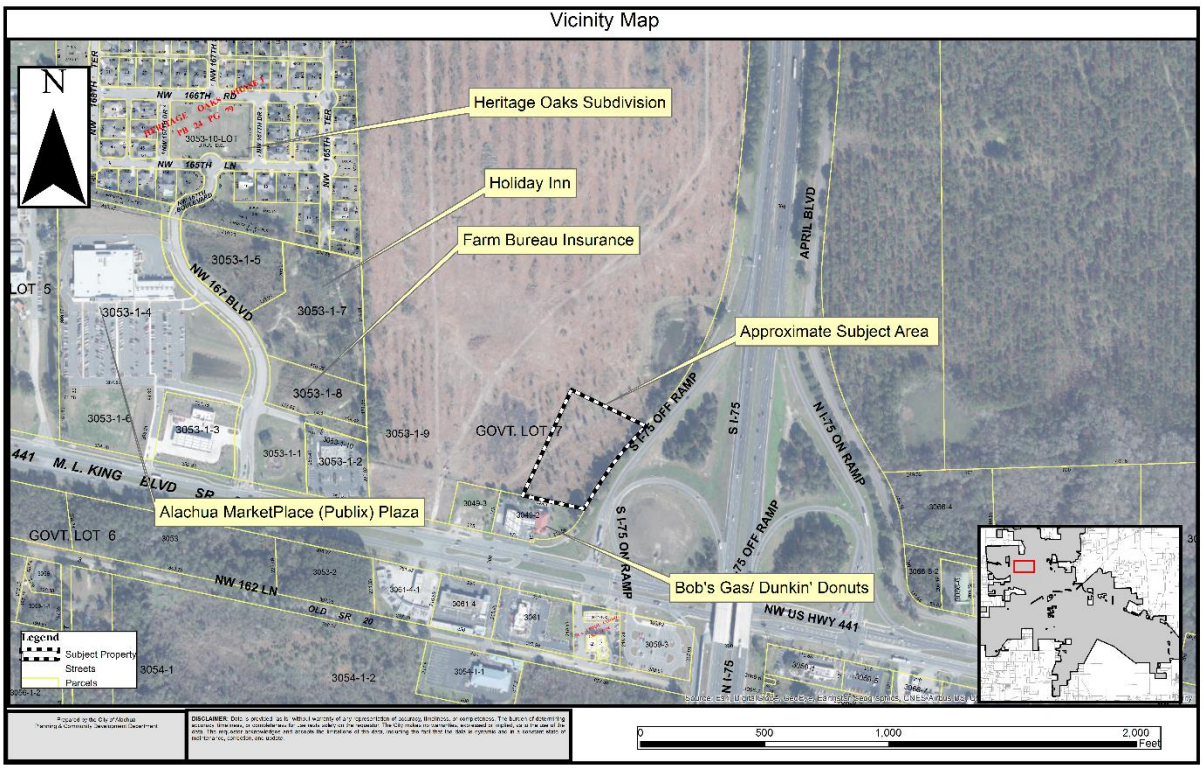
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 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. It 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	Vacant	Commercial	CI
South	Automobile Service Station	Commercial	CI
East	Right-of-Way (I-75)	NA	NA
West	Vacant	Commercial	CI

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on May 23, 2017 at the Living Covenant Church (15202 NW 147th Drive, Alachua, FL 32615). The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by three (3) individuals from the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.3: Commercial

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

Evaluation and Findings of Consistency with Objective 1.3: The proposed use (hotel) complies with the intent of the Commercial Future Land Use designation by providing a service use to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

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

14. Eating Establishments

Evaluation and Findings of Consistency with Policy 1.3.b: The subject property has a Commercial FLUM designation, which allows hotels, motels.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.3.d: The applicant has demonstrated through their submitted site plan application and supporting documentation that each of these sub-policies has been addressed.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is

designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible
2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.
3. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

Evaluation and Findings of Consistency with Policy 1.3.e: The subject property has a Commercial FLUM designation; no new commercial FLUM designations would be created through consideration of this site plan application.

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 and Findings of Consistency with Objective 5.1: According to the analysis of the subject property, based on the best available data, the site does not contain any environmental features, such as those considered by Objective 5.1 that would render the property inappropriate for the proposed development. Please see the Environmental Conditions Analysis section of this Report.

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

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

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

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

Evaluation and Findings of Consistency with Policy 9.1: The proposed development will connect to potable water and wastewater facilities. A new lift station will be constructed by the Developer; the lift station and appurtenant land will be dedicated

to the City. This lift station will serve future development in the High Point Crossing area.

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

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d – 1.3.g: The site plan complies with Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

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

Levels of Service

a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

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

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

Policy 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:

3. 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.

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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	.73 tons per capita per year

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

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.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The proposed development will convey the development's stormwater runoff to one (1) stormwater basin, which will be located offsite as a part of the HighPoint Crossing subdivision master stormwater retention facility. The final plat for the High Point Crossing Subdivision was approved by the City of Alachua City Commission on September 24, 2018.

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:

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.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

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

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

or funds to increase facility capacity are committed in accordance with a development agreement.

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

Conservation & Open Space Element

Policy 1.2.a:

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

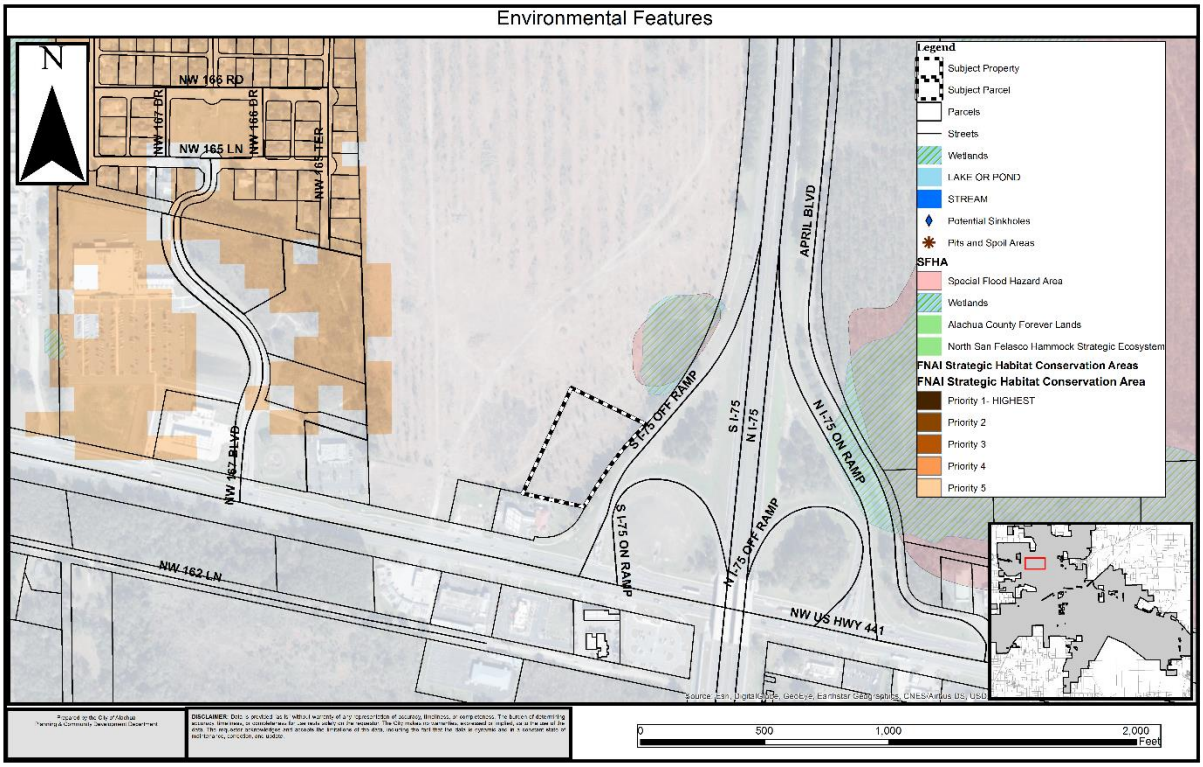
Policy 1.3.e:

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

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

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

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer does not indicate any lands classified as potentially having habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

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

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: B

This soil type is well drained and permeability at surface is rapid and surface runoff is medium. This soil type poses only slight limitations for commercial structures, dwellings, and local roads.

Kendrick Sand (2% – 5% slopes)
Hydrologic Soil Group: B

This soil type is well drained and permeability at surface is rapid and surface runoff is moderately slow. This soil type poses only slight limitations for commercial structures, dwellings, and local roads.

Evaluation: The soil types present on the subject property do not pose any substantial limitations for the proposed development, therefore, no concerns related to soil suitability.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.) See Map 5 above.

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Commercial Intensive ("CI".) The site plan proposes a new ±60,563 square foot, 101 room hotel with employee and guest parking, landscaping, paving, grading, and associated utility infrastructure. Table 4.1-1 of the LDRs establishes the allowable uses within each zoning district, and indicates that this zoning district permits hotels under the "Visitor Accommodations" use category, subject to the use-specific standards found in Section 4.3.4 (K)(3) and analyzed below.

(3) ***Zone District Use-Specific Standards***
The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are use-specific standards for drive-through restaurants found in Section 4.3.4 (K)(3). These standards are:

(3) Hotel or motel.

(a) Area devoted to nonliving quarters. Up to 15 percent of the gross floor area of a hotel or motel may be in non-living-quarter incidental uses (accessory uses), including management/employee offices, meeting rooms, banquet halls, retail services, such as newsstands and gift shops and similar uses, provided any incidental business is conducted primarily to service guests, and, there is no entrance to such places of business except from the inside of the building.

(b) Eating establishments. In addition to the accessory uses allowed in Section 4.4.4, Accessory uses and structures allowed, up to an additional 25 percent of the gross floor area of a hotel or motel may be devoted to eating establishments as an accessory use. The eating establishment may have an entrance from outside of the principal building.

The proposed site plan complies with these standards.

(4) ***Development and Design Standards***

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, Design Standards for Business Uses, and *Section 6.9*, Environmental Protection Standards. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

(5) ***Subdivision Standards***

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

Evaluation & Findings: The proposed development is a part of the High Point Crossing subdivision which will be considered for final approval by the City Commission of the City of Alachua on October 8, 2018. This subdivision has been reviewed and is found to be in compliance with the applicable standards of Article 7.

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

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

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

COMPLIANCE WITH SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES

Section 6.8 of the City's Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B.). Uses exempt from the design standards pursuant to Subsection 6.8.1(B) include use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories. The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The application has been reviewed for and found to be in compliance with the standards of Section 6.8. The proposed development is classified as a "business use type" and therefore subject to the requirements of Section 6.8.

COMPLIANCE WITH SECTION 3.7.2 (C), U.S. HIGHWAY 441/ INTERSTATE 75 GATEWAY OVERLAY DISTRICT

Section 3.7.2 (C) of the City's Land Development Regulations (LDRs) establishes development standards for properties located within 2,000 feet of the intersection of U.S. Highway 441 and Interstate 75. These standards address primarily design elements such as building materials and signage. The application has been reviewed for and found to be in compliance with the standards of Section 3.7.2 (C).

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107/1407)	US 441 (From SR 235 to NCL)	4/D	Principle Arterial	Urban Trans	E
1 (32)	I-75 (From US 441 to North City Limits)	6/D	Freeway	COMM	C
2 (31)	I-75 (From US 441 to South City Limits)	6/D	Freeway	COMM	C

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

Table 3. Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Hotel (ITE Code 310)	825 (412/412)	53 (29/24)	62 (36/26)
Total Trips	825 (412/412)	53 (29/24)	62 (36/26)

1 Source: ITE Trip Generation, 9th Edition.
2 Formulas: ITE Code 310 – AADT –8.17 trips per room x 101 rooms (50% entering/50% exiting); AM Peak Hour – .52 trips per room x 101 rooms (54% entering/46% exiting); PM Peak Hour –.61 trips per room x 101 rooms (58 % entering/ 42 % exiting)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 5: US 441 From SR 235 to NCL (107/1407)[1]	Segment 1: I-75 (From US 441 to North City Limits) (32)	Segment 2: I-75 (From US 441 to South City Limits) (31)
Average Annual Daily Trips			
Maximum Service Volume[2]	39,000	91,600	91,600
Existing Traffic[3]	25,926	36,000	59,457
Reserved Trips[4]	2,367	346	152
Available Capacity[4]	10,707	55,254	31,991
Increase/Decrease in Daily Trips Generated by Development[5]	825	413	413
Residual Capacity After Development's Impacts[6]	9,882	54,841	31,578

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 Trip Distribution: US 441 (From SR 235 to NCL) Segment- 100%, %, Segment 1: I-75 (From US 441 to North City Limits) – 50 %, Segment 2: I-75 (From US 441 to South City Limits) - 50%.
*6 **The application is for a Final Development Order. Facility capacity and concurrency will be reserved.***

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	US 441 From SR 235 to NCL (13,14,15)[1]	I-75 (From US 441 to North City Limits)	I-75 (From US 441 to South City Limits)
Maximum Service Volume[2]	3,510	8,250	8,250
Existing Traffic[3]	2,463	3,780	6,243
Reserved Trips[4]	244	55	17
Available Capacity[4]	803	4,415	1,990
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	62	31	31
Residual Capacity After Development's Impacts[6]	741	4,384	1,959

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 Trip Distribution: US 441 (From SR 235 to NCL) Segment- 100%, %, Segment 1: I-75 (From US 441 to North City Limits) – 50 %, Segment 2: I-75 (From US 441 to South City Limits) - 50%.
*6 **The application is for a Final Development Order. Facility capacity and concurrency will be reserved.***

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

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]	1,236,000
Reserved Capacity[1]	37,817
Available Capacity	1,026,183
Projected Potable Water Demand from Application[3]	**10,100**
Residual Capacity	**1,016,083**
Percentage of Permitted Design Capacity Utilized	**55.8%**

Sources:
1 City of Alachua August 2018 Development Monitoring Report.
2 Source: Chapter 64E-6, Florida Administrative Code; Formula: 100 gallons per day per room x 101 rooms

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	687,000
Reserved Capacity[1]	33,789
Available Capacity	779,211
Projected Sanitary Sewer Demand from Application[2]	**10,100**
Residual Capacity	**769,111**
Percentage of Permitted Design Capacity Utilized	**48.7%**

Sources:
1 City of Alachua August 2018 Development Monitoring Report.
2 Source: Chapter 64E-6, Florida Administrative Code; Formula: 100 gallons per day per room x 101 rooms

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Demand Generated by Application[2]	1,463	**267**
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 City of Alachua August 2018 Development Monitoring Report.
2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"

TO

HAMPTON INN AT HIGHPOINT CROSSING; ALACHUA A ONE, LLC.
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before commencing any development.
2. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. Public Utilities Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements.
3. The applicant agrees that the Final Plat for the High Point Crossing Development shall be recorded in the Public Records of Alachua County within 30 days as required by the City's Land Development Regulations or prior to applying for a building permit, **whichever occurs first.**
4. All infrastructure improvements necessary to serve the development shall be in place and approved by the City prior to scheduling of final inspection related to Building Permit.
5. The applicant agrees it shall comply with all recommendations provided by the City of Alachua Public Services Department in a memorandum dated September 13, 2018 and found in Exhibit "B" on page number 2 of the Supporting Application Materials Submitted by City Staff to the Planning and Zoning Board .
6. The applicant agrees that Conditions 1-5 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 -5 as stated herein.

EXHIBIT "B"

TO

HAMPTON INN AT HIGHPOINT CROSSING; ALACHUA A ONE, LLC.
SITE PLAN
STAFF REPORT

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 13, 2018

Robert Walpole, P.E.
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also sent electronically to: walpole@chw-inc.com

RE: Hearing to be scheduled for Hampton Inn at High Point Crossing Site Plan

Dear Mr Walpole:

On August 20, 2018 the City of Alachua received your updated application for the above referenced application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board, conditional upon the attached comments from the Public Services Department being addressed. If comments are not adequately addressed prior to the Public Hearing, the application may be deferred and the applicant responsible for costs associated with re-advertising the hearing.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **October 9, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, September 24, 2018.*** Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: **September 13, 2018**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.** RSV
Public Services Director

RE: **Highpoint Crossing/Hampton Inn**

Public Services have reviewed the Highpoint Crossing plans and offer the following comments.

NO.	COMMENTS
1.	**Water Fitting Schedule; Sheet C3.10** Annotation 2, and 3 – material of construction shall be galvanized nipple; not brass. Provide addition detail for 2-inch brass packing joint coupling for PVC. **[Approved as Noted]**
2.	**General Note:** In reference to the proposed/existing CoA facilities (i.e. CoA Lift Station, Transformer, etc.), Contractor is responsible to sequence construction accordingly. **[Approved as Noted]**
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: **Justin Tabor – AICP Planner**
Harry Dillard – Lead Engineering Technician

Zimbra **ad_hall@cityofalachua.org**

RE: Hampton Inn Site Plan Resubmittal

From : Brian Green <bgreen@AlachuaCounty.US> Wed, Aug 29, 2018 10:07 AM
Subject : RE: Hampton Inn Site Plan Resubmittal
To : Adam Hall <ad_hall@cityofalachua.org>

Adam,

I have reviewed the Hampton Inn site plan, I have no comments.

Brian Green
Alachua County Fire Rescue
Life Safety / Investigative Branch
Cell 352-494-3140
Office 352-384-3103
Fax 352-384-3157

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Wednesday, August 29, 2018 9:27 AM
To: Brian Green <bgreen@AlachuaCounty.US>; John Adler <jadler@alachuacounty.us>
Subject: Fwd: Hampton Inn Site Plan Resubmittal

Brian or John:

I wanted to confirm that you received this email sent last week. If you need the attachments resent, please let me know. The link should still be active.

Thank you!

Adam H
City of Alachua

From: "Adam Hall" <ad_hall@cityofalachua.org>
To: "Brian Green" <bgreen@AlachuaCounty.US>, "John Adler" <jadler@alachuacounty.us>, "Keith Bennett" <ke_bennett@cityofalachua.org>
Cc: "Kenyata Curtis" <ke_curtis@cityofalachua.org>
Sent: Tuesday, August 21, 2018 1:51:03 PM
Subject: Hampton Inn Site Plan Resubmittal

All,

We are in receipt of the resubmission for Hampton Inn Site plan application. I have attached some information to this email including: fire flow calculations, grease trap size calculations, and the applicant's cover letter responding to comments previously made for this project. We are requesting responses by no later than **Thursday, August 30, 2018.**

You can find the complete site plan application using this LINK.

On the City's local drive, the plans can be found at
X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Hampton Inn (at HighPoint Crossing- 2017)\Submittals\August 20, 2018 - #3.

If you have any questions, or need anything else, please do not hesitate to contact me.

Thank you,

--
Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

From : Adam Hall <ad_hall@cityofalachua.org> Wed, Aug 29, 2018 09:26 AM
Subject : Fwd: Hampton Inn Site Plan Resubmittal
To : Brian Green <bgreen@AlachuaCounty.US>, John Adler <jadler@alachuacounty.us>

Brian or John:

I wanted to confirm that you received this email sent last week. If you need the attachments resent, please let me know. The link should still be active.

Thank you!

Adam H
City of Alachua

From: "Adam Hall" <ad_hall@cityofalachua.org>
To: "Brian Green" <bgreen@AlachuaCounty.US>, "John Adler" <jadler@alachuacounty.us>, "Keith Bennett" <ke_bennett@cityofalachua.org>
Cc: "Kenyata Curtis" <ke_curtis@cityofalachua.org>
Sent: Tuesday, August 21, 2018 1:51:03 PM
Subject: Hampton Inn Site Plan Resubmittal

All,

We are in receipt of the resubmission for Hampton Inn Site plan application. I have attached some information to this email including: fire flow calculations, grease trap size calculations, and the applicant's cover letter responding to comments previously made for this project. We are requesting responses by no later than **Thursday, August 30, 2018.**

You can find the complete site plan application using this LINK.

On the City's local drive, the plans can be found at
X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Hampton Inn (at HighPoint Crossing- 2017)\Submittals\August 20, 2018 - #3.

If you have any questions, or need anything else, please do not hesitate to contact me.

Thank you,

--
Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

From : Adam Hall <ad_hall@cityofalachua.org> Tue, Aug 21, 2018 01:51 PM
Subject : Hampton Inn Site Plan Resubmittal 3 attachments
To : Brian Green <bgreen@AlachuaCounty.US>, John Adler <jadler@alachuacounty.us>, Keith Bennett <ke_bennett@cityofalachua.org>
Cc : Kenyata Curtis <ke_curtis@cityofalachua.org>

All,

We are in receipt of the resubmission for Hampton Inn Site plan application. I have attached some information to this email including: fire flow calculations, grease trap size calculations, and the applicant's cover letter responding to comments previously made for this project. We are requesting responses by no later than **Thursday, August 30, 2018.**

You can find the complete site plan application using this LINK.

On the City's local drive, the plans can be found at
X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Hampton Inn (at HighPoint Crossing- 2017)\Submittals\August 20, 2018 - #3.

If you have any questions, or need anything else, please do not hesitate to contact me.

Thank you,

--
Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

MEMO 171108 Hampton Inn - Fire Flow Calculations - Updated.pdf
570 KB

CALCS 170802 Hampton Inn - Grease Trap Sizing Calculations.pdf
157 KB

LTR 170823 Hampton Inn - Site Plan Comment Response Letter.pdf
204 KB

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 15, 2017

Robert Walpole, P.E.
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also sent electronically to: walpole@chw-inc.com

RE: Remaining Deficiencies from Development Review Team (DRT) Summary for: Hampton Inn at High Point Crossing Site Plan (Submittal No. 2)

Dear Mr Walpole:

The application referenced above was reviewed at our June 27, 2017, Development Review Team (DRT) Meeting. A revised application was subsequently received on August 2, 2017. At this time, deficiencies with the application remain and must be addressed prior to being considered by the Planning and Zoning Board. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, September 5, 2017**. A total of four (4) copies of the ***complete*** application package (i.e., all application materials and attachments) and a CD containing a PDF of ***all*** application materials must be provided by this date.

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

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

D. *Development Standards*

1. Section 3.7.2 (C) – US Highway 441/ Interstate 75 Gateway Overlay District
   b. Specifically identify which façade detail features are being utilized to meet the requirements of Section 3.7.2(5)(vi). These required design features are applicable to both east and west facades.

Comment: **Response letter states that the requirements have been met and will be listed, but list or identification of required design features cannot be identified in plans.**

2. Section 6.1-Off Street Parking and Loading Standards
   f. Off-street loading spaces identified on plan do not appear to meet minimum vertical clearance of 14'. See Section 6.1.7 (B).

Comment: **Referenced Sheet A1.06 does not appear to have been included with resubmitted plans.**

3. Section 6.2- Tree protection/landscape/xeriscape standards
   e. North and west perimeter buffer types and lengths should be included with perimeter buffer table.

Comment: **North and west perimeter buffers appear to be incorrectly classified as Type A buffers. According to Table 6.2-2, City of Alachua Land Development Regulations, the correct buffer type is Type B. Canopy tree quantities appear to still be met with this change.**

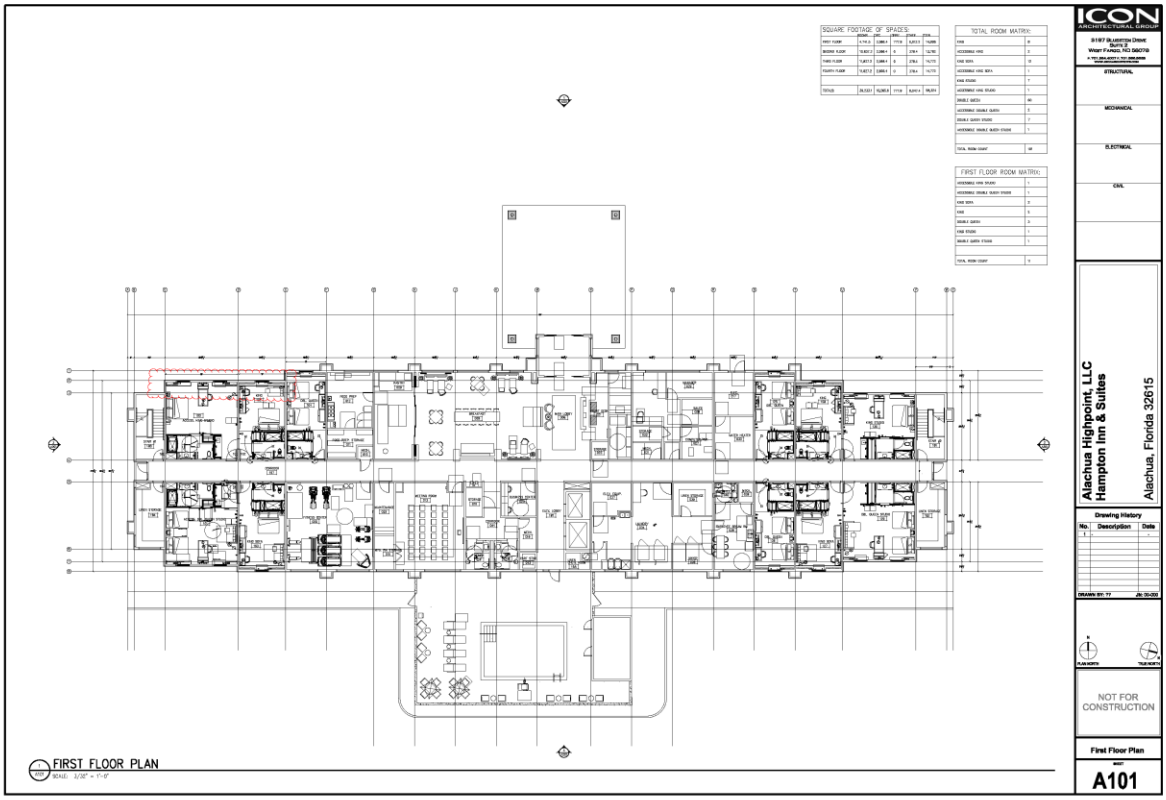
North perimeter buffer cites a hedge as being used to meet perimeter buffer requirements, however, this hedge does not include the property line with the proposed City of Alachua lift station property.

4. Section 6.3- Fencing Standards
   a. Provide cross section and design detail for any fencing around pool area.

Comment: **"Fence" around pool appears to be wall. Please include a longitudinal section of this showing opacity and materials.**

5. Section 6.8- Design Standards for Business Uses
   a. Façade massing requirements do not appear to be met. Please update scale of architectural plans or provide dimensions showing that the façade expanses do not exceed thirty feet without wall offset.

Comment: **One section of wall still appears to not meet massing requirements. See marked-up image below identifying this section:**



f. Provide color set of plans, or color key sheet for façade plans (Sheet A1.06).

***Comment*: Colors have been provided, but not materials. Referenced Sheet A1.06 appears to have been left out of latest submittal.**

E. *<u>Public Services & Outside Engineering Review Comments</u>*

2. The applicant must comply with all comments provided by the Public Services Department in a memo dated June 15, 2017 (attached to this memo).

***Comment:* See updated memo from Public Services Department dated August 7, 2017 and attached to this letter.**

G. *<u>Miscellaneous/General Issues</u>*

2. Add note on architectural elevation plan sheet that signage is by separate permit and not approved through site plan application process.

***Comment:* Referenced sheet A1.06 not included with this submittal.**

New Comments (08/15/17):

I. Architectural plans were difficult to read because ink was light. Please darken for all subsequent submittals.

II. On Sheet LS-1, Interior Parking Area Landscaping identities 14 canopy trees provided, but it appears that the required 18 have been provided. On same sheet, Overlay District/ Arterial Frontage Landscape Requirements identifies 12 Canopy Trees provided and 9 understory trees provided, but 23 canopy trees and 16 understory trees appear to have been provided meeting the required buffer amounts.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: **August 07th, 2017**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.** RJV
Public Services Director

RE: **Hampton Inn @ HighPoint Crossing Site Plans - Resubmittal**

Public Services have reviewed the Hampton Inn at HighPoint Crossing site plans and offer the following comments.

NO.	COMMENTS
1.	General Comment: Fire Flow Requirements Submit for approval fire flow requirement for the proposed facility. Attached is the Fire Flow Assessment Report Request Form; the associated cost of $476.75. [Submit] Fire flow assessment was performed for the proposed Hampton Inn at HighPoint Crossing. Results show that the current City distribution network does NOT have the capacity to meet the specified 1,500 gpm for a 2-hr duration minimum fire flow requirement. (700 gpm for a 2-hr duration is currently available.) While the purpose of identifying the assessed fire flow capacity is not intended to stifle Engineer's design innovation and ingenuity, Engineer shall provide a design in accordance with standards and codes that facilitates the fire flow capacity available within their design. Engineer is ultimately responsible for their design. The City is aware of the existing water distribution performance and is currently in design of a project that will increase the fire flow capacity within this area. The construction schedule for this project is projected to be completed within the next fiscal year. The City performed an assessment that took into consideration the installation of the future line. This assessment, with the future line, received PASSING results for the requested fireflow requirement of 1,500 gpm for a 2-hr duration at the proposed Hampton Inn site. **[Approved as Noted]**
2.	General Comment: Grease Trap Sizing Submit, for City approval, grease trap sizing calculations. [Submit] **[Approved]**
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: **Adam Hall – AICP Planner**
Harry Dillard – Lead Engineering Technician

Alachua County Fire Rescue

Life Safety and Internal Affairs Branch

William K. Northcutt, Chief

Plan Review Comments

Alachua County Fire Rescue, Life Safety and Internal Affairs Branch has reviewed the following submittal for compliance with applicable codes and standards. The plans are:

Site Plan Review

Project Name:	Hampton Inn Site Plan	Permit#:	COA 170801
Address:	High Point Crossing	Date Reviewed:	8/21/2017
Applicant Name:		Occupancy:	Hotels and Dormitories
Company Name:		Project Type:	Other
Address:			
Phone:			

Plan Review Comments:

1. Inssuficient water supply provided for fire fighting. Additional flow shall be provided in accoradance to the Florida Fire Prevention Code and the Florida Building Code for current design.
2. No further comments.

Review and approval of these construction documents by this department does not relieve the architect, engineer, contractor, and/or subcontractors from the responsibility of complying with all applicable codes, standards, ordinances, and state statutes as adopted by Alachua County.

Notice: Alachua County Fire Rescue charges a fee for new construction plan reviews and inspections persuant to the BoCC direction. If you require more inspections than the minimum for the type of permit your applied for, you will be billed additional plan review or inspection fees.

Do not use the County automated inspection scheduling system to schedule a fire department inspection, please call (352)384-3103 or schedule it via the internet at http://www.alachuacounty.us/Depts/PublicSafety/Pages/Inspection-Request.aspx.

Reviewed by: _____ 8/21/2017

Brian Green
Fire Inspector

Date

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 15, 2017

Robert Walpole, P.E.
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also sent electronically to: walpole@chw-inc.com

RE: Remaining Deficiencies from Development Review Team (DRT) Summary for: Hampton Inn at High Point Crossing Site Plan (Submittal No. 2)

Dear Mr Walpole:

The application referenced above was reviewed at our June 27, 2017, Development Review Team (DRT) Meeting. A revised application was subsequently received on August 2, 2017. At this time, deficiencies with the application remain and must be addressed prior to being considered by the Planning and Zoning Board. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, September 5, 2017**. A total of four (4) copies of the ***complete*** application package (i.e., all application materials and attachments) and a CD containing a PDF of ***all*** application materials must be provided by this date.

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

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

D. *Development Standards*

1. Section 3.7.2 (C) – US Highway 441/ Interstate 75 Gateway Overlay District
   b. Specifically identify which façade detail features are being utilized to meet the requirements of Section 3.7.2(5)(vi). These required design features are applicable to both east and west facades.

Comment: **Response letter states that the requirements have been met and will be listed, but list or identification of required design features cannot be identified in plans.**

2. Section 6.1-Off Street Parking and Loading Standards
   f. Off-street loading spaces identified on plan do not appear to meet minimum vertical clearance of 14'. See Section 6.1.7 (B).

Comment: **Referenced Sheet A1.06 does not appear to have been included with resubmitted plans.**

3. Section 6.2- Tree protection/landscape/xeriscape standards
   e. North and west perimeter buffer types and lengths should be included with perimeter buffer table.

Comment: **North and west perimeter buffers appear to be incorrectly classified as Type A buffers. According to Table 6.2-2, City of Alachua Land Development Regulations, the correct buffer type is Type B. Canopy tree quantities appear to still be met with this change.**

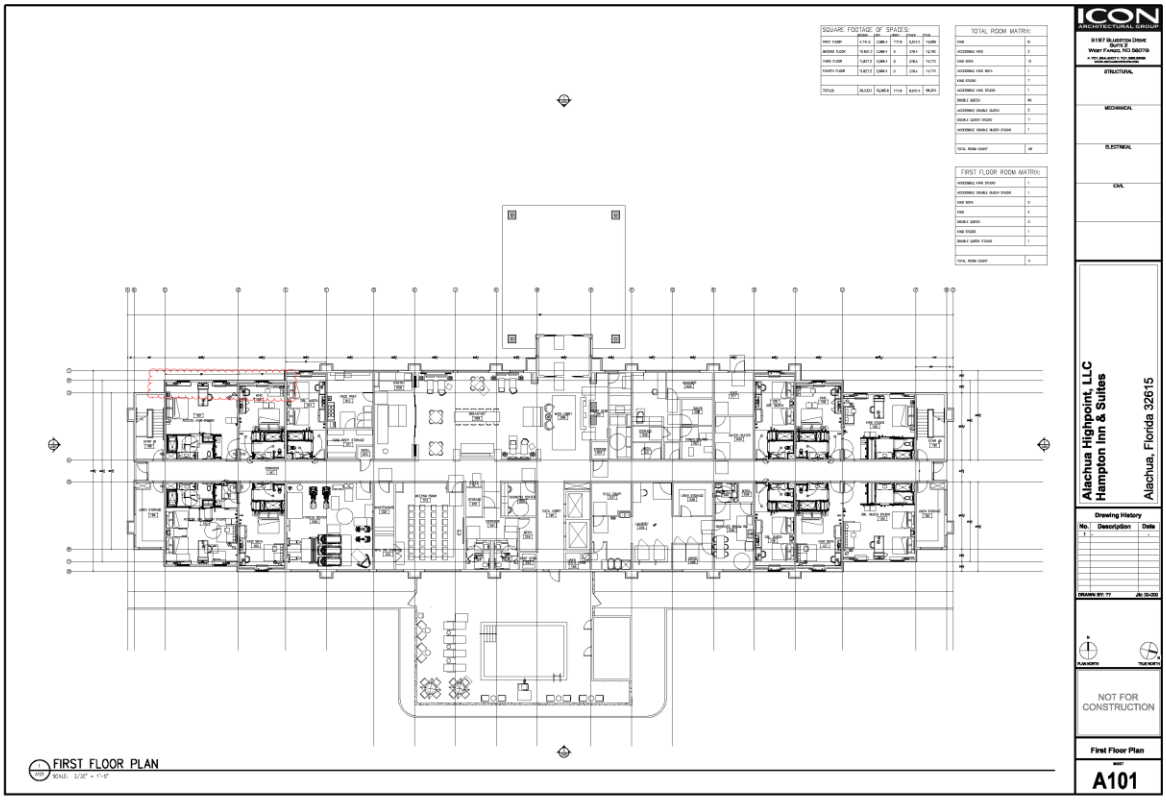
North perimeter buffer cites a hedge as being used to meet perimeter buffer requirements, however, this hedge does not include the property line with the proposed City of Alachua lift station property.

4. Section 6.3- Fencing Standards
   a. Provide cross section and design detail for any fencing around pool area.

Comment: **"Fence" around pool appears to be wall. Please include a longitudinal section of this showing opacity and materials.**

5. Section 6.8- Design Standards for Business Uses
   a. Façade massing requirements do not appear to be met. Please update scale of architectural plans or provide dimensions showing that the façade expanses do not exceed thirty feet without wall offset.

Comment: **One section of wall still appears to not meet massing requirements. See marked-up image below identifying this section:**



f. Provide color set of plans, or color key sheet for façade plans (Sheet A1.06).

***Comment*: Colors have been provided, but not materials. Referenced Sheet A1.06 appears to have been left out of latest submittal.**

E. *<u>Public Services & Outside Engineering Review Comments</u>*

2. The applicant must comply with all comments provided by the Public Services Department in a memo dated June 15, 2017 (attached to this memo).

***Comment:* See updated memo from Public Services Department dated August 7, 2017 and attached to this letter.**

G. *<u>Miscellaneous/General Issues</u>*

2. Add note on architectural elevation plan sheet that signage is by separate permit and not approved through site plan application process.

***Comment:* Referenced sheet A1.06 not included with this submittal.**

New Comments (08/15/17):

I. Architectural plans were difficult to read because ink was light. Please darken for all subsequent submittals.

II. On Sheet LS-1, Interior Parking Area Landscaping identities 14 canopy trees provided, but it appears that the required 18 have been provided. On same sheet, Overlay District/ Arterial Frontage Landscape Requirements identifies 12 Canopy Trees provided and 9 understory trees provided, but 23 canopy trees and 16 understory trees appear to have been provided meeting the required buffer amounts.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: **August 07th, 2017**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.** RJV
Public Services Director

RE: **Hampton Inn @ HighPoint Crossing Site Plans - Resubmittal**

Public Services have reviewed the Hampton Inn at HighPoint Crossing site plans and offer the following comments.

NO.	COMMENTS
1.	General Comment: Fire Flow Requirements Submit for approval fire flow requirement for the proposed facility. Attached is the Fire Flow Assessment Report Request Form; the associated cost of $476.75. **[Submit]** Fire flow assessment was performed for the proposed Hampton Inn at HighPoint Crossing. Results show that the current City distribution network does NOT have the capacity to meet the specified 1,500 gpm for a 2-hr duration minimum fire flow requirement. (700 gpm for a 2-hr duration is currently available.) While the purpose of identifying the assessed fire flow capacity is not intended to stifle Engineer's design innovation and ingenuity, Engineer shall provide a design in accordance with standards and codes that facilitates the fire flow capacity available within their design. Engineer is ultimately responsible for their design. The City is aware of the existing water distribution performance and is currently in design of a project that will increase the fire flow capacity within this area. The construction schedule for this project is projected to be completed within the next fiscal year. The City performed an assessment that took into consideration the installation of the future line. This assessment, with the future line, received PASSING results for the requested fireflow requirement of 1,500 gpm for a 2-hr duration at the proposed Hampton Inn site. **[Approved as Noted]**
2.	General Comment: Grease Trap Sizing Submit, for City approval, grease trap sizing calculations. [Submit] **[Approved]**
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: **Adam Hall – AICP Planner**
Harry Dillard – Lead Engineering Technician

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Hampton Inn at HighPoint Crossing

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: Alachua A One, LLC

AGENT: Robert Walpole, P.E., CHW, Inc.

DRT MEETING DATE: June 27, 2017

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

ZONING: CI

OVERLAY: I-75/441 Gateway

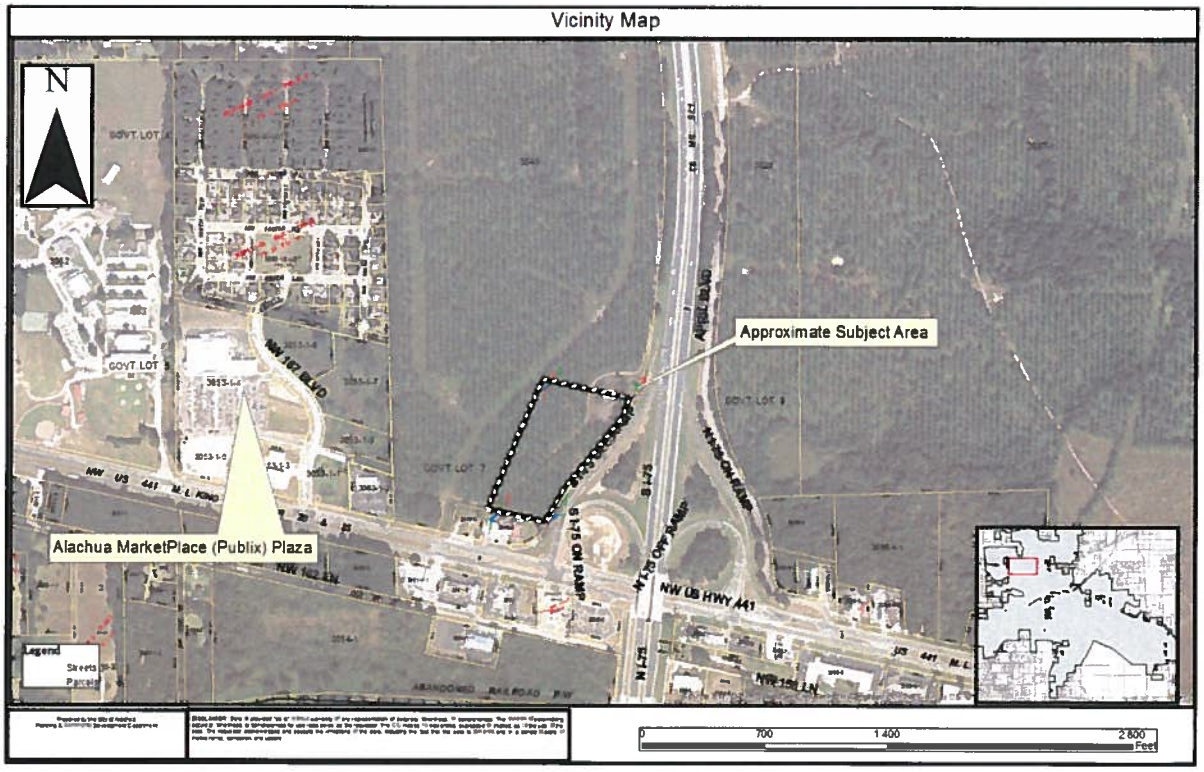
DEVELOPMENT AREA ACREAGE: ± 2.73 acres

PARCEL: 03049-000-001

PROJECT LOCATION:

PROJECT SUMMARY: Construction of a 101 room hotel with a 32 seat meeting room, employee and visitor parking, landscaping and associated utility infrastructure.

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Wednesday, July 5, 2017.**



Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

A. *Land Rights/ Lot Split*
   1. This review is based on Lot 1 of the proposed preliminary plat of "HighPoint Crossing". Changes to the boundaries and/or area of Lot 1 could potentially impact the site plan application and review of this application. This application will not be heard until the Final Plat of the "HighPoint Crossing" subdivision has been approved. All parcel numbers and legal descriptions in application must be updated prior to final submittal.

B. *Comprehensive Plan Consistency*
   1. Comprehensive Plan Consistency analysis report references construction plans for the HighPoint Crossing plat review process, but does not specifically address the Hampton Inn Site Plan application.
   2. Unique site constraints, such as soils, have not been addressed. Please provide a soil map of the proposed property and, if appropriate, what design measures may need to be considered to address constraining soils.

C. *Concurrency Impact Analysis*
   1. Concurrency Impact analysis report references construction plans for the HighPoint Crossing plat review process, but does not specifically address the Hampton Inn Site Plan application.

D. *Development Standards*
   1. Section 3.7.2 (C) – US Highway 441/ Interstate 75 Gateway Overlay District
      a. Per Section 3.7.2 (C)(5)(v), south and east ground floor facades must be a minimum of 35% glazing.
         "(v) Glazing shall constitute a minimum of 35 percent of the ground floor area when a building faces and is substantially visible from U.S. 441 or I-75".
      b. Specifically identify which façade detail features are being utilized to meet the requirements of Section 3.7.2(5)(vi). These required design features are applicable to both east and west facades.
   2. Section 6.1-Off Street Parking and Loading Standards
      a. Confirm count of parking spaces provided. Counts indicate 109 standard parking spaces with 6 handicap accessible spaces for a total of 115 spaces.
      b. Per Section 6.2.2 (D)(2)(iii)(c), a landscaped island should be placed approximately every 10 parking spaces; parking row located to the north of the proposed hotel exceeds this.
      c. Sheet 2.30 does not provide bike rack detail as indicated in plans (Section 6.1.4(D).
      d. Only 4 bike parking spaces are provided near front entrance. Ten bike parking spaces should be provided near front entrance, unless not feasible.
      e. In order to demonstrate compliance with Section 6.1.7(A) (1), please provide drive aisle dimensions.
      f. Off-street loading spaces identified on plan do not appear to meet minimum vertical clearance of 14'. See Section 6.1.7 (B).
   3. Section 6.2- Tree protection/landscape/xeriscape standards

a. 20" palm on southern property line appears to be potentially removed. Tree mitigation would be required for this tree if removed. If tree is to remain, landscaping (shrubs) may need to be relocated.
b. No mechanical equipment is identified on plan. Mechanical equipment locations must be identified and screened in accordance with Section 6.2.2 (D)(1)(c)(iii). This includes HVAC and pool filtration equipment.
c. One additional understory/ornamental tree required for parking lot perimeter buffer (Section 6.2.2(D)(2)(b)(iv)).
d. Southern perimeter buffer appears to be less than the required 7.5 feet (impervious area cannot be located with landscape buffer area).
e. North and west perimeter buffer types and lengths should be included with perimeter buffer table.

4. Section 6.3- Fencing Standards
   a. Provide cross section and design detail for any fencing around pool area.
5. Section 6.8- Design Standards for Business Uses
   a. Façade massing requirements do not appear to be met. Please update scale of architectural plans or provide dimensions showing that the façade expanses do not exceed thirty feet without wall offset.
   b. Location and orientation of pool bathhouse accessory structure are not consistent between architectural plans and civil plans.
   c. Per Section 3.7.2 (C)(5)(v), south and east ground floor facades must be a minimum of 35% glazing. See comment D.1.a above.
   d. Per Section 6.8.2 (A)(2)(i), north ground floor area façade must be a minimum of 20% glazing.
   e. Pedestrian connectivity between front entrance and surrounding sidewalk system does not appear to be completely provided. See Section 6.8.2 (A)(2)(b).
   f. Provide color set of plans, or color key sheet for façade plans (Sheet A1.06).

E. *Public Services & Outside Engineering Review Comments*

1. The applicant must address the comments provided by A. J. "Jay" Brown, Jr., PE of JBrown Professional Group, Inc in a letter received by the City on June 20, 2017 (attached to this memo).
2. The applicant must comply with all comments provided by the Public Services Department in a memo dated June 15, 2017 (attached to this memo).

F. *Completeness Review Comments:*

1. The applicant must address all completeness review deficiencies as provided in correspondence dated June 6, 2017 and noted below:

   - **Site Plan Application, Section D.1.e (Statement of Proposed Uses):** Statement of proposed uses should reference number of rooms, any ancillary uses or structures, total square feet for each major component area (hotel rooms = *x square feet*, lobby= y *square feet*, etc).
     Action Needed to Address Deficiency: Submit updated site plan with amended statement of proposed uses.

   - **Site Plan Application, Section D.1.l (Landscaping):** Submitted landscape plans does not appear to provided buffer calculations for each perimeter

buffer. Plans do not appear to calculate total linear feet for each building façade required for site landscaping. Additionally, trees should be identified as understory or canopy in plant schedule provided on sheet LS-1.
Action Needed to Address Deficiency: Submit updated landscaping plan addressing the above comments.

G. *Miscellaneous/General Issues*
1. Clarify if F.A.R. includes poolhouse and storage facilities.
2. Add note on architectural elevation plan sheet that signage is by separate permit and not approved through site plan application process.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF JULY 5, 2017.

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

June 20, 2017

Mr. Adam Hall, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Hampton Inn @ high Point Crossing
Civil Engineering Review

Dear Mr. Hall:

As you requested I have reviewed the signed & sealed design drawings provided to us for the above referenced project, prepared by CHW, Inc., and dated May 30, 2017. I have reviewed the design from an engineering standpoint to provide the City of Alachua an independent civil engineering review. My review comments of the design are provided below.

General

1. The design drawings are very well prepared and thorough. My comments are relatively minor and should be straightforward for the engineer of record (EOR) to address.

Sht. C0.00

1. For General Note 7, refer to Sheet E-1.
2. The parking count data in Note 3 appears to be incorrect. It should be 106 standard spaces. Please verify.

Sht. C1.10

1. The curb callouts for the pavement and sidewalk adjacent to the building shows designation and line work for 6" curbing, yet the callout is for a thickened edge sidewalk with no curb. Suggest eliminating the double curb line to avoid confusion.
2. Suggest adding dimensions to identify sidewalk widths.
3. The parking bay circles with number Id's identify the number of spaces do not include the disabled parking spaces. Suggest including those spaces as they are counted. The western bay indicated 8 spaces and it should be 7.

Sht. C1.20

1. Add disabled parking space sign locations on drawings and in Views A, C, and D.

2. Recommend showing ADA truncated domes at your accessible sidewalk connections to pavement.

Sht. C2.10

1. Recommend putting the curb callouts (A, B, C, D, etc.) on this sheet as it makes it easier to determine the curb types and where spillout should be specified. Showing on the HC Plan is fine, but it is more of a grading and drainage item than a horizontal control item. This is a recommendation only.
2. The southeastern parking bay is designed very close to the offsite property. At the east end of that bay the open space site grading is not defined well and there is most likely more slope than room available. Provide additional finish grading contours for this location. There is about 2.5' from the property line at the easternmost space and a 2.5' drop creating a 1:1 slope which is not a stabilized condition. Please modify the parking layout or the grading or provide grading on the adjacent property with an approved Temporary construction easement (TCE).
3. Label the dumpsters and out building. It is not clear what the intended use is. Is there room at this location for a refuse waste dumpster and recyclables? We usually see larger dumpster pads than this for commercial sites.
4. Check the top elevations of inlets H-1, H-2, and H-3 in the structure table. It may be appropriate for the top elevations to be at or lower than the nearest adjacent spot grade callout.
5. No storm piping is shown for roof drain tie-ins. Verify if this is needed and show piped connections if desired. Otherwise show downspouts and discharge points to grade.

Sht. C2.30

1. Verify if the raised sidewalk detail is intended to be the condition for the thickened edge callout on the HC Plan - Sht. C1.10.

Sht. C3.10

1. Suggest showing secondary electric service to building on this sheet.
2. Show piped roof drain connections on this sheet.

Sht. C3.10

1. Suggest showing secondary electric service to building and secondary electric conduits to serve lighting on this sheet.

Sht. LS-2

1. Label I-75 Landscape Buffer on this sheet.
2. Landscape hedge near SE parking bay identified with grading issue on Sht. C2.10 may need to be revised due to revised grading in this area.
3. Suggest eliminating the hedge material in front of the electric transformer.
4. The Elm tree planted nearest storm structure H-2 may need to be shifted away for a little more separation from H-2.
5. The Cathedral Live Oak in the northwest corner could be positioned between the utilities a little better to optimize separation.

I have confined my review to the drawings and information I was provided. I did not review the stormwater report modeling and basin design since the project will go through a separate stormwater permit review with SRWMD, and that would satisfy the City of Alachua stormwater concerns. If you would also like us to review the stormwater design on the City's behalf, please let me know.

If the City or the EOR have any questions related to my comments, please feel free to contact me directly to discuss. If I can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: June 15th, 2017

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.** RJV
Public Services Director

RE: **Hampton Inn @ HighPoint Crossing Site Plans**

Public Services have reviewed the Hampton Inn at HighPoint Crossing site plans and offer the following comments.

NO.	COMMENTS
1.	General Comment: Fire Flow Requirements Submit for approval fire flow requirement for the proposed facility. Attached is the Fire Flow Assessment Report Request Form; the associated cost of $476.75. **[Submit]**
2.	General Comment: Grease Trap Sizing Submit, for City approval, grease trap sizing calculations. **[Submit]**
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: **Justin Tabor – AICP Planner**
Harry Dillard – Lead Engineering Technician

ATTACHMENT A: FIRE FLOW ASSESSMENT REPORT REQUEST FORM

City of ALACHUA
THE GOOD LIFE COMMUNITY

Fire Flow Assessment Report Request Form

Return this completed application to the City of Alachua Water Utility
Attention: **Scott Roane** *Water Division Supervisor*
City Hall, 15100 NW 142nd Terrace, Alachua FL 32616
Phone: (386) 462-7590
Fax: (386) 418-6164

Date of Application _____

Applicant Information

Contact Name _____
Company Name _____
Phone Number: _____
Email Address: _____

Project Information

Project Name _____
Project Address: _____
City of Alachua Utilities Project Number *(if applicable)* _____
Building Type and Size _____
Fire Flow rate *(gpm)* you need for the analysis _____
Project Street Address _____
(specify the project location in reference to the position of the building, if necessary)

Attach a sketch/location map depicting location to be tested. Area map with specific location of project is required.

The fire hydrant closest to the project location will be used for the analysis. All report documents will be emailed within ten (10) business days from receipt of payment. There may be times when the computer model cannot be used. This could be due to the distribution pipe not being in the current model. In these cases, we will notify you to arrange a field test with City of Alachua Water personnel.

Comments: _____

I hereby request a Fire Flow Analysis from the City of Alachua to be performed for the identified project/location.

_____
(Authorized Signature of Applicant)

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 6, 2017

Robert Walpole, P.E.
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also sent electronically to: walpole@chw-inc.com

RE: Completeness Review of Hampton Inn at HighPoint Crossing Site Plan Application

Dear Mr. Walpole:

On May 30, 2017, the City of Alachua received your application for a Site Plan for a new 101-room, 75,071 square feet hotel with associated paving, grading, and utility infrastructure improvements on a ±2.73 acre project area, located north of US Highway 441 and Bob's Citgo, west of Interstate 75, and east of the Alachua Marketplace (Publix) Plaza on Tax Parcel Number 03049-000-001.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to complete our initial review. This information must be submitted by **Thursday, June 15, 2017:**

1. **Site Plan Application, Section D.1.d (Legal Description)**: Legal Description references HighPoint Crossing Subdivision. A lot split application will need to be submitted, reviewed and approved, prior to the public hearing for this site plan. Proposed lot split application may be submitted subject to review and approval of HighPoint Crossing subdivision infrastructure-only final plat.
   Action Needed to Address Deficiency: Submit lot split application.
2. **Site Plan Application, Section D.1.e (Statement of Proposed Uses):** Statement of proposed uses should reference number of rooms, any ancillary uses or structures, total square feet for each major component area (hotel rooms = *x square feet*, lobby= y *square feet*, etc).
   Action Needed to Address Deficiency: Submit updated site plan with amended statement of proposed uses.

3. **Site Plan Application, Section D.1.i (Location of all property lines):** Provided property lines on Sheet PP-1 are not clear.
   Action Needed to Address Deficiency: Submit updated sheet PP-1 clarifying location of property lines.
4. **Site Plan Application, Section D.4 and D.5 (Concurrency Impact Analysis and Comprehensive Plan Consistency)**: Both the Concurrency Impact Analysis and Comprehensive Plan Consistency Analysis reference the related preliminary plat for HighPoint Crossing and a 100 room hotel. Both reports should be updated to be specific to this proposed site plan.
   Action Needed to Address Deficiency: Submit updated Concurrency Impact Analysis and Comprehensive Plan Consistency Analysis Reports.
5. **Site Plan Application, Section D.1.l (Landscaping):** Submitted landscape plans does not appear to provided buffer calculations for each perimeter buffer. Plans do not appear to calculate total linear feet for each building façade required for site landscaping. Additionally, trees should be identified as understory or canopy in plant schedule provided on sheet LS-1.
   Action Needed to Address Deficiency: Submit updated landscaping plan addressing the above comments.
6. **Site Plan Application, Section D.1.n (Structures and major features):** Distance between structures and property lines must be displayed on the site plan. Distance between primary structure and pool bathhouse must be displayed. Sheet C1.10 does not show pool bathhouse. Off street loading spaces (2 appear to be required) are not displayed on site plan. If porte-cochere is proposed to be used for loading spaces, please note the minimum vertical clearance for a loading space is 14' and must be at least 12' wide by 30' long. Floor to area ratio must also be provided (varying square footages of the structure are found throughout application).
   Action Needed to Address Deficiency: Submit updated site plan showing above information.
7. **Site Plan Application, Section D.1.o (Waste Receptacles):** A detail showing the enclosure of the waste receptacles is required.
   Action Needed to Address Deficiency: Submit detail showing enclosure of waste receptacles.
8. **Site Plan Application, Section D.1.p (Architectural plans):** Generally, plans do not provided any glazing or cladding material calculations, or provide a description of each material (e.g., split-face, cmu, stucco, etc) and a table illustrating the breakdown of each façade by material and glazing. Plans must demonstrate that façade massing requirements have been met for both the east and west facades (see Section 6.8.2(A)(2)(b). Plans must also demonstrate explicitly how the architectural requirements of Section 3.7.2 (C) (5) (vi) are met for both the east and west facades.
   Action Needed to Address Deficiency: Submit revised architectural plans showing total glazing percentage for each façade, total ground floor glazing percentage for each façade, cladding material calculations for each façade. Also provide glazing and cladding material calculations for the pool bathhouse.

The above comments must be addressed and submitted to the City no later than **Thursday, June 15, 2017.** If this information is not received by this date, the application will be

deemed incomplete. Please submit four (4) hard copies of the modified, updated documents or plan sheets (full size).

The comments below are based solely on a preliminary review of your application and may be addressed after the Development Review Team (DRT) Meeting. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately.

Please address the following:

1. **Site Plan Application, Section D.1.r (City of Alachua Public Schools Student Generation Form):** The proposed development appears to be exempt, please confirm and complete the Public School Student Generation form.
   Action Needed to Address Deficiency: Submit complete Public School Student Generation form.
2. **Site Plan Application, Section D.2 (Stormwater Permitting Information):** Submitted plans do not indicate how stormwater from the proposed development will be addressed.
   Action Needed to Address Deficiency: Provide note or evidence of how stormwater from the site will be addressed.
3. **Site Plan Application, Section D.3 (Fire Department Access and Water Supply):** Evidence from local water purveyor (City of Alachua Public Services) is required demonstrating that the minimum required water flow can be provided.
   Action Needed to Address Deficiency: Submit documentation that the minimum required water flow can be supplied by the local water purveyor. Please contact the Public Services Department directly for more information (phone number (386) 418-6140).
4. **Site Plan Application, Section D.1.j (Location of Utility Lines):** Confirm location of electrical transformer and any additional easements that may be required for electric lines that will remain on site.
   Action Needed to Address Deficiency: Confirm location of electrical transformer and any additional easements that may be needed for existing overhead electrical lines.
5. **Site Plan Application, Section D.8 (Legal Description):** Sheet with legal description of property does not include parcel number.
   Action Needed to Address Deficiency: Provide legal description with parcel number. See Comment 1 from comments that need to be addressed by June 15, 2017.

These comments are based on a preliminary review of your application. An in-depth review of your application will be performed and any additional comments will be provided to you at the Development Review Team (DRT) meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Hampton Inn at HighPoint Crossing
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 03049-000-000 & 03049-003-000
4. Existing Use of Property: Vacant Commercial
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: Commercial Intensive (CI)
7. Acreage: +/- 14.57

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President

   Company (if applicable): CHW

   Mailing address: 132 NW 76th Drive

   City: Gainesville State: Florida ZIP: 32607

   Telephone: (352) 331-1976 FAX: _____ e-mail: walpole@chw-inc.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Alachua A One, LLC

   Mailing Address: 15260 NW 147th Drive, Suite 100

   City: Alachua State: Florida ZIP: 32615

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No

   If yes, list names of all parties involved: _____

   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Zoning of the subject property.
   c. Vicinity map - indicating general location of the site and all abutting streets and properties.
   d. Complete legal description.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
   h. Area and dimensions of site.
   i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
   k. Location and dimensions of all existing and proposed parking areas and loading areas.
   l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
        (a) Calculation of glazing of the front façade.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (d) Sufficient plan detail and calculations of each material utilized in each façade.
q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
        (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) If glazing alternatives are used, calculation of area of alternative materials used.
        (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (e) Color architectural plans depicting the color of all materials used in the façade.
r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
    i. Tabulation of gross acreage.
    ii. Tabulation of density.
    iii. Number of dwelling units proposed.
    iv. Location and percent of total open space and recreation areas.
    v. Floor area of dwelling units.
    vi. Number of proposed parking spaces.
    vii. Street layout.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:

    a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of each building site.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Centerline elevations along adjacent streets.
    f. Water Management District surfacewater management Statement of proposed uses on the site plan

3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

4. 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.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

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

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) 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's web site) – and all persons/organizations registered to receive notice of development applications.

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 to all persons/organizations registered with the City to receive notice, 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. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

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

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

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

All 14 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

Robert Walpole, P.E.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 26th day of May, 2017, by Robert Walpole, PE, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KELLY JONES BISHOP
MY COMMISSION # FF 167278
EXPIRES: February 4, 2019
Bonded Thru Notary Public Underwriters

Kelly Jones Bishop

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD

Parcel ID Number(s): 03049-000-000 & 03049-003-000

Acreage: +/- 14.57

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley, M.D. Title: Title Manager

Company (if applicable): Alachua A One, LLC

Mailing Address: 15260 NW 147th Drive, Suite 100

City: Alachua State: Florida ZIP: 32615

Telephone: (386) 418-1222 FAX: e-mail: mccauleyjmd@yahoo.com

C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. Title: President

Company (if applicable): CHW

Mailing address: 132 NW 76th Drive

City: Gainesville State: Florida ZIP: 32607

Telephone: (352) 331-1976 FAX: e-mail: walpole@chw-inc.com

D. REQUESTED ACTION:

Review & approval of the Preliminary Plat, Construction Plans, Final Plat & Site Plan

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

Dr. James McCauley

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 10 day of MAY, 2017, by

FLORIDA DL, who is/are personally known to me, or who has/have produced JAMES MCCAULEY as identification.

NOTARY SEAL

TERRY J FIKE
MY COMMISSION #GG000
EXPIRES: JUN 08, 2020
Bonded through 1st State Insurance

Signature of Notary Public, State of FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3034726 4 PG(S)
December 30, 2016 09:53:01 AM
Book 4485 Page 967
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

QUIT-CLAIM DEED

THIS INDENTURE, made this 23RD day of December 2016, between JOAN M. JONES, conveying her non homestead property, whose address is 2513 SW 50th Boulevard, Gainesville, Florida 32608, party of the first part, and MURPHY'S LOT, LLC, a Florida limited liability company (as to Parcel 1) and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership (as to Parcels 2 and 3), the address for each of which is 2513 SW 50th Boulevard, Gainesville, Florida 32608, parties of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said parties of the second part, and their successors and assigns forever, all of her interest in the following described lands, situate, lying and being in the County of Alachua, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part, their successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Print Name: Ralph Mazzucolo

Print Name: Raffaele Cuorvo

JOAN M. JONES

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 23 day of December, 2016, by JOAN M. JONES, (NOTARY MUST CHECK ONE) [ ] who is personally known to me or [X] who has produced a current FL (STATE) driver's license as identification.

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

Amanda Smith
Name: Amanda Smith
NOTARY PUBLIC, State of Florida
Commission Number: FF031626

682001

EXHIBIT "A"

PARCEL 1:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°5325" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYNG WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DATE: May 17, 2017
CLIENT: Dr. James McCauley
PROJECT NO: 16-638
DESCRIPTION FOR: Design Plat – Phase 1

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET TO THE **POINT OF BEGINNING;** THENCE CONTINUE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.11 TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 894.93 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°37'45" WEST, 341.91 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°01'31", AN ARC LENGTH OF 344.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 40°38'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 407.80 FEET TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 507.63 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°41'44" WEST, 107.59 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°09'59", AN ARC LENGTH OF 107.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28°38'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 77°53'37" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 252.80 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 22°36'20" EAST, A DISTANCE OF 224.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05" WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC DISTANCE OF 142.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 300.32 FEET TO THE NORTHERLY RIGHT OF WAY OF US HIGHWAY NO. 441; THENCE NORTH 77°41'45" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 318.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°21'31" WEST, 32.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC DISTANCE OF 37.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°09'57" WEST, A DISTANCE OF 67.40 FEET TO THE BEGINNING OF A CURVE

CONCAVE NORTHERLY, HAVING A RADIUS OF 1025.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°09’58” WEST, 185.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°23’48”, AN ARC DISTANCE OF 185.99 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4076, PAGE 2345, OF SAID PUBLIC RECORDS; THENCE NORTH 01°51’21” WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.31 FEET; THENCE DEPARTING SAID EAST LINE, WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 975.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°02’21” EAST, 191.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17’30”, AN ARC DISTANCE OF 192.15 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 157.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°45’44” EAST, 182.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°15’44”, AN ARC DISTANCE OF 195.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°25’47” EAST, 228.20 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35’50”, AN ARC DISTANCE OF 228.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°46’32” EAST, 364.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54’21”, AN ARC DISTANCE OF 367.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 90°00’00” EAST, A DISTANCE OF 80.09 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°40’01” WEST, 399.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°07’23”, AN ARC DISTANCE OF 401.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 18°25’22” WEST, 210.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36’41”, AN ARC DISTANCE OF 211.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07’01” WEST, A DISTANCE OF 45.61 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°11’36” EAST, 37.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°37’15”, AN ARC DISTANCE OF 42.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°05’01” EAST, 328.68 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50’24”, AN ARC DISTANCE OF 330.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°36’20” EAST, A DISTANCE OF 183.17 FEET; THENCE NORTH 80°21’22” WEST, A DISTANCE OF 80.28 FEET; THENCE NORTH 18°11’35” WEST, A DISTANCE OF 57.81 FEET; THENCE NORTH 19°15’23” EAST, A DISTANCE OF 208.62 FEET; THENCE NORTH 09°31’10” EAST, A DISTANCE OF 293.35 FEET; THENCE NORTH 90°00’00” EAST, A DISTANCE OF 640.55 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 14.57 ACRES, MORE OR LESS.

Parcel: 03049-003-000

Search Date: 4/6/2017 at 4:30:07 PM

Taxpayer:	ALACHUA A ONE LLC	**Legal:**	COM INT W R/W I-75 & N R/W US 441 THE POB N 79 DEG W ALONG R/W 175 FT N 10 DEG E 175 FT S 79 DEG E 175 FT S 10 DEG W 175 FT TO POB OR 4115/1178
Mailing:	15260 NW 147TH DR STE 100 ALACHUA, FL 32615		
Location:	16113 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	09-08-18		
Property Use:	00700 - Misc. Residence		
Tax Jurisdiction:	Alachua - 1700		
Area:	Alachua Commercial		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Misc. Residence	183800	183800	0	1300	185100	82580	102520	185100	0	0	102520	185100	3185.17
2015	Misc. Residence	91900	91900	0	1300	93200	0	93200	93200	0	0	93200	93200	2344.05
2014	Misc. Residence	91900	91900	0	1400	93300	0	93300	93300	0	0	93300	93300	2316.82
2013	Misc. Residence	91900	91900	0	1400	93300	0	93300	93300	0	0	93300	93300	2316.09
2012	Misc. Residence	91900	91900	0	1500	93400	0	93400	93400	0	0	93400	93400	2314.98
2011	Misc. Residence	91900	91900	0	1600	93500	0	93500	93500	0	0	93500	93500	2368.46
2010	Misc. Residence	107200	107200	0	1600	108800	0	108800	108800	0	0	108800	108800	2747.95
2009	Misc. Residence	107200	107200	0	1700	108900	0	108900	108900	0	0	108900	108900	2738.47
2008	Misc. Residence	107200	107200	0	1700	108900	0	108900	0	0	0	108900	0	2479.37
2007	Misc. Residence	107200	107200	0	1800	109000	0	109000	0	0	0	109000	0	2490.31

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Misc Residence	CI		Square Feet	30625
			2016 Certified Land Just Value: 183800	**2016 Certified Land Assessed Value: 183800**

Miscellaneous

Description	Unit Type	Units
1680 - Paving 1	SF	9153
2222 - Stg 2	SF	96
		2016 Certified Miscellaneous Value: 1300

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
12/23/2016	100	I	U	4485	0967	MS
12/21/2016	2537000	I	Q	4485	0971	MS
05/22/2012	0	I	U	4115	1178	DD
09/30/2002	100	V	U	2529	1324	SD
09/30/2002	100	V	U	2529	1321	DD
03/19/1996	100	V	U	2055	58	MS

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

MEMORANDUM

To: City of Alachua
From: Robert Walpole
Date: May 23, 2017
RE: HighPoint Crossing Neighborhood Workshop Meeting Minutes

May 2, 2017 Meeting

- Robert Walpole explained the project location, the proposed allowable uses and the City process of Preliminary plat, construction plans, final plat and Site plan approvals.
- Citizens requested information on where the site was relative to Holiday Inn, Farm Bureau and Heritage Oaks.
- Questions were asked on specific uses and were told that Hampton Inn and Suites is the only current user.
- Question was asked about where stormwater would be placed.
- Questions were asked about the proximity to Heritage Oaks back yards. Explained this phase dealt only with lands south of Heritage oaks.
- Question on access. Access was explained including road to Publix.
- In general, the attendees appeared to have their questions adequately addressed and did not seem to have any major concerns.
- The attendees were notified of the 10-day noticing issue and that a second workshop would occur and that they could attend and invite their neighbors to attend as well.

May 22, 2017 Meeting

- Curious about the process, process defined .
- Interested in tenants, Hampton inn only known.
- Access questions, access explained.
- Traffic and signal concerns. Patterns discussed results discussed.
- Questions on future access to the north, none proposed, satisfied residents on 171st place.

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

MEMORANDUM

To: Fire Review

16-0638

From: Robert J. Walpole, PE

Date: November 8, 2017

RE: Hampton Inn Fire Flow

ROBERT JUSTIN WALPOLE
LICENSE
No 58206
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

11/8/17

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will be protected by an approved automatic fire sprinkler system and include rapid response heads.

Hampton Inn

NFPA Calculations:

Building:	Hotel
Construction Type:	VA,protected combustible
Fire Flow Area:	75,071 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 5,000 gpm

Per NFPA 1, Table 18.4.5.2.1, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

Required Fire Flow with automatic sprinkler system reduction: 5,000 gpm – 75%(5000) = 1,250 gpm

Further reduction for rapid response heads is allowed but in no case shall be less than 1,000 gpm. Thus the required fire flow is 1,000 gpm.

Conclusions

Minimum Required Fire Flow to be provided per NFPA: **1,000 gpm**

Minimum provided Fire Flow available per attached is **1096 gpm** at 20 psi.

L:\2016\16-0260\Engineering\GRU Utilities\Fire Flow\MEMO 170216 NFWP Fire Flow Calcs.docx

Hydrant Flow Test Report

Test Date 11/2/2017 **Test Time** 9:45 AM

Location

City of Alachua
Near 441 & 167th Blvd

Tested by

Gator Fire Equipment
1032 S. Main Street
Gainesville, FL 32601
Tester: J. Mallard

Notes

Hydrant A: Zaxby's
Hydrant B: NW 167th Blvd
Hydrant C: El Patio/Hungry Howie's
Flowing B, Reading C

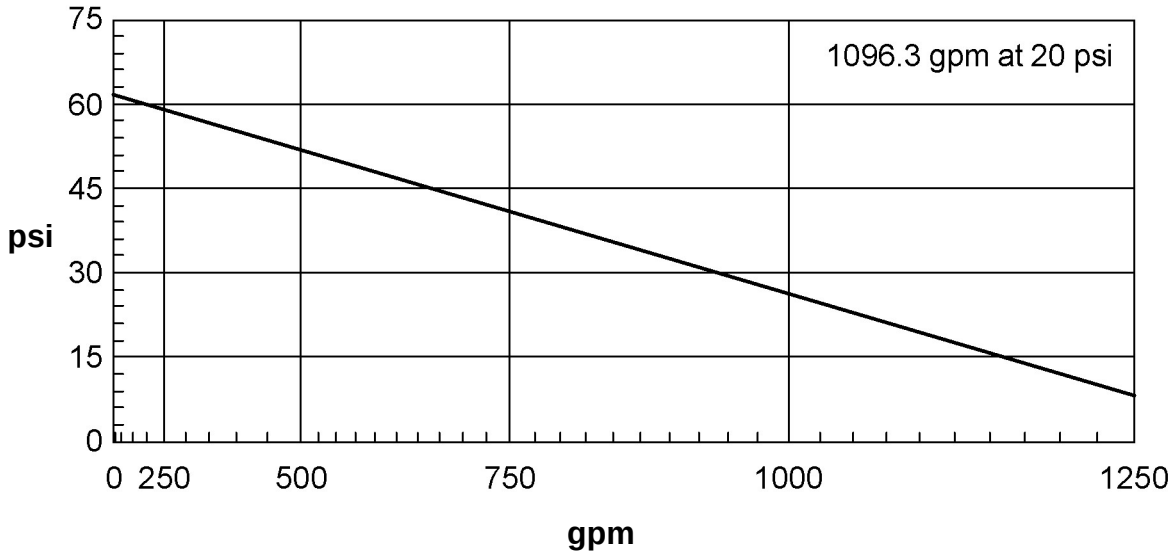
Read Hydrant

62 psi **static pressure**
50 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	11	557 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Hydrant Flow Test Report

Test Date 11/2/2017 **Test Time** 9:30 AM

Location

City of Alachua
Near 441 & 167th Blvd

Tested by

Gator Fire Equipment
1032 S. Main Street
Gainesville, FL 32601
Tester: J. Mallard

Notes

Hydrant A: Zaxby's
Hydrant B: NW 167th Blvd
Hydrant C: El Patio/Hungry Howie's
Flowing A, Reading B

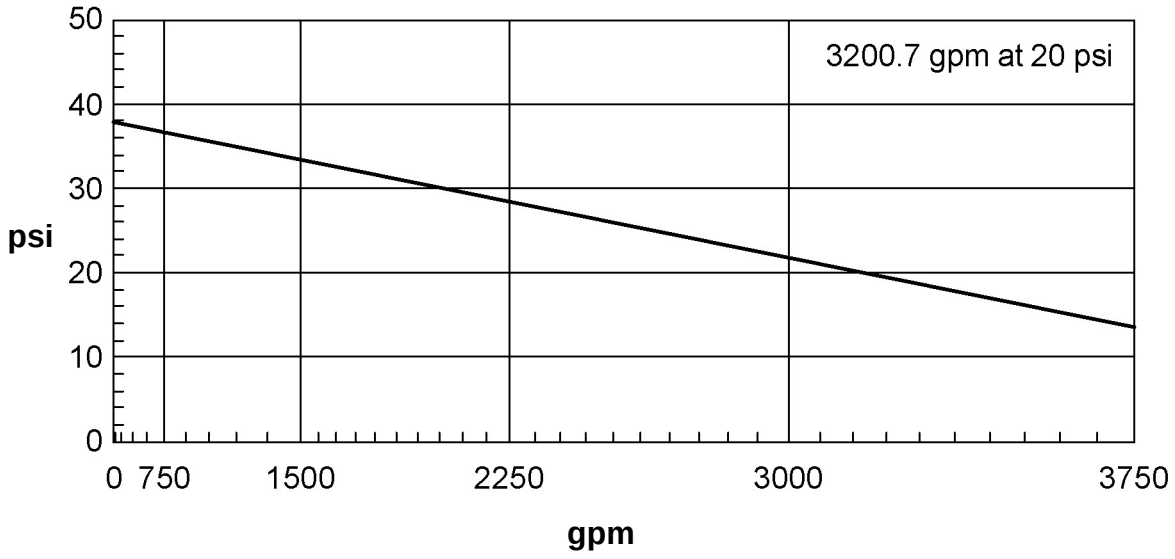
Read Hydrant

38 psi **static pressure**
37 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	16	671 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

CHW
Professional Consultants

TEL: (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607
TEL: (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

planning.surveying.engineering.construction.

MEMORANDUM

To:	Neighbors of tax parcels 03049-003-000 & 03049-000-000	16-0638
From:	Robert Walpole, P.E.	
Date:	Friday May 5, 2017	
RE:	Neighborhood Meeting Public Notice	

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

Date: Monday, May 22nd, 2017

Time: 6:00 p.m.

Place: Living Covenant Church
15202 NW 147th Drive
Alachua, Florida 32615

Contact: Robert Walpole, P.E.
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

Directions to Workshop: Heading northwest on Martin Luther King Blvd. (US 441) turn left onto NW 147th Drive, Living Covenant Church is located on the right next to Allstate Insurance.

CHW
Professional Consultants

TEL: (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607
TEL: (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

planning.surveying.engineering.construction.

MEMORANDUM

To: Neighbors of tax parcels 03049-003-000 & 03049-000-000 16-0638

From: Robert Walpole, P.E.

Date: Thursday, April 20, 2017

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

Date: Tuesday, May 2nd, 2017

Time: 6:00 p.m.

Place: Living Covenant Church
15202 NW 147th Drive
Alachua, Florida 32615

Contact: Robert Walpole, P.E.
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

Directions to Workshop: From Alachua head north on NW 140th Street, turn right onto NW 158th Avenue, Living Covenant Church will be located .3 miles down on the left.

L:\2016\16-0638\Engineering\NHWS\Working Docs\MEMO 170418 HighPoint Crossing - NHWS Mail Out.docx

CATALOG #	HAMPTON INN TYPE C		TYPE
JOB NAME			VOLTAGE

Open Appearance 6" Square • LED

Up to 60,000 Hour Life • Wet Location
LM-80 Qualified • LM-79 Certified Photometry

LRS-06505-6500L
LRS-06505-5000L
LRS-06505-3500L
LRS-06505-2500L

Specifications

Delivered System Performance*
- Lumen Series: **MUST SPECIFY**
  -6500L: 6500 nominal lumens (74W).
  -5000L: 5000 nominal lumens (55W).
  -3500L: 3500 nominal lumens (42W).
  -2500L: 2500 nominal lumens (35W).
- Distribution: MFL standard.
  Optional: -SPT, -NFL or -WFL.
- Color temperature: 3500°K standard.
  Optional: -27K, -30K or -41K.
- CRI: 80+ standard. Optional: -HC (90+).
- 60,000 hour life (L70).
- Fully sustainable: removable for servicing.

Thermal Protection: SPECIFY VOLTAGE
- Thermal protector for insulation detection per UL/NEC. Must specify input voltage.

Thermal Management System
- All aluminum proprietary heat sink, components and housing maximize cool operation and long life while minimizing maintenance.

LED Power Supply - INTERNAL
- Suitable for outdoor / indoor use:
  -30°C (-22°F) to 60°C (140°F).
- 120-277V / 50-60Hz standard. Load insensitive.
- **0-10V CCR dimming standard. (100-10%)**

Trim
- Specular clear aluminum self-flanged square downlight cone with tempered glass lens above.
- Optional colors and finishes available.

Acrylic Enameled Aluminum Housing
- Rustproof and corrosion resistant: Exceeds 1000 hour ASTM 5% salt spray test.
- Shallow depth fits restricted plenums.
- Cool operation: Extends life of all components.
- Fully sustainable: Entire luminaire, including LED light engine, is modular, easily visible and serviced through aperture.
- Built-in plaster flange.

Outlet Box
- UL listed J-box with insulated removable cover. Prewired 14 GA (NEC) with ½" and ¾" knockouts.

Installation
- Recess indoor or outdoor.
- Accommodates ceilings up to 1-1/8" thick.
- 27" galvanized hanger bars with adjustable mounting brackets (2) supplied.

UL, C-UL (Canada) Listings
- Wet, damp or dry locations, covered ceilings.
- Through-branch conductors (4 #12 AWG 90°C).

CE & FCC Compliance
- Meets IEC/EN 60601-1-2 electromagnetic compatibility standard for medical electrical equipment.
- FCC Part 15 certified for EMI/RFI emissions.

FIVE YEAR Limited Warranty
- Complete standard fixture.

MUST SPECIFY		OPTIONAL	
Product Number	**Voltage**	**Options**	
LRS-06505-6500L **LRS-06505-5000L** **LRS-06505-3500L** **LRS-06505-2500L**	**-120** (120 volts) **-277** (277 volts) **-97** (Specify other)	See "Options" below	**Ordering Example:** **LRS-06505-6500L-120**-30K-SPT

Options

Input Power: SPECIFY
-120 120V (50-60Hz) input for thermal protector.
-277 277V (50-60Hz) input for thermal protector.
-97 Specify other voltage. Consult factory.

LED Power Supply
-29 **Two wire** full range (100-1%) PWM dimming instead (Lutron). 120V only. Not available with Option -EI.
-39 **Three wire** full range (100-1%) PWM dimming instead (Lutron).
-D1 0-10V 100-1.0% dimming instead.
-D2 0-10V 100-0.1% dimming instead.
-D3 DALI 100-1.0% dimming instead.
-D4 DALI 100-0.1% dimming instead.
-D5 DMX512A 0% dimming instead. Consult factory for -6500L lumen series.
-EI Remote emergency inverter for 40% of rated lumens for -6500L, 50% for -5000L and -3500L, or 100% for -2500L. Run time: 90+ minutes. 120 **or** 277V, 60Hz input only. Specify voltage. Not for use with Option -29 or -FS.
-EM INTERNAL emergency battery pack. Delivers 500 lumens. Run time: 90+ minutes. Not available with -6500L lumen series.
-ERH REMOTE emergency battery pack. Delivers 1000 lumens. Run time: 90+ minutes. CEC Compliant.

Color Temperature (CCT)
-27K Color temperature 2700°K instead.
-30K Color temperature 3000°K instead.
-41K Color temperature 4100°K instead.
-HC 90+ CRI instead. 2700° or 3000°K only.

Optics
-NFL Narrow flood distribution.
-SPT Spot distribution.
-WFL Wide flood distribution.

Trims
-13 Clear poly lens below lens. Photometric distribution is unaffected.
-23 Frosted microprismatic lens instead.
-30 All white acrylic enameled cone.
-31 White acrylic enameled cone flange.
-32 White oversize trim ring. Specify O.D.
-33 Decorative Glow Ring suspended trim assembly. Consult factory.
-37F Dark bronze acrylic enameled cone flange.
-38F Black acrylic enameled cone flange.
-45 Gasket between trim flange and ceiling.
-70 SofTex™ clear self-flanged cone.
-94 Custom color/finish. Specify. Consult factory.
-WA White acrylic (flat) diffuser instead.

Other
-79 Extension collar for ceilings up to 2" thick.
-99 Special modification. Consult factory.
-FS Single in-line fuse. Not for use with Option -EI.
-RH Residential mounting hardware instead. Suitable for wood joist ceilings with spacing from 14⅛" to 25⅞" with ⅝" vertical adjustability.
-SH Sealed housing and junction box.

The Kirlin Company
3401 EAST JEFFERSON AVENUE • DETROIT, MICHIGAN 48207-4232
(313) 259-6400 • Fax: (313) 259-3121 • www.kirlinlighting.com

LATITUDES LED LIGHTING

*See note next page

DUE TO OUR CONTINUING EFFORT TO IMPROVE PRODUCTS, TECHNICAL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE KIRLIN COMPANY EXPECTS PHOTOMETRIC PERFORMANCE TO IMPROVE SIGNIFICANTLY AND FREQUENTLY AS LED SOURCE TECHNOLOGY IMPROVES.

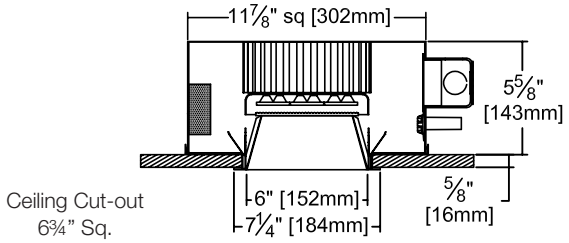
LRS-06505-6500L

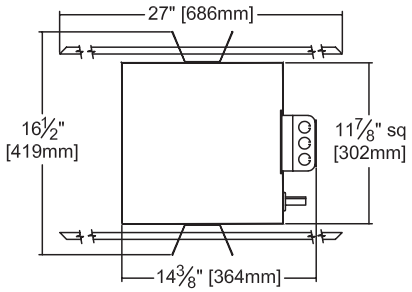
PERFORMANCE

HAMPTON INN
TYPE C

KIRLIN
Since 1895

Dimensions





Detailed Photometry - Installed Fixture

Photometric testing done in accordance with IESNA LM-79-08

Photometry from I.T.L., Boulder, CO

-6500L STANDARD (MFL)

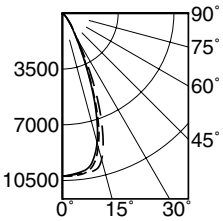
Lumens: 6086
Beam: ~41°
SC: 0.7
LPW: 83
Efficiency: 78.3%
ITL Test: 86452

EEE

Total System Watts 73.3

Cone of Light▲

Dist.	FC	Dia.
6	284.3	4.5
8	159.9	6.0
10	102.4	7.5
12	71.1	9.0
14	52.2	10.5
16	40.0	12.0



CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	10235	10235	10235	10235	10235
5	10214	10153	10140	10111	10086
15	8678	9074	9504	8809	8402
25	3428	3729	4137	3537	3235
35	1038	1012	988	972	958
45	329	318	350	298	290
55	56	69	79	64	53
65	1	2	3	2	1
75	1	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

-6500L Option -SPT

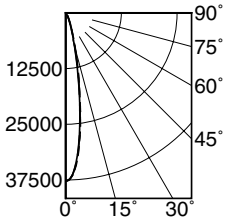
Lumens: 6450
Beam: ~19°
SC: 0.4
LPW: 88
Efficiency: 82.9%
ITL Test: 86454

EEE

Total System Watts 73.4

Cone of Light▲

Dist.	FC	Dia.
6	1047.9	2.0
8	589.4	2.6
10	377.2	3.3
12	262.0	3.9
14	192.5	4.6
16	147.4	5.2



CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	37723	37723	37723	37723	37723
5	32037	31843	31643	31467	31438
15	8540	8475	8152	7741	7599
25	1901	2046	2123	1878	1703
35	601	660	676	585	527
45	197	204	230	185	182
55	31	42	51	38	27
65	1	1	2	1	1
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

-6500L Option -WFL

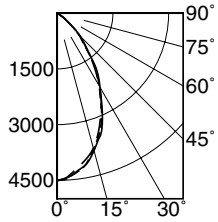
Lumens: 4680
Beam: ~19°
SC: 0.9
LPW: 64
Efficiency: 58.3%
ITL Test: 86455

EEE

Total System Watts 72.8

Cone of Light▲

Dist.	FC	Dia.
6	125.2	5.3
8	70.4	7.1
10	45.1	8.8
12	31.3	10.6
14	23.0	12.4
16	17.6	14.1



CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	4506	4506	4506	4506	4506
5	4392	4360	4336	4350	4383
15	3784	3711	3760	3742	3829
25	2821	2805	2793	2838	2865
35	1778	1750	1717	1798	1841
45	850	784	851	807	873
55	170	201	226	206	176
65	4	4	7	4	4
75	1	1	1	1	1
85	0	0	0	0	0
90	0	0	0	0	0

See following pages for -5000L, -3500L and -2500L performance

LM-80 Qualified • LM-79 Certified Photometry

* LED manufacturers maintain a tolerance of ±7% on flux (lumens) and power (electrical) measurements. Kirlin photometrics are actual test data from Independent Testing Laboratories (ITL) where photometry was measured from 8024 lumen (-6500L) light engines (within the established tolerance).

▲Cone of Light Key
(Dia. (in ft.) shown is where FC value is half the FC at nadir.)

Ft. Distance from fixture
FC Footcandles at nadir (0°)
Dia. Circle of light at 50% of FC

SUBMITTAL DATA

JOB NAME

TYPE

WATTAGE VOLTAGE

CATALOG NUMBER

APPROVAL STAMP

ARRA QUALIFIED

LIMITED WARRANTY: CATALOGED KIRLIN FIXTURES ARE WARRANTIED FREE OF DEFECTS IN WORKMANSHIP OR MATERIAL FOR FIVE YEARS FROM DATE OF PURCHASE, INSTALLED TO N.E.C., IN NORMAL USE. Manufacturer at his option will replace or repair such fixture or refund the purchase price on presentation of proof of purchase and defective fixture at the offices of manufacturer within five years of original shipment. Liability of manufacturer is limited to the foregoing, and manufacturer shall not be liable for any other damages, direct or indirect, sustained or suffered by purchaser or any person. This warranty is supplied to the buyer in place of all other warranties, expressed or implied. Seller does not warrant as to merchantability or fitness for a particular use, nor will any oral statement constitute a warranty or amend this specific warranty. Abnormal use, abuse of the fixture, improper installation, or repair, or modification of the fixture without prior written authorization from the manufacturer will render the warranty void.

KIRLIN
Lighting Since 1895

HAMPTON INN
TYPE C

LRS-06505-5000L
LRS-06505-3500L

PERFORMANCE

Detailed Photometry - Installed Fixture

Photometry from UL Verification Services, Allentown, PA

LRS-06505-5000L PERFORMANCE

-5000L STANDARD (MFL)

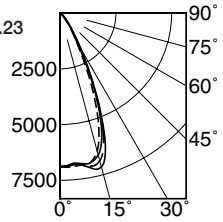
Lumens: 4816
Beam: ~45°
SC: 0.8
LPW: 81
Efficiency: 81.0%
UL Test: 11356591.23

EEE

Total System Watts 59.6

Cone of Light▲

Dist.	FC	Dia.
6	191.0	5.0
8	108.0	6.7
10	68.9	8.3
12	47.9	10.0
14	35.2	11.6
16	26.9	13.3



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	6891	6891	6891	6891	6891
5	6900	6893	6832	6805	6763
15	6406	6632	7140	6856	6587
25	2886	3127	3525	3516	3383
35	767	806	942	903	903
45	170	198	281	241	225
55	26	35	51	41	32
65	3	3	2	3	3
75	1	1	1	1	1
85	0	0	0	0	1
90	0	0	0	0	0

-5000L Option -SPT

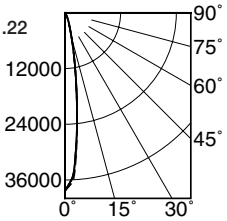
Lumens: 4957
Beam: ~15°
SC: 0.3
LPW: 83
Efficiency: 83.4%
UL Test: 11356591.22

EEE

Total System Watts 59.6

Cone of Light▲

Dist.	FC	Dia.
6	1070.0	1.6
8	599.0	2.1
10	384.0	2.7
12	266.0	3.2
14	196.0	3.7
16	150.0	4.2



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	38360	38360	38360	38360	38360
5	28920	28540	28180	28140	28210
15	5727	5744	5766	5543	5494
25	1232	1358	1680	1550	1329
35	363	411	502	507	424
45	110	134	170	149	122
55	11	21	31	22	10
65	1	1	1	1	1
75	1	1	1	1	1
85	0	0	0	0	0
90	0	0	0	0	0

-5000L Option -NFL

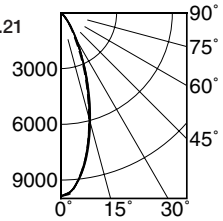
Lumens: 4565
Beam: ~32°
SC: 0.6
LPW: 77
Efficiency: 76.8%
UL Test: 11356591.21

EEE

Total System Watts 59.6

Cone of Light▲

Dist.	FC	Dia.
6	274.0	3.4
8	154.0	4.6
10	98.7	5.7
12	68.6	6.9
14	50.4	8.0
16	38.6	9.2



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	9872	9872	9872	9872	9872
5	9278	9238	9268	9295	9297
15	5838	5850	5915	6006	6099
25	2482	2569	2735	2776	2746
35	864	912	971	994	981
45	237	266	322	289	272
55	23	40	57	44	28
65	3	3	2	3	3
75	1	1	1	1	1
85	0	0	0	0	0
90	0	0	0	0	0

-5000L Option -WFL

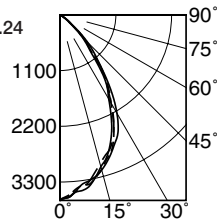
Lumens: 4014
Beam: ~52°
SC: 1.0
LPW: 67
Efficiency: 67.5%
UL Test: 11356591.24

EEE

Total System Watts 59.7

Cone of Light▲

Dist.	FC	Dia.
6	101.0	5.8
8	56.9	7.7
10	36.4	9.7
12	25.3	11.6
14	18.6	13.5
16	14.2	15.5



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	3641	3641	3641	3641	3641
5	3460	3484	3495	3506	3513
15	3161	3149	3170	3044	3106
25	2509	2605	2925	2500	2410
35	1591	1648	2242	1572	1516
45	662	392	1138	675	606
55	94	136	349	123	76
65	8	7	29	6	7
75	2	2	5	1	2
85	0	0	1	0	0
90	0	0	0	0	0

LRS-06505-3500L PERFORMANCE

-3500L STANDARD (MFL)

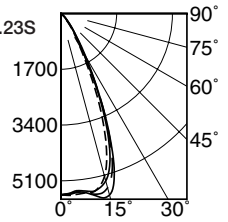
Lumens: 3863
Beam: ~45°
SC: 0.8
LPW: 87
Efficiency: 81.0%
UL Test: 11356591.23S

EEE

Total System Watts 44.6

Cone of Light▲

Dist.	FC	Dia.
6	154.0	5.0
8	86.4	6.7
10	55.3	8.3
12	38.4	10.0
14	28.2	11.6
16	21.6	13.3



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	5526	5526	5526	5526	5526
5	5534	5528	5479	5457	5424
15	5138	5319	5727	5499	5283
25	2314	2508	2827	2819	2713
35	615	646	756	724	724
45	137	159	225	193	180
55	21	28	41	33	26
65	2	2	2	2	3
75	1	1	1	1	1
85	0	0	0	0	0
90	0	0	0	0	0

-3500L Option -SPT

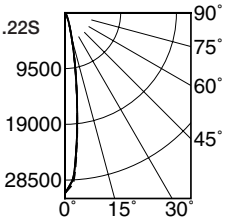
Lumens: 3984
Beam: ~15°
SC: 0.3
LPW: 89
Efficiency: 83.6%
UL Test: 11356591.22S

EEE

Total System Watts 44.6

Cone of Light▲

Dist.	FC	Dia.
6	855.0	1.6
8	481.0	2.1
10	308.0	2.7
12	214.0	3.2
14	157.0	3.7
16	120.0	4.2



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	30760	30760	30760	30760	30760
5	23190	22890	22600	22570	22620
15	4593	4607	4624	4446	4406
25	988	1089	1348	1243	1066
35	291	329	402	406	340
45	88	107	137	119	97
55	9	1	25	17	8
65	1	0	1	1	1
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

-3500L Option -NFL

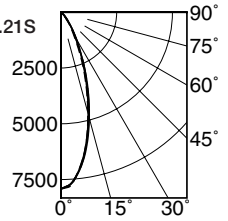
Lumens: 3661
Beam: ~32°
SC: 0.6
LPW: 82
Efficiency: 76.8%
UL Test: 11356591.21S

EEE

Total System Watts 44.6

Cone of Light▲

Dist.	FC	Dia.
6	220.0	3.4
8	124.0	4.6
10	79.2	5.7
12	55.0	6.9
14	40.4	8.0
16	30.9	9.2



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	7917	7917	7917	7917	7917
5	7441	7409	7433	7455	7456
15	4682	4692	4744	4816	4892
25	1990	2061	2193	2227	2202
35	693	732	779	797	787
45	190	214	258	232	219
55	18	32	46	35	22
65	2	2	2	2	3
75	1	1	1	1	1
85	0	0	0	0	0
90	0	0	0	0	0

-3500L Option -WFL

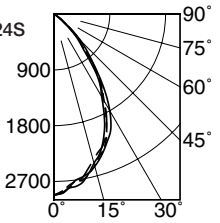
Lumens: 3219
Beam: ~52°
SC: 1.0
LPW: 72
Efficiency: 67.5%
UL Test: 11356591.24S

EEE

Total System Watts 44.7

Cone of Light▲

Dist.	FC	Dia.
6	81.1	5.8
8	45.6	7.7
10	29.2	9.7
12	20.3	11.6
14	14.9	13.5
16	11.4	15.5



CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	2920	2920	2920	2920	2920
5	2775	2794	2803	2812	2818
15	2535	2525	2542	2441	2491
25	2012	2090	2135	2005	1933
35	1276	1322	1341	1260	1216
45	531	555	614	542	486
55	75	109	138	99	61
65	6	6	4	5	6
75	1	1	1	1	1
85	0	0	0	0	0
90	0	0	0	0	0

LM-80 Qualified • LM-79 Certified Photometry

See following page for -2500L performance

* LED manufacturers maintain a tolerance of ±7% on flux (lumens) and power (electrical) measurements. Kirlin photometrics are actual test data from UL Verification Services (UL) where photometry was measured from 5946 (-5000L) and 4768 (-3500L) lumen light engines (within the established tolerance).

▲**Cone of Light Key**
(Dia. (in ft.) shown is where FC value is half the FC at nadir.)

Ft. Distance from fixture
FC Footcandles at nadir (0°)
Dia. Circle of light at 50% of FC

THE KIRLIN COMPANY
3401 EAST JEFFERSON AVENUE • DETROIT, MICHIGAN 48207-4232
(313) 259-6400 • Fax: (313) 259-9409 OR (313) 259-3121 • www.kirlinlighting.com

DUE TO OUR CONTINUING EFFORT TO IMPROVE PRODUCTS, TECHNICAL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE KIRLIN COMPANY EXPECTS PHOTOMETRIC PERFORMANCE TO IMPROVE SIGNIFICANTLY AND FREQUENTLY AS LED SOURCE TECHNOLOGY IMPROVES.

LATITUDES LED
REV MAR 2017

LRS-06505-2500L

PERFORMANCE

HAMPTON INN
TYPE C

KIRLIN
Lighting Since 1895

Detailed Photometry - Installed Fixture

Photometry from UL Verification Services, Allentown, PA

LRS-06505-2500L PERFORMANCE

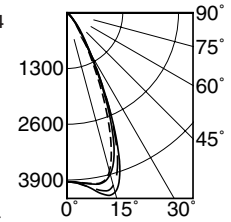
-2500L STANDARD (MFL)

Lumens: 2932
Beam: ~46°
SC: 0.8
LPW: 80
Efficiency: 78.9%
UL Test: 1259204

EEE

Cone of Light▲

Dist.	FC	Dia.
6	109.0	5.1
8	61.5	6.8
10	39.4	8.5
12	27.3	10.2
14	20.1	11.9
16	15.4	13.6



Total System Watts 36.7

CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	3936	3936	3936	3936	3936
5	3978	4011	4019	4026	3984
15	3823	4057	4330	4168	3894
25	1744	1897	2125	2120	1999
35	436	507	623	566	518
45	96	165	174	164	126
55	13	23	30	23	16
65	2	2	1	2	2
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

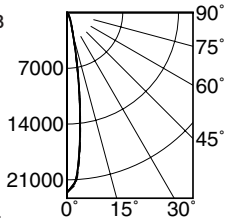
-2500L Option -SPT

Lumens: 3028
Beam: ~16°
SC: 0.3
LPW: 83
Efficiency: 81.5%
UL Test: 1259203

EEE

Cone of Light▲

Dist.	FC	Dia.
6	628.0	1.7
8	353.0	2.2
10	226.0	2.8
12	157.0	3.4
14	115.0	3.9
16	88.3	4.5



Total System Watts 36.7

CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	22600	22600	22600	22600	22600
5	18000	17820	17770	17760	17620
15	3072	3138	3095	3093	3015
25	861	962	1069	909	800
35	274	313	445	303	216
45	58	73	110	80	60
55	4	6	14	6	3
65	1	0	1	1	1
75	1	0	0	0	0
85	1	0	0	0	0
90	0	0	0	0	0

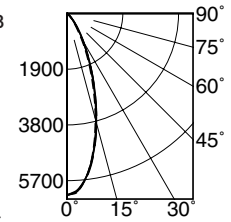
-2500L Option -NFL

Lumens: 2932
Beam: ~32°
SC: 0.6
LPW: 80
Efficiency: 78.9%
UL Test: 1264623

EEE

Cone of Light▲

Dist.	FC	Dia.
6	172.0	3.5
8	96.7	4.7
10	61.9	5.8
12	43.0	7.0
14	31.6	8.2
16	24.2	9.3



Total System Watts 36.8

CANDLEPOWER DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	6191	6191	6191	6191	6191
5	5881	5861	5861	5880	5845
15	3732	3795	3795	3875	3853
25	1636	1763	1763	1798	1798
35	504	685	685	643	598
45	123	185	185	181	158
55	11	29	29	22	15
65	2	1	1	1	2
75	0	0	0	0	0
85	0	0	0	0	0
90	0	0	0	0	0

LM-80 Qualified • LM-79 Certified Photometry

* LED manufacturers maintain a tolerance of ±7% on flux (lumens) and power (electrical) measurements. Kirlin photometrics are actual test data from UL Verification Services (UL) where photometry was measured from 3717 lumen (-2500L) light engines (within the established tolerance).

▲Cone of Light Key
(Dia. (in ft.) shown is where FC value is half the FC at nadir.)

Ft. Distance from fixture
FC Footcandles at nadir (0°)
Dia. Circle of light at 50% of FC

THE KIRLIN COMPANY

3401 EAST JEFFERSON AVENUE • DETROIT, MICHIGAN 48207-4232
(313) 259-6400 • Fax: (313) 259-9409 OR (313) 259-3121 • www.kirlinlighting.com

DUE TO OUR CONTINUING EFFORT TO IMPROVE PRODUCTS, TECHNICAL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE KIRLIN COMPANY EXPECTS PHOTOMETRIC PERFORMANCE TO IMPROVE SIGNIFICANTLY AND FREQUENTLY AS LED SOURCE TECHNOLOGY IMPROVES.

LATITUDES LED
REV MAR 2017

LEOTEK LITE-ON GROUP

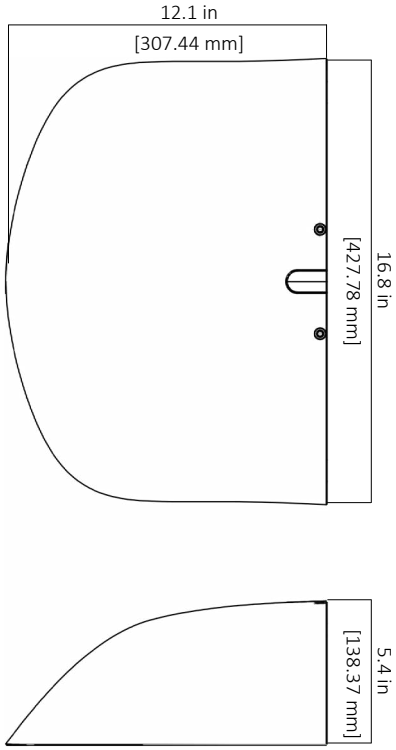
Project
Type
Catalog No.

HAMPTON INN
TYPE W

Eseta™ LED Wall Sconce
ES

Luminaire Data

Weight 9.9 lbs [4.5 kg]
14.6 lbs [6.5kg] with EM, MS options



Ordering Information

Sample Catalog No. ES1 24H MV NW W BK 700 EM

Product	No. & Type of LEDs	Voltage	Color Temperature[1]	Distribution	Finish[2]	Drive Current[3]	Options
ES1	**24H**	**MV** 120-277V	**WW** 3000K	**W** Wide	**BK** Black	**350** 350mA	**PC** Photo Control
	48H	**HV** 347-480V	**NW** 4000K	**FT** Forward Throw	**DB** Dark Bronze	**530** 530mA	**MSL2[4]** Motion Sensor, L2 Lens
			CW 5000K		**GY** Gray	**700** 700mA	**MSL3[4]** Motion Sensor, L3 Lens
					WH White		**EM[5]** Emergency Battery System
							FSIR100 Motion Sensor Configuration Tool

Notes:

1 Consult factory for other color temperatures.

2 Consult factory for non-standard finish options.

3 Factory set drive current, non-field adjustable. 700mA is not available for 48H version. Refer to performance data on page 2. Consult factory for other drive current options.

4 Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion is detected for 5 minutes. Field adjustable settings available using FSIR100 option.

5 Emergency Battery System available with MV only. 3-year limited warranty on Emergency Battery System.

© 2017 Leotek Electronics USA

HAMPTON INN
TYPE W

Eseta™ LED Wall Sconce
ES

Luminaire Specifications

Housing
Die cast aluminum housing with back mounting plate and outdoor rated cable. Back mounting plate includes novel hanging features to allow one-person installation. Knockouts on the top and bottom of the housing allow conduit entry. Electrical components are accessed behind gasketed optical cover.

Light Emitting Diodes
Hi--flux/Hi-power white LEDs are tested in accordance with IES LM--80 testing procedures. Warm White (3000K), Neutral White (4000K) and Cool White (5000K) with minimum 70 CRI are standard. LEDs are 100% mercury and lead free.

Optical Systems
The OMNILens™ system creates a low brightness source to reduce glare with precise Wide or Forward Throw distributions. Lens cover is UV stabilized, vandal-resistant polycarbonate. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0).

Electrical
Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Transient voltage complies with ANSI C62.41 Cat. A. Integral surge protector is tested per ANSI/IEEE C62.45 procedures based on ANSI/IEEE C62.41.2 definitions for standard and optional waveforms for Location Category C High.

Finish
Housing receives a fade and abrasion resistant epoxy polyester powder coat. Finish tested to withstand 5000 hours in salt spray exposure per ASTMB117. Finish tested 5000 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels
Luminaires are UL listed for use in wet locations and emergency lighting in the United States and Canada. Ambient operating temperature is -40°C to 40°C with no accessories installed. Entire fixture maintains an IP66 and IK10 rating. DesignLights Consortium™ 3000K, 4000K and 5000K qualified product. Assembled in the United States.

Photometry
Luminaires are photometrically tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Lumen Maintenance

	TM-21 Lumen Maintenance (hours) at 25°C	
Models	**At 50,000**	**At 100,000**
ES1-24H	99%	97%
ES1-48H	97%	93%

Warranty
10-year limited warranty is standard on luminaire and components. 5-year limited warranty on motion sensor and photo control. 3-year limited warranty on Emergency Battery System.

Performance Data
All data nominal, consult factory for IES files or LM-79 reports.

CCT	Two Distributions		Wide Distribution			Forward Throw Distribution		
	No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)
3000K	24H	350	30	3205	108	28	3146	112
		530	45	4690	103	43	4604	108
		700	56	5641	101	53	5537	104
	48H	530	83	8826	106	81	8751	108
4000K	24H	350	29	3301	115	30	3471	117
		530	44	4541	104	43	4548	105
		700	59	5771	99	59	5738	98
	48H	530	82	8707	106	83	8466	102
5000K	24H	350	29	3730	130	30	3922	132
		530	44	5131	118	43	5139	119
		700	58	6521	112	56	6260	112
	48H	530	82	9839	120	84	9585	115

© 2017 Leotek Electronics USA

LEOTEK LITE-ON GROUP

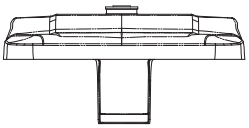
Project
Type
Catalog No.

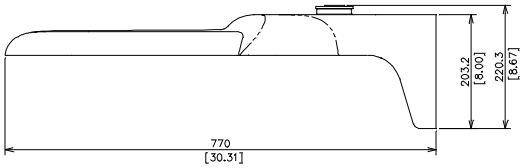
HAMPTON INN
TYPE PL3

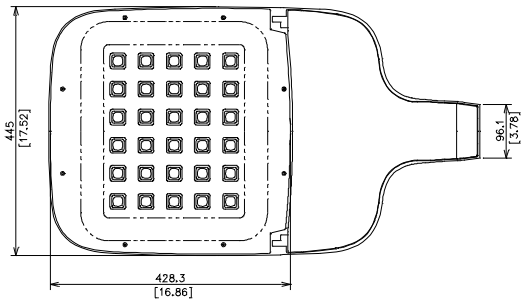
ARIETA™ 18 Architectural LED Area Luminaire
AR18 M2 Series Specification Data Sheet

Luminaire Data

Weight 24 lbs [10.9 kg]
EPA 0.55 ft²







Ordering Information

Sample Catalog No. AR18 20M2 MV NW 3 DB 700 HSS

Product	LED No. & Type	Voltage	Nominal Color Temperature	Distribution	Finish[1]	Drive Current[2]	Options
AR18	**6M2** **10M2** **15M2** **18M2** **20M2** **24M2** **30M2**	**MV** 120-277V **HV** 347-480V	**WW** 3000K **NW** 4000K **CW** 5000K	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**BK** Black **DB** Dark Bronze **WH** White **GY** Gray **NA** Natural Aluminum	**350** 350mA **530** 530mA **700** 700mA	**HSS**[4] House Side Shield (Factory Installed) **FDC**[5] Fixed Drive Current **PCR**[3] NEMA Photocontrol Receptacle **PCR5**[3] ANSI 5-wire Photocontrol Receptacle **PCR7**[3] ANSI 7-wire Photocontrol Receptacle **PCR5-CR**[3] Control Ready 5-wire Photocontrol Receptacle **PCR7-CR**[3] Control Ready 7-wire Photocontrol Receptacle **MSL7**[6] Motion Sensor with L7 Lens **MSL3**[6] Motion Sensor with L3 Lens **PND1**[9] Part-Night Dimming **PND2**[9] Part-Night Dimming **PND3**[9] Part-Night Dimming **ORR** Optics Rotated Right **ORL** Optics Rotated Left **WL** Utility Wattage Label

Notes:
1 Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
2 Factory set drive current, field adjustable standard. Consult factory if wattage limits require a special drive current.
3 Specify with CR for control-ready wiring at factory for wireless node dimming. For details, see Wireless Control Options brochure link at www.leaotk.com, product page supporting documents.
4 Flush mounted shield factory installed, also available for field installion. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
5 Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
6 Motion Sensor available with MV only. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 5-wire or 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
7 Specify Color (GY, DB, BK, WH, NA)
8 Specify MV (120-277V) or HV (347V or 480V)
9 For PND profile options see page 8. Only available with MV (120-277V).

Accessories*	
HSS[4,7]	House Side Shield
RPA[7]	Round Pole Adapter
PTF1[7]	Square Pole Top Fitter Single
PTF2[7]	Square Pole Top Fitter Twin at 180°
PTF4[7]	Square Pole Top Fitter Quad
WM[7]	Wall Mount
BSK	Bird Deterrent Spider Kit
PC[8]	Twist Lock Photocontrol
LLPC[8]	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

© 2016 Leotek Electronics USA LLC

HAMPTON INN
TYPE PL3

RIETA™ 18 Architectural LED Area Luminaire
AR18 M2 Series Specification Data Sheet

Luminaire Specifications

Housing
Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2001 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes
Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Optical Systems
Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90º (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical
Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR5-CR or PCR7-CR options). Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls
3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 5-wire (PCR5) or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish
Housing receives a fade and abrasion resistant polyester powder coat finish. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels
Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C. Assembled in the U.S.A

Photometry
Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty
10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

© 2016 Leotek Electronics USA LLC

HAMPTON INN
TYPE PL3

IETA™ 18 Architectural LED Area Luminaire
AR18 M2 Series Specification Data Sheet

Performance Data 4000K (NW) & 5000K (CW)

All data nominal. IES files are available at leotek.com.

			Type 2, 3, 4		Type 5	
No. of LEDs & Type	**Drive Current (mA)**	**System Wattage (W)**	**Delivered Lumens (Lm) [1]**	**Efficacy (Lm/W)**	**Delivered Lumens (Lm) [1]**	**Efficacy (Lm/W)**
6M2	350	29	3490	120	3480	120
	530	41	4810	116	4850	117
	700	54	5980	111	5880	109
10M2	350	41	5400	132	5300	129
	530	63	7800	124	7700	122
	700	87	10000	115	9800	113
15M2	350	63	8400	133	8300	132
	530	90	11500	128	11300	126
	700	124	15000	121	14700	119
18M2	350	81	9600	119	9700	120
	530	122	13700	112	13900	114
	700	160	17500	109	17800	111
20M2	350	84	10600	126	10800	129
	530	132	15200	115	15500	117
	700	172	19500	114	19800	115
24M2	350	98	12500	128	12700	130
	530	152	17900	118	18600	122
	700	209	23400	112	23800	114
30M2	350	133	16900	127	16800	126
	530	202	24100	119	24000	119
	700	262	28900	110	29300	112

Notes:
1 Normal tolerance ± 10% due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

© 2016 Leotek Electronics USA LLC

BUG Ratings: 4000K (NW) & 5000K (CW)

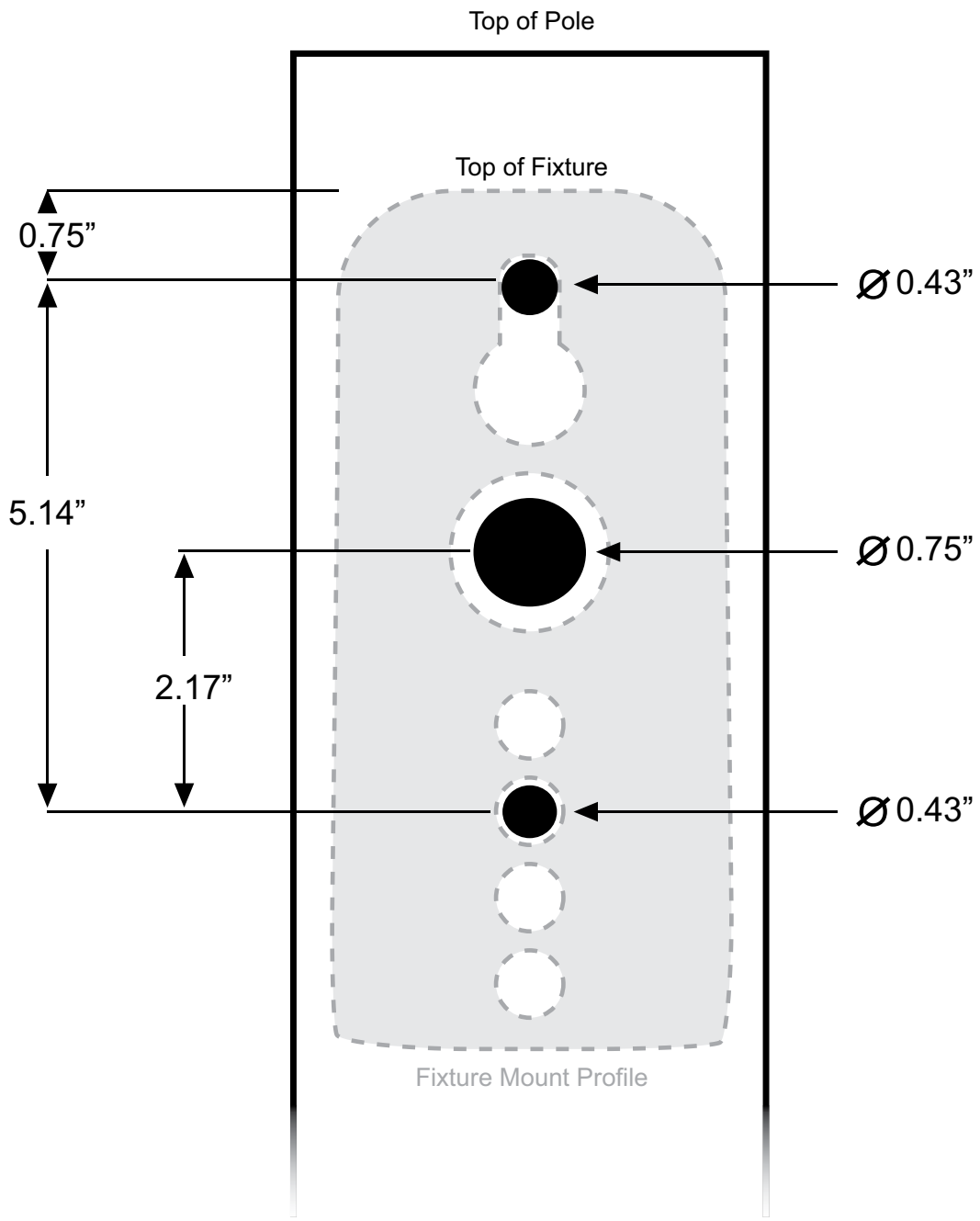
All data nominal. IES files for all CCTs are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	Type 2	Type 3	Type 4	Type 5
6M2	350	B1 U0 **G1**	B1 U0 **G1**	B1 U0 **G1**	B2 U0 **G1**
	530	B1 U0 **G1**	B1 U0 **G1**	B1 U0 **G1**	B3 U0 **G1**
	700	B1 U0 **G1**	B1 U0 **G1**	B1 U0 **G1**	B3 U0 **G1**
10M2	350	B1 U0 **G1**	B1 U0 **G1**	B1 U0 **G1**	B3 U0 **G1**
	530	B2 U0 **G2**	B2 U0 **G2**	B2 U0 **G2**	B3 U0 **G1**
	700	B2 U0 **G2**	B2 U0 **G2**	B2 U0 **G2**	B3 U0 **G2**
15M2	350	B2 U0 **G2**	B2 U0 **G2**	B2 U0 **G2**	B3 U0 **G1**
	530	B2 U0 **G2**	B2 U0 **G2**	B2 U0 **G2**	B3 U0 **G2**
	700	B2 U0 **G2***	B2 U0 **G2**	B3 U0 **G2**	B4 U0 **G2**
18M2	350	B2 U0 **G2**	B2 U0 **G2**	B2 U0 **G2**	B3 U0 **G2**
	530	B2 U0 **G2**	B2 U0 **G2**	B3 U0 **G2**	B4 U0 **G2**
	700	B3 U0 **G3**	B3 U0 **G2***	B3 U0 **G2**	B4 U0 **G2**
20M2	350	B2 U0 **G2**	B2 U0 **G2**	B2 U0 **G2**	B3 U0 **G2**
	530	B2 U0 **G2***	B2 U0 **G2**	B3 U0 **G2**	B4 U0 **G2**
	700	B3 U0 **G3**	B3 U0 **G3**	B3 U0 **G3**	B4 U0 **G2**
24M2	350	B2 U0 **G2**	B2 U0 **G2**	B2 U0 **G2**	B3 U0 **G2**
	530	B3 U0 **G3**	B3 U0 **G2***	B3 U0 **G2**	B4 U0 **G2**
	700	B3 U0 **G3**	B3 U0 **G3**	B3 U0 **G3**	B4 U0 **G2***
30M2	350	B3 U0 **G3**	B2 U0 **G2***	B3 U0 **G2**	B4 U0 **G2**
	530	B3 U0 **G3**	B3 U0 **G3**	B3 U0 **G3**	B4 U0 **G2***
	700	B3 U0 **G3**	B3 U0 **G4**	B3 U0 **G4**	B5 U0 **G3**

* These BUG ratings are slightly different for 5000K (CW). Refer to IES files for actual CW rating.

© 2016 Leotek Electronics USA LLC

Pole Mount Drilling Specifications



© 2016 Leotek Electronics USA LLC

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

SIGN-IN SHEET

Event: Neighborhood Workshop

Date/Time: May 22, 2017 at 6:00pm

Place: Living Covenant Church 15202 NW 147th Drive, Alachua, FL 32615

Re: HighPoint Crossing

No.	Print Name	Street Address	Signature
1	Janet Bridges	16201 NW 171st Pl.	Janet Bridges
2	Richard Bridges	16 "	Richard Bridges
3	Charles Wallace	16621 NW 165th LN	[illegible]
4			
5			
6			
7			
8			
9			
10			
11			
12			

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

SIGN-IN SHEET

Event: Neighborhood Workshop

Date/Time: May 2, 2017 at 6:00pm

Place: Living Covenant Church 15202 NW 147th Drive, Alachua, FL 32615

Re: HighPoint Crossing

No.	Print Name	Street Address	Signature
1	Jan Osejo	16681 NW 165th Ter	Jan Osejo
2	Kevin Strattan	Heritage Oaks	Kevin Strattan
3	DORA H Westbrook Dora Westbrook	Heritage Oaks	Dora H Westbrook
4	Todd Rousseau	7733 W Newberry Rd Gville FL	[illegible]
5	Nate Ford	16515 NW 165th Ter	[illegible]
6			
7			
8			
9			
10			
11			
12			

CTD Holdings, Inc.

Kevin Strattan
Vice President for Finance

P.O. Box 1180
Alachua, FL 32616
Phone: 386-418-8060
Mobile: 386-866-1927
kevin@cyclodex.com
www.ctd-holdings.com

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2016 PAID REAL ESTATE 1011491

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03049 003 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

16113 NW US HWY 441

COM INT W R/W I-75 & N R/W US 441 THE
POB N 79 DEG W ALO
See Additional Legal on Tax Roll

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	102,520	0	102,520	915.40
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	102,520	0	102,520	7.69
LIBRARY GENERAL	1.3371	102,520	0	102,520	137.08
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	185,100	0	185,100	277.65
SCHL DISCRNRY & CN (S01)	0.7480	185,100	0	185,100	138.45
SCHL GENERAL	4.6880	185,100	0	185,100	867.75
SCHOOL VOTED (S01)	1.0000	185,100	0	185,100	185.10
SUWANNEE RIVER WATER MGT DIST	0.4093	102,520	0	102,520	41.96
17 CITY OF ALACHUA	5.9900	102,520	0	102,520	614.09
TOTAL MILLAGE	24.6764		**AD VALOREM TAXES**		$3,185.17

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $3,185.17

If Paid By Please Pay	Nov 30, 2016 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE 1011491

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03049 003 000	16113 NW US HWY 441	

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

IF PAID BY	PLEASE PAY
☐ **Nov 30, 2016**	$0.00
☐	
☐	
☐	
☐	

Receipt # 16-0033293 $3,057.76 Paid 11/28/2016

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2016 PAID REAL ESTATE 1011474

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03049 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

E1/2 N OF NEW HIWAY 20 LESS R/W FOR
SR 93 & LESS THAT
See Additional Legal on Tax Roll

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	135,000	0	135,000	1,205.42
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	135,000	0	135,000	10.13
LIBRARY GENERAL	1.3371	135,000	0	135,000	180.51
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	135,000	0	135,000	202.50
SCHL DISCRNRY & CN (S01)	0.7480	135,000	0	135,000	100.98
SCHL GENERAL	4.6880	135,000	0	135,000	632.88
SCHOOL VOTED (S01)	1.0000	135,000	0	135,000	135.00
SUWANNEE RIVER WATER MGT DIST	0.4093	135,000	0	135,000	55.26
17 CITY OF ALACHUA	5.9900	135,000	0	135,000	808.65
TOTAL MILLAGE	24.6764		**AD VALOREM TAXES**		$3,331.33

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $3,331.33

If Paid By Please Pay	Nov 30, 2016 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE 1011474

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03049 000 000	Unassigned Location RE	

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

IF PAID BY	PLEASE PAY
☐ **Nov 30, 2016**	$0.00
☐	
☐	
☐	
☐	

Receipt # 16-0036238 $3,198.08 Paid 11/29/2016

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

John Amerson
All County Marion Property Management
2916 NE Jacksonville Road
Ocala, Florida 34479

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st Street
Gainesville, FL 32601

CAMPBELL MICHAEL PATRICK &
ADRIENEE MARIE
16644 NW 165TH TER
Alachua FL 32615

FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA FL 32615

HARBACH WENDY
16539 NW 167TH PL
ALACHUA FL 32615

FLOYD & RUTTENBER
16518 NW 166TH RD
ALACHUA FL 32615

CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE FL 32606

HARRIS AARON A
16609 NW 166TH DR
ALACHUA FL 32615

MILLIKEN, ROBERT P
16091 NW US HIGHWAY 441
ALACHUA FL 32615

BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA FL 32616

WALLACE CHARLES E & PATRICIA A
16621 NW 165TH LN
ALACHUA FL 32615

CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE FL 32308

SCHULTZ, RICHARD B & CECILIA
1171 APPIAN WAY
SANTA ANA CA 92705

DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH FL 32118

CIRCLE K STORES INC
PO BOX 8019
GARY NC 27512-9998

DONOFRIO, JACQULYN MARIE
5810 SW 164TH TER
SOUTHWEST RANCHES FL 33331-1397

PATEL, INDIRA K
8706 SADDLEHORN DR
IRVING TX 75063

NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA FL 32615

RICHARD WILLIAM SCOTT & JAELLA S
16631 NW 165TH TER
Alachua FL 32615

CAVACEPPI, SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA FL 32616-1325

SPENCER, ARTHUR PRESCOTT JR TR
4145 STATE RD 11
DELAND FL 32724

HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE GA 30024

LE STORE LLC
7753 W NEWBERRY RD STE B-2
GAINESVILLE FL 32606

MEGAHEE ENTERPRISES LTD.,LLLP
2632 NW 43RD ST # 2138
GAINESVILLE FL 32606

OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA FL 32615-4992

AXIAK LAURA ANNE
16611 NW 165TH TER
ALACHUA FL 32615

JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA FL 32615

FORD NATHANIEL M III & TIROSHSA T
16515 NW 165TH TER
ALACHUA FL 32615

MITCHELL CHARLES E & NANCY E
16530 NW 165TH TER
ALACHUA FL 32615

HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA FL 32615

BRINER LANCE & CHERYL
16578 NW 166TH RD
ALACHUA FL 32615

HYDEN & HYDEN
16622 NW 166TH RD
Alachua FL 32615

MEADOWS & MEADOWS
16649 NW 166TH DR
ALACHUA FL 32615-4996

DAVIS RICHARD E JR & MAUREEN
16624 NW 165TH TER
ALACHUA FL 32615

TALAL PROPERTIES LTD & TAREK
1326 E LUMSDEN RD
BRANDON FL 33511

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

SPENCER, ARTHUR PRESCOTT JR TR
4145 STATE RD 11
DELAND FL 32724

CAIOZZO, GIACOMO
16615 NW 171ST PL
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA FL 32615-4863

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

HERITAGE OAKS PROPERTY, OWNERS
PO BOX 969
Alachua FL 32516

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA FL 32615

A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA FL 32615

HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA FL 32615

ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG FL 33701

Detail by Entity Name

Florida Limited Liability Company
ALACHUA A ONE LLC

Filing Information

Document Number	L16000217620
FEI/EIN Number	NONE
Date Filed	11/30/2016
Effective Date	11/30/2016
State	FL
Status	ACTIVE

Principal Address

15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Mailing Address

15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Registered Agent Name & Address

MCCAULEY, JAMES W
15260 NW 147TH DRIVE
SUITE 100
ALACHUA, FL 32615

Authorized Person(s) Detail

Name & Address

Title MGR

MCCAULEY, JAMES W
15260 NW 147TH DRIVE SUITE 100
ALACHUA, FL 32615

Annual Reports

No Annual Reports Filed

Document Images

11/30/2016 – Florida Limited Liability | View image in PDF format

Florida Department of State, Division of Corporations

Parcel: 03049-000-000

Search Date: 4/27/2017 at 1:29:02 PM

Taxpayer: ALACHUA A ONE LLC
Mailing: 15260 NW 147TH DR STE 100
ALACHUA, FL 32615
Location: 16119 NW US HWY 441 ALACHUA
Sec-Twn-Rng: 09-08-18
Property Use: 01000 - Vacant Comm
Tax Jurisdiction: Alachua - 1700
Area: 8-18 Rural
Subdivision: PlaceHolder

Legal: E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000	3331.33
2015	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000	3395.34
2014	Tmbr Si 80-89	134300	2685200	0	0	2685200	0	134300	134300	0	0	134300	134300	3334.94
2013	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3336.36
2012	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3331.19
2011	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3404.47
2010	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3379.72
2009	Tmbr Si 80-89	135000	338100	0	0	338100	0	135000	135000	0	0	135000	135000	3378.31
2008	Tmbr Si 80-89	149800	338100	0	0	338100	0	149800	0	0	0	149800	0	3394.03
2007	Tmbr Si 80-89	137000	338100	0	0	338100	0	137000	0	0	0	137000	0	3114.81

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	RSF-4		Acre	5.3
Acreage Non Ag	RSF-4		Acre	34.28
Acreage Non Ag	RMF-8		Acre	34.19
Acreage Non Ag	CI		Acre	60.49
			2016 Certified Land Just Value: 2685200	**2016 Certified Land Assessed Value: 135000**

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
12/23/2016	100	V	U	4485	0967	MS
12/21/2016	2537000	V	Q	4485	0971	MS
09/28/1998	100	V	U	2209	2650	MS
09/28/1998	100	V	U	2209	2647	MS
09/28/1998	100	V	U	2209	2644	MS
09/28/1998	100	V	U	2195	2886	MS
09/28/1998	100	V	U	2195	2883	MS
09/28/1998	100	V	U	2195	2880	MS
12/28/1984	100	V	U	1582	1576	MS

TODAY IN HISTORY

In 1541, Spanish explorer Hernando de Soto reached the Mississipi River.
In 1915, Regret became the first filly to win the Kentucky Derby.
In 1921, Sweden's Parliament voted to abolish the death penalty.
In 1958, Vice President Richard Nixon was shoved, stoned, booed and spat upon by anti-American protesters in Lima, Peru.
In 1984, the Soviet Union announced it would boycott the upcoming Summer Olympic Games in Los Angeles.

TODAY'S BIRTHDAYS

Naturalist **Sir David Attenborough** is 91. Singer **Toni Tennille** is 77. Actor **James Mitchum** is 76. Country singer **Jack Blanchard** is 75. Jazz musician **Keith Jarrett** is 72. Actor **Mark Blankfield** is 69. Singer **Philip Bailey** (Earth, Wind and Fire) is 66. Rock musician **Chris Frantz** (Talking Heads) is 66. Rockabilly singer **Billy Burnette** is 64. Rock musician **Alex Van Halen** is 64. Actor **David Keith** is 63. Actor **Stephen Furst** is 63. New York City Mayor **Bill de Blasio** is 56. Actress **Melissa Gilbert** is 53. Rock musician **Dave Rowntree** (Blur) is 53. Country musician **Del Gray** is 49. Rock singer **Darren Hayes** is 45. Singer **Enrique Iglesias** is 42. Blues singer-musician **Joe Bonamassa** is 40. Actor **Matt Davis** is 39. Singer Ana **Maria Lombo** (Eden's Crush) is 39. Actor **Elyes Gabel** is 34. Actor **Domhnall Gleeson** is 34. Neo-soul drummer **Patrick Moreo** (Nathaniel Rateliff & the Night Sweats) is 34. Actress **Julia Whelan** is 33. Actress **Nora Aunchee** is 28.

LOTTERY

Sunday, May 7
Pick 2
Early drawing: 9-6
Night drawing: 3-8
Pick 3
Early drawing: 1-2-6
Night drawing: 3-8-3
Pick 4
Early drawing: 6-4-4-4
Night drawing: 7-9-9-7
Pick 5
Early drawing: 1-6-2-7-0
Night drawing: 5-4-5-2-4
Fantasy 5
4-11-16-21-23

PREVIOUS RESULTS

Lotto — Saturday
5-6-13-16-21-48
Match Payoff Winners
6-of-6...$9M...0-Rollover
5-of-6...$5,688...19
4-of-6 $61...1,377
3-of-6...$5...27,385
Fantasy 5 — Saturday
13-16-28-33-35
Match...Payoff...Winners
5-of-5...$81,213.59...3
4-of-5...$121...324
3-of-5...$11.50...9,549

Budget Director Mick Mulvaney speaks to the media during the daily press briefing Tuesday at the White House in Washington. (ANDREW HARNIK/THE ASSOCIATED PRESS)

If shutdown needed, 'so be it,' Mulvaney says

By Mark Niquette
Bloomberg

If it takes shutting down the U.S. government to fix a broken budget appropriations process, that's acceptable to the White House, said budget director Mick Mulvaney.

"This president is willing to think outside the box and do things differently around here in order to change Washington," Mulvaney, director of the Office of Management and Budget, said on CBS' "Face the Nation" on Sunday. "If that comes to a shutdown in September, so be it."

Mulvaney was asked about President Donald Trump's Twitter message on May 2 that "Our country needs a good 'shutdown' in September to fix mess!" following the agreement on a $1.1 trillion bill to fund the government through the end of September. The fiscal 2018 budget must be approved by October1.

Trump signed the bill on May 5 to keep the government open while arguing that it is unconstitutional for Congress to restrict his spending decisions involving the military and certain other government operations. Trump said he's not legally bound by limits imposed on him in the bill, including a prohibition on the Department of Justice using funds to prevent states from implementing medical-marijuana laws.

Some Republicans criticized the measure for not including many of Trump's priorities, such as constructing a wall on the southern U.S. border with Mexico. Democrats "cleaned our clock" on the spending bill, Republican Senator Lindsey Graham of South Carolina said in a May 2 interview on CNN.

The president has complained about Senate rules that require 60 votes to pass a budget measure, which means he can't rely just on the 52-member Republican majority and must negotiate with Democrats.

Trump is frustrated with an appropriations process that hasn't worked well for more than a decade, and as is willing to act on a campaign promise to rid Washington of entrenched special interests, Mulvaney said.

"A good shutdown would be one that could help fix that," Mulvaney said. "It's part of that overall 'drain the swamp' mentality about Washington D.C."

Pakistan claims it killed 50 Afghan border forces

By Pamela Constable
The Washington Post

KABUL, Afghanistan - Pakistan claimed Sunday to have killed 50 Afghan border troops, wounded 100 and destroyed five of their posts in sporadic clashes since Friday near a major border crossing. Afghan officials called the high death toll "baseless" but said that several days of cross-border skirmishes had left two Afghan troops dead.

The fighting in Afghanistan's southern Kandahar province, and the conflicting accounts of what happened, highlighted the hair-trigger state of relations that persist between the two Muslim-majority countries, despite recent diplomatic overtures by Pakistan aimed at repairing ties strained by years of mistrust and finger-pointing over terrorist and insurgent activities in the region.

Pakistan claimed that Afghan border police had fired first, without provocation, at armed guards escorting Pakistani census teams in the border community of Chaman, killing nine people and injuring 40.

Afghan officials said the Pakistani team and its uniformed Frontier Corps guards had crossed into Afghan territory, but they did not provide a detailed account of the incidents.

A Pakistani Frontier Corps official, Maj. Gen. Nadeem Ahmad Anjum, told journalists at the border crossing that two Pakistani soldiers were killed and nine wounded in the fighting, which began Friday. He said Pakistan had fired in retaliation but was "not happy" over the Afghan casualties, "as they are our Muslim brothers."

But Sediq Siddiqi, a senior spokesman for the Kabul government, said Sunday he "totally rejected" as "very false" the Pakistani claim of 50 Afghan dead. A spokesman for the Interior Ministry, which oversees the Afghan border police, also said the claim was "totally baseless."

The eruption of violence came even as Pakistan has been trying to patch up relations. Last week a high-ranking military delegation and a group of legislators visited Kabul, and the chief of Pakistan's military-run intelligence agency - long accused by Afghan officials of sponsoring violent Islamic militants and orchestrating terror attacks on Afghanistan - also made an unannounced, highly unusual visit.

But Afghan President Ashraf Ghani turned down their invitation to visit Pakistan, bluntly telling the Pakistanis that he would not come until Pakistan arrested and turned over the perpetrators of several high-profile attacks, including a bombing and armed assault on an elite university in Kabul last August, which Afghanistan blamed on Taliban militants based in Pakistan.

The atmosphere is especially tense along the conflicted, 1,400-mile border, where both countries have accused each other of staging attacks. Chaman, the densely populated Pakistani town that abuts the community of Spin Boldak in Afghanistan, is often cited by Afghan officials as a launching pad for suicide bombers and for other insurgent activities. The border line itself has been historically disputed, making confrontations more likely.

Hundreds of miles north, near the other major crossing, at Torkham, both governments have recently traded attacks and accusations of harboring cross-border terrorists. In February, after a series of deadly terrorist bombings across Pakistan, the Islamabad government charged that the assailants had been based on the Afghan side. Pakistan shelled the area for days and shut the border down. It also accused its rival India of collaborating with Afghan intelligence forces in the area.

Both the recent flurry of goodwill gestures and the outbreak of fighting came as Pakistan and Afghanistan are waiting uneasily for the Trump administration to define its policies in the volatile region. So far, it seems likely that the United States will send more troops to Afghanistan as top U.S. military leaders have urged, but Washington's treatment of Pakistan may depend on how far it goes to rein in Islamist militants based there.

In the past several days, analysts in both countries reflected the frustrations of their respective leaders. In Pakistan, an editorial in The News International newspaper Saturday declared, "Peace needs to be a two-way street and right now Afghanistan is not cooperating. ... Refusing to visit the country or firing on civilians and security forces destroys whatever little hope there is for progress."

Some labor unions more welcome than others

By Laurie Kellman
The Associated Press

President Donald Trump, flanked by then-Commerce Secretary-designate Wilbur Ross, left, and Harley Davidson President and CEO Matt Levatich, talks to media Feb. 2 before a lunch meeting with Harley Davidson executives and union representatives in the Roosevelt Room of the White House in Washington. (ASSOCIATED PRESS FILE PHOTO)

WASHINGTON — President Donald Trump says labor unions have an open door to his White House, but so far, he's holding the door a little more ajar for some organizations than others.

Trump has put out the welcome mat for the nation's construction trades, with whom he's had relationships during decades of building office towers and hotels. Also invited in have been auto, steel and coal workers who backed him during the 2016 election.

But there's been no White House invitation for other unions representing the sprawling but shrinking pool of 14.6 million workers who collectively bargain with employers in the labor movement.

"You can tell Congress that America's building trades and its president are very much united," Trump told North America's Building Trade Unions, even as he pledged in the same speech, "America's labor leaders will always find an open door with Donald Trump."

But he has not courted all union leaders or advocated for all labor priorities. For example, he's against a $15-an-hour minimum wage and has let linger a rule expanding overtime pay. Much like President Ronald Reagan did, Trump is not so much pursuing a labor agenda but one that appeals to those who share his "Buy American, Hire American" priorities and happen to be union members.

"Trump is clearly working to be the blue collar president," said F. Vincent Vernuccio, director of labor policy at the center-right nonprofit Mackinac Center for Public Policy in Michigan. "He's trying to bring back the Reagan labor coalition and get the Blue Dog Democrats back."

The White House says the president is "open to meeting with various individuals and groups on how to improve the lives of all Americans."

But even among unions with most-favored status, there's some skepticism about whether he's for workers or just the executives who hire them.

Trump got some boos and hisses during his address to the building trades union. And Chuck Jones, president of United Steelworkers Local 1999, with whom Trump feuded, raises an eyebrow at the talk coming from the White House.

"I don't think from our perspective, he's a friend of the working class person," Jones said, noting that Trump's tax plan would benefit the president himself, and that Trump campaigned on "getting rid" of a long-standing free trade deal with Canada and Mexico. "Trump always had some kind of relationship with the building trades. But for regular manufacturing? This is not a good time for working people."

The 2016 election suggests labor is fertile political ground for Trump. Exit polls showed he pulled within 8 percentage points of Democrat Hillary Clinton among union members — a bigger margin than any GOP nominee since Reagan in 1984.

During his first 100 days, Trump has tried to appeal to those frustrated by seeing U.S. jobs go overseas. For example, he scrapped U.S. plans to participate in an Asia-Pacific trade pact and belittled the North American Free Trade Agreement, although he backed away from a campaign pledge to withdraw from it.

HOLIDAY RETIREMENT
Call today to lock in your rate!* Lease by May 15.

Atrium At Gainesville
Independent Retirement Living
Gainesville, FL | 352-205-4009

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-003-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Monday, May 22nd at 6:00 p.m. in the Living Covenant Church, 15202 NW 147th Drive, Alachua, FL 32615.

Contact:
Robert Walpole, P.E.
Phone Number:
(352) 331-1976

CHW
Professional Consultants

The Gainesville Sun

Main number 376-1441
Breaking News 374-5063
To Subscribe 378-1414
To Subscribe Toll Free 866-460-9400

DELIVERY PROBLEMS, CHANGES OR BILLING QUESTIONS:
Customer Service 378-1414
Customer Service Toll Free 800-450-9400
Monday-Friday 6 a.m.-5 p.m.
Saturday-Sunday 7 a.m.-10 a.m.

BY CARRIER: Daily & Sunday $12.00 per week/$52.00 per Month. Include sales tax and transportation costs. A $4.00 one-time new start activation fee will be added to all new subscriptions.

ADVERTISING, RETAIL AND QUESTIONS
Place a Classified Ad 372-4202
Place a Classified Ad Toll Free 800-443-4245
Place a Classified Ad Fax 338-3131
Cancel or Correct an Ad 372-4202
Classified Legal Ads 374-5817
Classified Legal Ads Fax 338-3131
Retail Advertising 374-5858
Questions or Problems 374-5858
Obituaries 337-0384
Obituaries Fax 338-3131

DOUGLAS ROY Editor and General Manager 378-1828
MARK ANDERSON Local News Editor 338-3113
ARNOLD PEDCAMIN Sports Editor 374-5055
Call to Results 374-5074
BILL KEAN Entertainment 374-5050
NATHAN CRABBE Editorial/Opinion Editor 374-5075

COMMITMENT TO ACCURACY: We promptly correct errors of fact. If you believe we have made an error, call us at 352-338-1118. If you have a question or comment about coverage, write Douglas Roy, Executive editor, 2700 SW 13th St., Gainesville, FL 32608. Email: doug.roy@gainesville.com or call 352-378-1828.

Print delivery available within the newspaper distribution area only. By submitting your address and/or email, you understand that you may receive promotional offers from Gainesville Media and its related companies. You may unsubscribe from receiving any such offers at any time by calling our Customer Service at 352-378-1414. The advertised price for the Offer includes the one-time $5.95 activation fee for new subscribers. The advertised price does not include the charges for any premium editions. Premium editions are published to provide additional information and value to our readers. You agree that you will be charged up to an additional $2.00 for each premium edition published and delivered to you during your subscription period, in addition to the cost of your subscription. The length of your subscription will be shortened by the publication of premium editions if those premium editions are delivered to you during your subscription. As an illustrative example, if you select a subscription of up to 12 weeks at a cost of $60.00, and two premium editions at $2.00 each are published and delivered to you during that subscription period, your subscription will be shortened by 1 week because the weekly cost of the subscription is $4.00 per week and the premium edition charges total $4.00. Depending upon the length of your subscription and the timing of the publication and delivery of premium editions, you will not be charged for any premium editions if none are published and delivered to you during your subscription. As such, in that case only, the length of your subscription will not be shortened. The timing of the publication and delivery of premium editions is variable. There will be no more than 12 premium editions published in the 2017 calendar year. For more information or to cancel your subscription please call 352-378-1414. Subscribers may suspend print delivery during vacation periods. For vacation periods less than 30 days billing continues and subscriber maintains access to the digital portion of subscription. Subscribers also have option to have print copies held as Vacation Pack or may donate the newspaper value to our Newspaper in Education (NIE) program.

SUN PHOTO REPRINTS:
For a reprint or a full size photo paper, contact gsunphotos@gainesvillesun.com. Only photos that were shot by a Sun photographer are available. Photos are not to be republished or for use on web sites.

The Gainesville Sun (USPS 382-480) is published daily by the Gainesville Sun, 2700 SW 13th St. Gainesville, FL 32608. Periodicals postage paid at Gainesville, FL 32606. All material herein is the property of The Gainesville Sun. Reproduction in whole or in part is forbidden without the written permission of the publisher.

PLEASE NOTE:
Non-daily subscribers will receive the following editions included with the regularly scheduled frequency of delivery: 12/24/16, 12/26/16, 12/31/2016, 1/2/17, 1/16/2017, 1/18/17, 2/20/17, 3/17/17, 4/14/17, 5/12/17, 5/26/17, 6/16/17, 7/4/17, 9/4/17, 9/11/17, 10/9/17, 11/7/17, 11/8/17, 11/11/17, 11/24/17, 11/27/17, 12/22/17, 12/25/17, 1/1/18.

POSTMASTER:
Send address changes to The Gainesville Sun, 2700 SW 13th Street, Gainesville, Florida 32608.
Print delivery available within the newspaper distribution area only.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Monday, May 22nd at 6:00 p.m. in the Living Covenant Church, 15202 NW 147th Drive, Alachua, FL 32615.

Contact:
Robert Walpole, P.E.

Phone Number:
(352) 331-1976

CHW
Professional Consultants

ALACHUA COUNTY TODAY

Alachua County Today (ISSN 1534-7567) is published weekly by Alachua Today, Inc., 14804 Main Street, Alachua, FL 32615. All material herein is the property of Alachua County Today. Reproduction in whole or in part is forbidden without the written permission of the publisher. Periodicals Postage Paid at Alachua, FL 32616.

HOW TO REACH US
Phone: (386) 462-3355
Fax: (386) 462-4569
Email: editor@alachuatoday.com
Mail: P.O. Box 2135, Alachua, FL 32616
Office: 14804 Main Street, Suite 200
Open Mon-Thurs. 9 a.m. to 5 p.m.

PUBLISHER
- Bryan Boukari, publisher@alachuatoday.com

NEWSROOM
- Editor: Bryan Boukari
- Reporters: C.M. Walker, Ray Carson, Kaitlin Hall, Rebecca Santana

ADVERTISING
■Classified/Legal: Robert Boukari, ads@alachuatoday.com
■Legal Display: Robert Boukari, ads@alachuatoday.com
■Retail: Chris Dampier, ads@alachuatoday.com

SUBSCRIPTIONS
In-county, $25/$40 for two years
Out-of-county, $35/$60 for two years
Out-of-state, $40/$70 for two years

POSTMASTER:
Send changes of address to: Alachua County Today, P.O. Box 2135, Alachua, FL 32616. Annual subscription rate is $25 in county, $35 out-of-county and $40 out-of-state. Subscribe online at www.alachuatoday.com.

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

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

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.
Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE ALACHUA COUNTY TODAY...

CHURCH DIRECTORY . . . A3
CLASSIFIEDS . . B1
EVENTS A3
JOBS B3
BUSINESS & SERVICES DIRECTORY . . . B4

Jesse says, "Nurses: We can't fix stupid, but we can sedate it!!"

A message from the desk of Sheriff Sadie Darnell

April is Alcohol Awareness Month

April is Alcohol Awareness Month. It was founded by the National Council on Alcoholism and Drug Dependence, Inc., (NCADD) in 1987. According to NCADD, this year's theme, "Connecting the Dots: Opportunities for Recovery," focuses on "educating people about the treatment and prevention of alcoholism, particularly among our youth, and the important role that parents can play in giving kids a better understanding of the impact that alcohol can have on their lives."

Here are several sobering reasons to think before you drink:

-Alcohol is the number one addictive substance in the U.S. Approximately 17.6 million people suffer from alcohol abuse or dependence.

-Over half of all adults have a family history of alcohol dependence.

-More than seven million children live in a household with at least one alcohol dependent parent.

-Annually, 88,000 people die from excessive alcohol use.

-Alcohol abuse often leads to unintentional injuries, such as motor-vehicle crashes, falls, drowning, burns and firearm injuries.

-Long-term excessive use of alcohol, whether in the form of heavy drinking or binge drinking, can lead to serious health problems such as dementia, stroke, neuropathy, atrial fibrillation, liver disease, hypertension, anxiety, depression and an increased risk of certain types of cancer.

-Alcohol also contributes to unemployment, family problems, violence and homicide.

Alcoholism is a disease. While some individuals may recover without assistance, the majority require support and treatment to recover. For more information on alcohol awareness and where to get help, please visit https://www.ncadd.org/get-help.

PIONEER DAYS:
Continued from page A1

Lots to see and do at this year's Pioneer Days Festival

School and Community Center, 23760 NW 187th Ave. with Willing Hearts Gospel Trio performing in the O'Leno Room and Barbershop and Sweet Adelines Quartet both days.

Also in the same Community Center, look for quilts related to kitchens and dining areas of the home. Quilters will also provide classes in a variety of different areas.

Don't forget the festival's two great contests. Join in the fun by being a contestant in one or both of the contests. Dress in pioneer style and enter the Pioneer Costume Contest. There will be three prizes in each category – Youth (17 and under), Adult (18 and over), Family Groups and Pets.

The second contest requires that contestants bake their best pie and enter it in the Pie Baking Contest. There will be three prizes awarded, and after the judging, slices of pie will be sold. For more details about the two contests, visit www.highsprings.com and click on the contest(s) of your choice or contact Dot Harvey at (386) 454-7610.

All the old favorites will be at the celebration as well, including Kids Korral, a food court, offering festival food, the Grimy Gulch Saloon in the Woman's Club and of course the ever popular shoot-out re-enactments.

# # #

Email cwalker@alachuatoday.com

Obituaries

David Armstrong, Sr.

David Armstrong, Sr., 67, of Fort White, Fla. passed on April 10, 2017. He is the son of the late Johnnie Armstrong and Pastor Rosa Lee Bryant. He leaves to cherish his memory; children: David Armstrong Jr., Rosetta Armstrong, Daniel Armstrong and Brianna Armstrong; grand and great grandchildren; sister: Irene Taylor; brothers: Willie Armstrong, Jackie Armstrong, Jerry Robinson, Wayne Robinson and John Robinson, a host of other relatives and friends.

Funeral services will be held on Saturday, April 22, 2017 at 11 a.m. at Pentecostal Believers of the Coming of Christ Church on SW Amiel Ct., Fort White, Fla.; Bishop Dr. C. Kenneth Troupe Sr. Pastor. Internment, Heavenly Rest Cemetery, Fort White, Fla. Viewing will be one hour prior to services.

Professional arrangements entrusted to A. Jerome Brown Funeral Home, High Springs, Fla. (386) 454-1110.

James A. Lewis, Sr.

James A. Lewis, Sr. passed away peacefully in Atlanta, Ga. April 10, 2017 at the age of 90.

He was born in Alachua, Fla January 29, 1927 to the late Clyde and Ruby Lewis. He was the fifth of seven children and quickly learned the meaning of hard work on the family's north Florida farm. During WWII he proudly served in the Merchant Marines and later in the Navy as an officer during the Korean War. After his military service, he attended and graduated from the University of Florida where he played baseball. He settled in his hometown of Alachua, Fla. and married schoolteacher Jacqueline "Jackie" Smithson, his bride of 53 years. They worked together in the family farming and farm supply business for many years and raised two children – Lacey and Jim. Besides being a great husband, father, grandfather and friend, perhaps his greatest legacy is the leadership role he played in his beloved Alachua. He served on the City Commission for 42 years and was instrumental in creating the infrastructure for the city's vibrant future. As a show of gratitude, the City Commission's meeting room was renamed in his honor.

His wife Jackie preceded him in death in 2009. He is survived by his daughter Lacey Lewis of Atlanta, his son James A. Lewis, Jr. (Jim), daughter-in-law Kim, granddaughter Jacqueline and grandson Jackson of Roswell. He's also survived by legions of friends and relatives who were warmed by his easy smile and charmed by his legendary stories.

James or "Pop" was an unforgettable man. He saw opportunity where others saw obstacles. He was fiercely loyal, proud, brave and a little mischievous. He was a lifelong Florida Gator fan, an avid fisherman, golfer and cook (his Redfish Chowder has no equal) and he was a friend to everyone he met. He will be greatly missed.

The family would like to thank Detra Koon and the staff of Safe Haven Brookhaven who took exceptional care of him during the last years of his life.

A memorial service will be held Sunday, May 7 at 1:30 p.m. in the chapel at Piedmont Church, 570 Piedmont Rd., Marietta, Georgia 30066. In lieu of flowers, the family asks that donations be sent to the Emory Alzheimer's Disease Research Center, 1762 Clifton Rd NE, Suite 1400, Atlanta, Georgia 30322.

The family will also have a celebration of life gathering on July 15 in Suwanee, Florida to celebrate the lives of both James and Jackie.

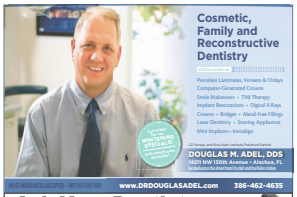
Jacqueline Rogers

Jacqueline "Jackie" Rogers, 77, longtime local resident departed this life Sunday April 16th at E.T York Care Center following an extended illness. She was born in Coral Gables, Fla., having moved to this area 21 years ago from West Palm Beach, Fla. She was a Paralegal by profession. She and her husband Jerry are members of First United Methodist Church of High Springs. She was preceded in death by her parents: Jackson P. and Grace Walker Dunagan.

Survivors include: her husband Jerry Rogers of Fort White, Fla. and two sons Jerry Tankersley of Fort White, Fla., and Craig (Laurie) Tankersley of Hendersonville, Tenn; a daughter Cindy (Walter) Silverstein of Vero Beach, Fla.; one grandson David (Jennifer) Yates; and two great-grandchildren Dylan and Madison Yates.

Funeral services will be conducted at 11 a.m. Saturday, April 22 at First United Methodist Church of High Springs. Interment will be in the High Springs Cemetery. Visitation will be Friday April 21, 5-6 p.m. at Evans-Carter Funeral Home in High Springs, Fla. (386) 454-2444.

Obituaries: The obituaries in this section are considered news and are published free of charge by *Alachua County Today*. Obituaries may be edited for style, space and policy.



Ask Your Dentist

by Douglas M. Adel, D.D.S.

Flossing

Q: Why is flossing so important?

A: Brushing your teeth obviously is an important part of your daily regimen of oral hygiene. Brushing gets rid of food particles that embed themselves in the crevices between your teeth and gums. Brushing also helps remove plaque that builds up along the gum line. But brushing can only do so much. The best way to get rid of plaque that accumulates on your teeth is to floss. Simply said, floss, the narrow string that you can work into the tiny spaces between your teeth, is necessary to really clean the spaces that a toothbrush just can't reach. Plaque that remains between teeth can harden into tartar. Brushing and flossing can remove plaque. Only your dentist can remove tartar. The bacteria that cause tooth decay thrive on plaque and tartar. A conscientious program of brushing and flossing can keep your mouth relatively free of bacteria that can cause tooth decay and gum disease. Talk to your dentist about not only the value of flossing but also about the proper technique. It's information that will keep your smile healthy.

City of ALACHUA

CITY OF ALACHUA CITY COMMISSION WORKSHOP

The City of Alachua City Commission will hold a public workshop on Monday, April 24, 2017 at 4:00 pm in the James A. Lewis Commission Chambers, City Hall, 15100 142nd Terrace, Alachua, FL 32615. The purpose of the workshop is to discuss a proposed Long Range Transportation Plan for the City.

CONTACT: City of Alachua, Planning & Community Development Department

Phone: (386) 418-6120

(Published: Alachua County Today - April 20, 2017)

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Tuesday, May 2nd at 6:00 p.m. in the Living Covenant Church, 15202 NW 147th Drive, Alachua, FL 32615.

Contact:
Robert Walpole, P.E.

Phone Number:
(352) 331-1976

CHW Professional Consultants

(Published: Alachua County Today - April 20, 2017)

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Tuesday, May 2nd at 6:00 p.m. in the Living Covenant Church, 15202 NW 147th Drive, Alachua, FL 32615.

Contact:
Robert Walpole, P.E.

Phone Number:
(352) 331-1976

CHW
Professional Consultants

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

COMPREHENSIVE PLAN CONSISTENCY ANALSYSIS

To:	Kathy Winburn, AICP, City of Alachua Planning Director	16-0638
From:	Craig Brashier, AICP, Director of Planning	
Date:	August 2, 2017	
RE:	Hampton Inn at HighPoint Crossing Site Plan	

This Site Plan application is for the Hampton Inn at HighPoint Crossing within the City of Alachua. The proposed non-residential development is a 101-room hotel on ±2.80-acres located along I-75 just north of NW US HWY 441. This analysis will serve as a consistency report that will document how this Site Plan is consistent and complies with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provided in **bold** text.

Future Land Use Element

Objective 1.3: Commercial
The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

This Site Plan is consistent with Objective 1.3 of the City's Comprehensive Plan in order to provide commercial services within the City of Alachua, the County, and the greater North Central Florida Region.

Policy 1.3.b: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

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

As discussed within the proposed Hampton Inn Site Plan and Highpoint Crossing Final Plat applications, this ±2.80-acre commercial development falls under the Commercial FLU portion of Alachua County Tax Parcel 3049-000-000. Thus, the project site discussed within this Site Plan is consistent with the permitted uses found in Policy 1.3.b of the City of Alachua Comprehensive Plan.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:
1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

As indicated by the Site Plan, the proposed commercial development will be accessible from the western portion of the site that connects to future developments via a proposed four-way roundabout located within Alachua County Tax Parcel 3049-000-000 that will also provide access to NW US HWY 441.

2. Buffering from adjacent existing/potential uses;

This Site Plan application shows that the subject development meets or exceeds the buffering minimums required by the City of Alachua as per the standards found within the City's Land Development Regulations Table 6.2-1.

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

As shown on the Hampton Inn Site Plan and Highpoint Crossing Final Plat applications, onsite open space provisions and proportions are consistent with the policies set forth by the City of Alachua's Comprehensive Plan. As illustrated within both proposals, ±8.61 acres are dedicated to open space within the HighPoint Crossing development area and as a result, do not create inconsistencies with the City's open space requirements or maximum F.A.R.

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

This Site Plan illustrates the proposed development's consistency with this performance standard. These plans illustrate that water drainage will be successfully mitigated by the ±5.82-acre master drainage basin discussed within in HighPoint Crossing Final Plat application.

5. Placement of signage;

The Site Plan application illustrates the proposed commercial development's consistency with all City of Alachua signage policies and development standards.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

This level of detail is illustrated in the Photometric Plan submitted with this application and is consistent with the City of Alachua's Land Development Regulations.

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

The proposed Site Plan is consistent with this performance standard. As seen on this application, the site allows for safe and convenient onsite circulation. As a result, the project site is consistent with the City's required safety standards for onsite circulation patterns.

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

This Site Plan meets the required landscaping standards found within the City's Comprehensive Plan and Land Development Regulations. This submittal also contains a landscape plan that is consistent with the City's Comprehensive Plan and LDR requirements as well.

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

The site's topographic information can be seen on the CHW Topographic Survey submitted with this Site Plan. The development area discussed within the HighPoint Crossing Final Plat application currently possesses ±2.79 acres of FEMA Flood Zone and an existing area of surface water that is set aside as a conservation area not to be developed. The commercial development discussed within this Site Plan application will be serviced by the master drainage basin proposed within the HighPoint Crossing Final Plat application and will adhere to §6.9.3 of the LDR. The site also possesses three soil types: Bivans Sand with 5 to 8% slopes (Hydro group: C/D), Kendrick Sand with 5 to 8% slopes (Hydro group: B), and Kendrick Sand with 2 to 5% slopes (Hydro group: B). The Kendrick Sand identified onsite is suitable for commercial development of this scale. However, no nonresidential development is being proposed within the Bivans Sand portion of this project site. In addition, no historical sites or structures were identified throughout the due diligence process for the nonresidential development. The alteration of existing native vegetation and the natural function of seepage slopes will be limited throughout the development process.

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

No performance based zoning requirements are proposed for this site in order to attain an acceptable design.

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

The Site Plan is consistent with this performance standard. The ±2.80-acre site shown in these plans show that the development does not exceed the maximum 0.75 F.A.R. outlined in this policy.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be

considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

The project site currently possesses a Commercial (COMM) FLU Designation and is within a Commercial Intensive (CI) Zoning District. This Site Plan does not request any alteration to the project site's existing FLU or zoning designation. The project site will be developed in a previously vacant area that features a FLU and zoning designation appropriate for the commercial development's intended use.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible

As illustrated in the Hampton Inn Site Plan and HighPoint Crossing Final Plat applications, the development allows for site access to NW US HWY 441 via a proposed roadway network. The roadway will be stubbed-out to the west to create cross-access that will eventually allow access via the traffic light at NW 167th Blvd. Impacts upon traffic circulation will be anticipated and mitigated as shown in this Site Plan application.

2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.

The Hampton Inn Site Plan shows that the project area meets or exceeds the setback and buffering minimums required by the City's Land Development Regulations Tables 5.1-3. and 6.2-1 respectively.

3. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

As indicated by this Site Plan and the proposed HighPoint Crossing Final Plat application, the intended roadway will provide for sidewalks along the entire length of the internal roadway—providing for multi-modal access to the proposed commercial development.

Policy 1.3.f: The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas. 1. The City of Alachua shall maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

The project site is currently located in the Gateway Activity Center. Approval of this Site Plan will assist the City of Alachua in promoting their areas an attractive, vibrant, and economically prosperous community by promoting additional infill commercial development.

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.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Landscaping plans for the site are being submitted concurrently with this Site Plan. The landscaping contained within the project site internally and along the perimeter are consistent with this policy.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

The Site Plan shows that the project area meets or exceeds the buffering minimums required by the City of Alachua as per the requirements found within the City's Land Development Regulations Table 6.2-1.

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.

The ±8.61 acres of open space shown in the Hampton Inn Site Plan and HighPoint Crossing Final Plat applications far surpass the mandatory 10% open space requirement.

Objective 4.1 Infill development:
Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

This Site Plan shows that the proposed commercial facility is considered infill development within the City of Alachua and is consistent with the City's Future Land Use Map. The site's future development is also consistent with the City's open space requirement and increases the local density of commercial uses in a safe, urban environment. This commercial project site will be a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. The commercial site discussed in this Site Plan represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Site Plan for a commercial site will further expand the City's bustling contemporary business climate.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

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.

The site's topographic information can be seen on the CHW Topographic Survey submitted with this Site Plan. The development area discussed within the HighPoint Crossing Final Plat application currently possesses ±2.79 acres of FEMA Flood Zone and an existing area of surface water that is set aside as a conservation area not to be developed. The commercial development will be serviced by the master drainage basin proposed within the HighPoint Crossing Final Plat application and will adhere to §6.9.3 of the LDR. The alteration of existing native vegetation and the natural function of seepage slopes will be limited throughout the development 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, minimum flood elevations shall be surveyed and established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.

The site's topographic information can be seen on the CHW Topographic Survey submitted with this Site Plan. The development area discussed within the HighPoint Crossing Final Plat application currently possesses ±2.79 acres of FEMA Flood Zone and an existing area of surface water that is set aside as a conservation area not to be developed. The commercial development will be serviced by the master drainage basin proposed within the HighPoint Crossing Final Plat application and will adhere to §6.9.3 of the LDR. The alteration of existing native vegetation and the natural function of seepage slopes will be limited throughout the development process.

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 requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

The Site Plan for the project site indicates that the proposed non-residential facility will not negatively impact the City's adopted levels of service for transportation, potable water, sanitary sewer, and solid waste. A Concurrency Analysis for the project site has been submitted along with this Site Plan. Calculations are provided in the Concurrency Analysis that illustrate the estimated impact to public facilities.

Vision 2020

Goal One: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

This commercial project site is a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. The site represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Site Plan for a commercial facility will further expand the City's bustling contemporary business climate.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

This commercial project site is a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. The site represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Site Plan for a commercial facility will further expand the City's bustling contemporary business climate.

Community Facilities and Natural Groundwater Aquifer Recharge Element

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

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 provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.
c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

The nearest wastewater line is located southwest of the project site along the northern portion of NW US HWY 441. Wastewater is also located south of the project site on the southern side of 441 as well. As a result, connection to adjacent wastewater lines are permitted and will be extended to the site from NW US HWY 441. Concurrency with public facilities are examined further in the Concurrency Analysis provided with this Site Plan's submittal.

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.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of postdevelopment runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

This Site Plan will remain consistent with the City of Alachua's stormwater Level of Service Standards. The proposed HighPoint Crossing Final Plat application shows that a master drainage basin will be constructed along Interstate-75 that will serve the ±2.80-acre commercial development. Stormwater concurrency is examined further in the Concurrency Analysis provided with this document's submittal.

GOAL 4: Potable water
Provide an adequate supply of high quality potable water to customers throughout the water service area.

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:
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.

Policy 4.1.c: The City establishes the following level of service standards for potable water
1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

The nearest potable water line is located southwest of the project site along the northern portion of NW US HWY 441. Potable water is also located south of the project site on the

southern side of 441 as well. As a result, connection to adjacent potable water lines are permitted and will be extended to the site from NW US HWY 441 and/or from the existing development the west of the project site. Concurrency with public facilities is examined further in the Concurrency Analysis provided with this document's submittal and in the calculations provided in this Site Plan.

L:\2016\16-0638\Planning\Reports\Hampton_Inn\Consistency Analysis 170802.docx

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

CONCURRENCY IMPACT ANALYSIS

To: Kathy Winburn, AICP, City of Alachua Planning Director 16-0638

From: Craig Brashier, AICP, Director of Planning

Date: August 2, 2017

RE: Hampton Inn at HighPoint Crossing Site Plan

This Site Plan application is for the Hampton Inn at HighPoint Crossing within the City of Alachua. The proposed non-residential development is a 101-room hotel on ±2.80-acres located along I-75 just north of NW US HWY 441. The proposed development is only expected to generate an impact on local transportation and utility infrastructure. No impacts are anticipated to recreation or school facilities due to the development's non-residential nature.

This analysis will serve as a concurrency report that intends to estimate how approval of this Site Plan application will impact City of Alachua public facilities. These estimates are provided in the calculations below:

TRANSPORTATION IMPACT ANALYSIS

Table 1: Trip Generation Calculations

Land Use[1] (ITE)	Rooms	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Hotel (ITE 310)	101	8.17	825	.52	53	.61	62
Total	**-**	**-**	**825**	**-**	**53**	**-**	**62**

1. Source: ITE Trip Generation 9th Edition

Conclusion: This use will create a minimal impact on the area's transportation infrastructure on the currently vacant site. Approval of the Hampton Inn Site Plan is anticipated to generate an estimated **825 net daily vehicle trips** to local roadways.

Table 1a: Potential Impacts on Roadways, Segment 1 & 2

Traffic System Category	AADT	PM	AADT	PM
	Segment 1: I-75 (NCL of Alachua to US 441)		Segment 2: I-75 (US 441 to SCL of Alachua)	
Maximum Service Volume[1]	85,600	7,710	85,600	7,710
Existing Traffic[1]	42,505	4,463	56,476	5,930
Reserved Trips[1]	109	12	152	17
Available Capacity	42,986	3,235	28,972	1,763
Projected Trip Generation[2]	413	31	412	31
Available Capacity w/ Site Plan's approval	**42,573**	**3,204**	**28,560**	**1,732**

1. *Source*: City of Alachua May 2017 Development Monitoring Report
2. *Source*: This roadway segment's projected trip distribution percentage is estimated to be ±50% for Segment 1 and ±50% for Segment 2.

Table 1b: Potential Impacts on Roadways, Segment 5

Traffic System Category	AADT	PM
	Segment 5: U.S. Hwy 441 (SR 235 to NCL of Alachua)	
Maximum Service Volume[1]	35,500	3,200
Existing Traffic[1]	24,411	2,319
Reserved Trips[1]	7,316	637
Available Capacity	3,773	244
Projected Trip Generation[2]	825	62
Available Capacity w/ Site Plan's approval	**2,948**	**182**

1. *Source*: City of Alachua May 2017 Development Monitoring Report
2. *Source*: This roadway segment's projected trip distribution percentage is estimated to be 100% for Segment 5.

Conclusion:
Tables 1a and 1b identify specific impacts to each of the three (3) affected roadway segments. Both segments of I-75 and one segment of US 441 retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway Level of Service (LOS) as a result of the Site Plan's approval.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 2: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,301,000
Reserved Capacity[1]	59,864
Residual Capacity[1]	939,136
Percentage of Permitted Design Capacity Utilized[1]	59.17%
Projected Potable Water Demand from Proposed Project[2]	10,100
Residual Capacity after Proposed Project	**929,036**

1. *Source:* City of Alachua May 2017 Development Monitoring Report
2. *Source*: Chapter 64E-6, Florida Administrative Code; Formula: 100 gallons per day per room x 101 rooms

Conclusion
Quality: The proposed development will not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: The proposed development is estimated to generate **10,100 GPD** for potable water demand.

System Capacity: As calculated in Table 2, the percentage of the City's potable water system that is being utilized does not exceed 85%. The design capacity that is currently being utilized is only 59.17%.

Table 3: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	654,000
Reserved Capacity[1]	57,364
Residual Capacity[1]	788,636
Percentage of Permitted Design Capacity Utilized[1]	47.42%
Projected Sanitary Sewer Demand from Proposed Project[2]	10,100
Residual Capacity After Proposed Project	**778,536**

1. Source: City of Alachua May 2017 Development Monitoring Report
2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 100 gallons per day per room x 101 rooms

Conclusion
Quality: The approval of these plans will not negatively impact sanitary sewer quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: The proposed Site Plan is estimated to generate **10,100 GPD** for sanitary sewer demand.

System Capacity: As calculated in Table 3, the percentage of the City's potable water system that is being utilized will not exceed 85%. The design capacity currently being utilized is only 47.42%.

Table 4: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	39,568.00	7,221.16
Reserved Capacity[1]	5,240.27	956.35
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**267**

1. Source: City of Alachua May 2017 Development Monitoring Report.
2. Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.
Formula Used: (((12 lbs. / 1000 ft^2/day x 121,968 ft^2) x 365)/2,000)

Conclusion
As shown in Table 4, the New River Solid Waste Facility has a 50-year capacity. The proposed development will not negatively impact the adopted solid waste LOS as the site is only expected generate **267 tons of solid waste per year**—well below the current capacity.

Stormwater
A Grading and Drainage Plan are included in this Site Plan application. These plans convey the site's elevation and resulting drainage to a stormwater management facility (SMF) located to the north of the proposed non-residential development site. As discussed within the Hampton Inn at HighPoint Crossing Site Plan and HighPoint Crossing Final Plat application, the SMF is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

L:\2016\16-0638\Planning\Reports\Hampton_Inn\Concurrency Impact Analysis 170802.docx

than the rolled-back rate by 3.60 percent, which required a majority vote by the commission. The rolled back rate would have produced $153,051 less than the higher proposed rate. The higher rate will enable the City to undertake infrastructure maintenance and adjust for future growth

$11,269,716 difference accounts for carry forward of encumbered obligations and a re-appropriation for unfinished projects or services which are anticipated to continue into Fiscal Year 2018-19. The City Commission gave final approval for both the millage rate increase and

tobacco retail license. The organization has found that schools that have retailers selling tobacco or vape products nearby have a higher rate of smoking among students. The organization hopes to garner support for raising the minimum age for purchasing tobacco from 18 to 21 on a state level.

Gibney said that 21states have already raised the age requirement and studies have shown that people who start smoking later are less likely to continue smoking

already established in the range, but would limit future development within 1,000 feet.

In another matter, Randy Dexter, Director of the K-9 for Warriors project, which established a campus in Alachua last year, announced the organization's first graduation since opening. The organization helps match and train service dogs to veterans with disabilities or suffering from Post-Traumatic Stress Disability (PTSD).

Gold family. The house has nine bedrooms, seven bathrooms and is powered by $1 million worth of solar panels that makes the home energy independent. On Oct. 18, the group will host an event to honor the first graduating class from the facility.

The Commission also approved final reading for the designation and creation of infrastructure improvement areas, two of which are located west of the city and one to the east. The infrastructure plans are for improvements to

approved a 2 percent cost of living increase for all employees in the 2019 budget. This increase of $118,000 is already included in the City's 2019 budget. In addition to providing a cost of living increase for current employee, the increase will make positions more competitive with other municipalities and help attract qualified candidates for City positions.

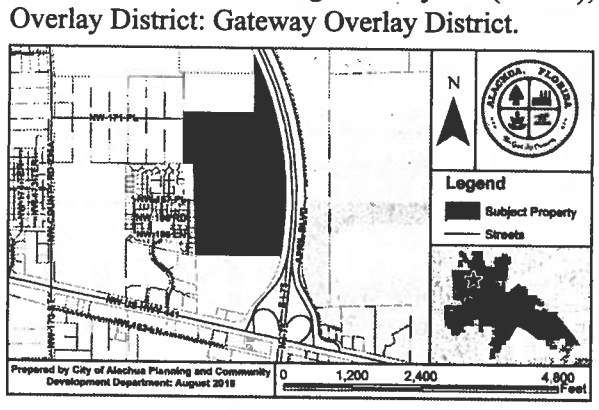
# # #

Email rcarson@ alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) from Commercial (±21.2 acres), Medium Density Residential (±36.0 acres), and Moderate Density Residential (±40.0 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay District.



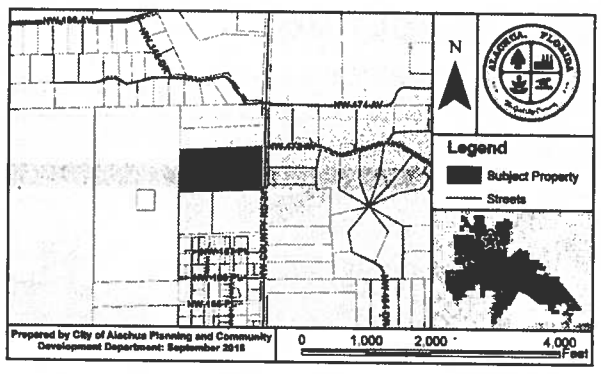
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - September 27, 2018)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent, for Wallace Cain, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241, south and west of the intersection of NW County Road 241 and NW 172nd Avenue, consisting of a portion of Tax Parcel Number 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Existing Zoning: Community Commercial (CC).



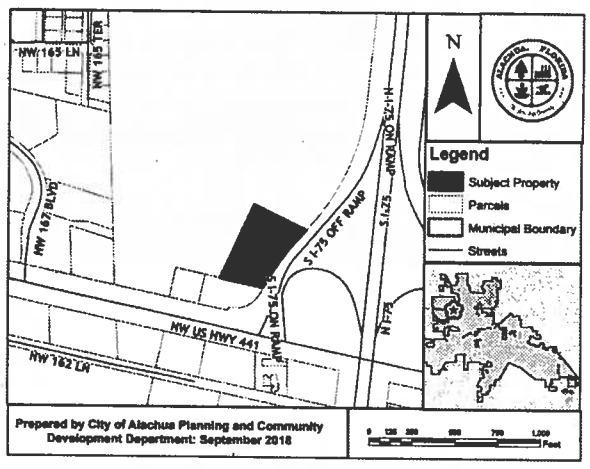
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - September 27, 2018)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Robert Walpole, P.E., of CHW, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan to construct a ±60,563 square foot, 101 room hotel with associated paving, grading, landscaping and infrastructure improvements, on a ±2.73 acre subject property, located west of I-75, north of Bob's Fuel/Dunkin'Donuts, east of Heritage Oaks and Alachua Marketplace Plaza. Tax Parcel Number 03049-000-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

(Published: Alachua County Today - September 27, 2018)

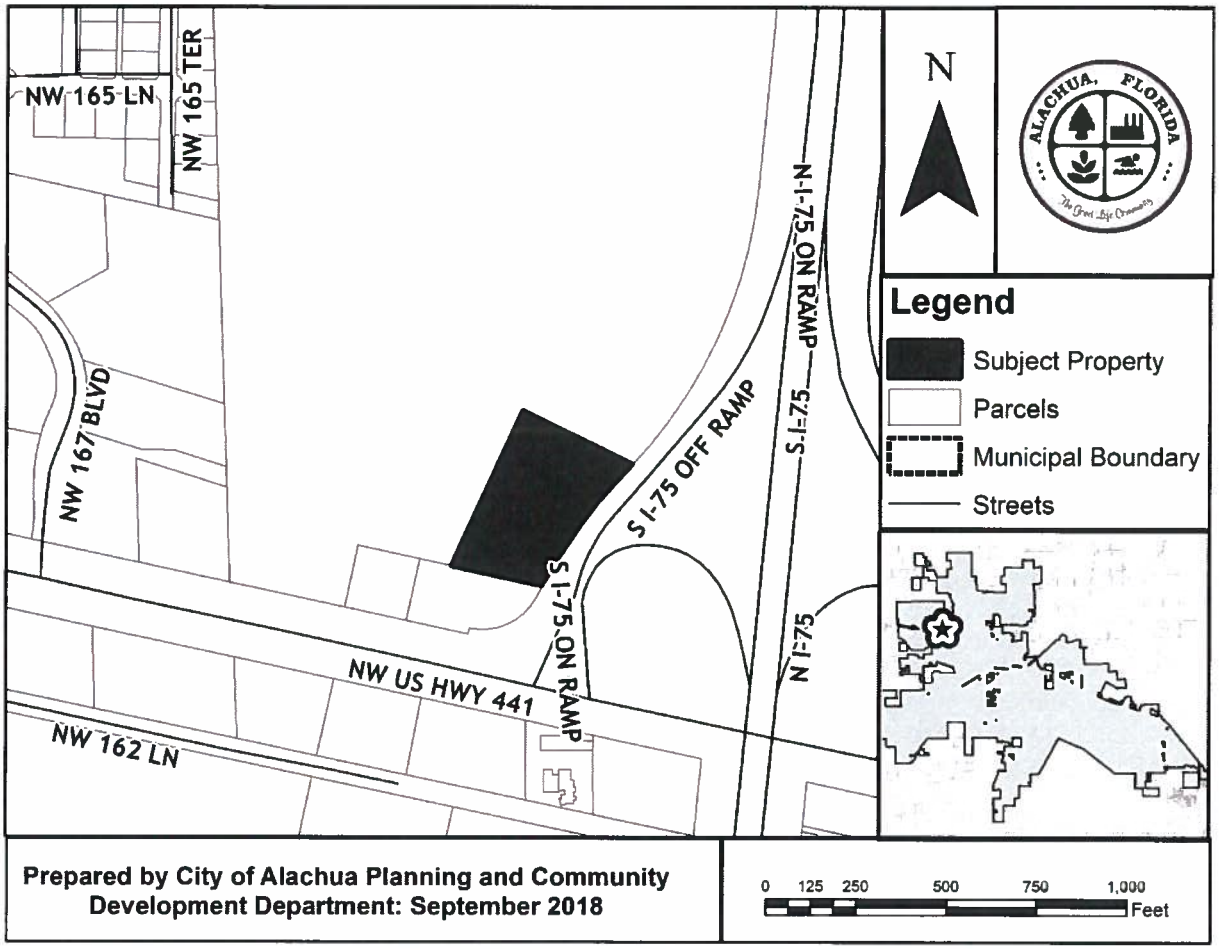
mailed 9/24/2018 KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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 9, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Robert Walpole, P.E., of CHW, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan to construct a ±60,563 square foot, 101 room hotel with associated paving, grading, landscaping and infrastructure improvements, on a ±2.73 acre subject property, located west of I-75, north of Bob's Fuel/Dunkin'Donuts, east of Heritage Oaks and Alachua Marketplace Plaza. Tax Parcel Number 03049-000-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

Étiquettes faciles à peler
Sens de
Replier à la hachure afin de
www.avery.com

JACQULYN MARIE DONOFRIO
5810 SW 164TH TER

SOUTHWEST RANCHES, FL 33331-1397
VICKY ANN KENNA
16609 NW 171ST PL

ALACHUA, FL 32615-4863
RICHARD STONE
16611 NW 165TH TER

ALACHUA, FL 32615
NATHANIEL M III FORD
16515 NW 165TH TER

ALACHUA, FL 32615
NYGAARD & STRATTAN
16567 NW 165TH LN

ALACHUA, FL 32615

,
JOSHUA N MCCARDLE
16548 NW 166TH RD

Alachua, FL 32615
MEADOWS & MEADOWS
16649 NW 166TH DR

ALACHUA, FL 32615-4996
MICHAEL PATRICK CAMPBELL
16644 NW 165TH TER

Alachua, FL 32615
MEGAHEE ENTERPRISES LTD.,LLLP
2632 NW 43RD ST # 2138

GAINESVILLE, FL 32606

MEGAHEE ENTERPRISES LTD.,LLLP
2632 NW 43RD ST # 2138

GAINESVILLE, FL 32606
DONALD E BULLARD
PO BOX 417

ALACHUA, FL 32616
WILLIAM SCOTT RICHARD
16631 NW 165TH TER

Alachua, FL 32615
MICHAEL JELMBERG
16545 NW 165TH TER

ALACHUA, FL 32615
DIANE S CARTER
16527 NW 165TH LN

ALACHUA, FL 32615
JUAN C CRUZ
220 SW CELINE CT

LAKE CITY, FL 32024
FLOYD & RUTTENBER
16518 NW 166TH RD

ALACHUA, FL 32615
HYDEN & HYDEN
16622 NW 166TH RD

Alachua, FL 32615
AARON A HARRIS
16609 NW 166TH DR

ALACHUA, FL 32615
RICHARD B SCHULTZ
1171 APPIAN WAY

SANTA ANA, CA 92705

ARTHUR PRESCOTT JR TRUSTEE SPENCER
4145 STATE RD 11

DELAND, FL 32724
GIACOMO CAIOZZO
16615 NW 171ST PL

ALACHUA, FL 32615
RAMON J OSEJO
16681 NW 165TH TER

ALACHUA, FL 32615-4992
DAVID B FROMHOLT
16575 NW 165TH TER

ALACHUA, FL 32615
CHARLES E MITCHELL
16530 NW 165TH TER

ALACHUA, FL 32615
CHARLES E WALLACE
16621 NW 165TH LN

ALACHUA, FL 32615
INC BLUE4.COM INFORMATION SERVICES
16539 NW 167TH PL

ALACHUA, FL 32615-8906
LANCE BRINER
16578 NW 166TH RD

ALACHUA, FL 32615

,
RICHARD E JR DAVIS
16624 NW 165TH TER

ALACHUA, FL 32615

Easy Peel® Labels
Use Avery® Template 5160®
Feed Paper
Bend along line to
expose Pop-Up Edge™
AVERY® 5260™

ARTHUR PRESCOTT JR TRUSTEE SPENCER

4145 STATE RD 11

DELAND, FL 32724

HIPP INVESTMENTS LLC

14610 NW 129TH TER

ALACHUA, FL 32615

OWNERS ASSN INC HERITAGE OAKS PROPERTY

PO BOX 969

THE PANTRY INC

PO BOX 8019

GARY, NC 27512-9998

MURPHY'S LOT LLC

2632 NW 43RD ST STE 2138

GAINESVILLE, FL 32606-7545

DURATION BUILDERS INC

PO BOX 357665

GAINESVILLE, FL 32635-7665

INDIRA K PATEL

8706 SADDLEHORN DR

IRVING, TX 75063

DWARKADHISH INVESTMENTS INC

1800 S ATLANTIC AVE

DAYTONA BEACH, FL 32118

ROBERT P MILLIKEN

16091 NW US HIGHWAY 441

ALACHUA, FL 32615

SHARLEEN O TRUSTEE CAVACEPPI

PO BOX 1325

ALACHUA, FL 32616-1325

PROERTIES LTD TALAL PROPERTIES LTD & TAREK

1326 E LUMSDEN RD

CHASING CHICKEN 2 INC

2591 CENTERVILLE RD STE 202

TALLAHASSEE, FL 32308

Étiquettes faciles à peler

Sens de alimentation

Replier à la hachure afin de révéler le rebord Pop-Up Edge™

www.avery.com

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to expose Pop-Up Edge™

AVERY® 5260™

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

John Amerson
All County Marion Property Management
2916 NE Jacksonville Road
Ocala, Florida 34479

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele Lieberman
Alachua County Manager
12 SE 1st ST
Gainesville, FL 32601

Hancock Troy Daniel
16548 NW 166th RD
Alachua, FL 32615

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY
Easy Peel Labels
Use Avery® TEMPLATE 5160®
Feed Paper
See Instruction Sheet for Easy Peel Feature
AVERY® 5260™

AFFIDAVIT FOR POSTED LAND USE SIGN

I Sandra B Thomas, POSTED THE LAND USE
(Name)
SIGN ON 9/20/18 FOR THE Hampton Inn at HighPoint Crossing Site Plan
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Sandra B. Thomas
(Signature)

One (1)
(Number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/9/2018
SUBJECT: Large Scale Comprehensive Plan Amendment (LSCPA): A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One LLC, property owner, to amend the Future Land Use Map (FLUM) from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation of the property from Commercial (±21.2 acres), Medium Density Residential (±36 acres), and Moderate Density Residential (±40 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on an approximate ±97.23 acre subject property. Table 1 below provides an analysis of the change in density/intensity proposed by the application.

The subject property is located to the north of the HighPoint Crossing subdivision, which was recently approved by the City Commission on September 24, 2018. The subdivision consists primarily of roadway improvements, utility infrastructure, and master planning of stormwater to serve future development surrounding the roadway / infrastructure improvements. The subdivision also included a single lot (Lot 1), which is intended to serve the development of a ±100-room hotel.

The applicant has stated that the intent of this application is to reconfigure the FLUM Designations of the subject property "… to allow for an apartment complex closer to approved infrastructure and at a higher density as well as to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks."

The applicant has concurrently submitted an application to rezone the subject property to zoning districts compatible to those proposed by the LSCPA application. Specifically, the rezoning application would amend the zoning of the subject property from Commercial Intensive (CI) (±21.2 acres),Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36

acres).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.b of the Future Land Use Element establishes the Medium Density Residential land use category, and states that this category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are examples of uses permitted within the Medium Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; live/work units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.c of the Future Land Use Element establishes the High Density Residential land use category, and states that this category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are examples of uses permitted within the High Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; apartments and townhomes; live/work units; residential planned developments; traditional mixed-use neighborhood planned developments; neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood (i.e., a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices); group living; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.b of the Future Land Use Element establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. The following uses are examples of uses permitted within the Commercial land use category: retail sales and services; personal services; financial institutions; tourist-related uses; hotels, motels; commercial shopping centers; auto-oriented uses; office/business parks; limited industrial services; and eating establishments.

Objective 1.4 and Policy 1.4.a of the Future Land Use Element establishes the Corporate Park land use category, and states that this category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential (provided certain criteria is met), building industry uses, and accessory storage facilities (including outdoor storage yards).

ATTACHMENTS:

Description

- Staff Report
- Application & Supporting Materials
- Public Notice Affidavits

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: October 9, 2018
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Commercial (±21.2 acres), Medium Density Residential (±36 acres), and Moderate Density Residential (±40 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on an approximate ±97.23 acre subject property
APPLICANT/AGENT:	Ryan Thompson, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	West of Interstate 75; East of the Heritage Oaks Subdivision, Holiday Inn Express, & Hungry Howie's; North of the HighPoint Crossing Subdivision and US 441
PARCEL ID NUMBER(S):	A portion of 03049-000-000
ACREAGE:	±97.23 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation of the property from Commercial (±21.2 acres), Medium Density Residential (±36 acres), and Moderate Density Residential (±40 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on an approximate ±97.23 acre subject property. Table 1 below provides an analysis of the change in density/intensity proposed by the application.

The subject property is located to the north of the HighPoint Crossing subdivision, which was recently approved by the City Commission on September 24, 2018. The subdivision consists primarily of roadway improvements, utility infrastructure, and master planning of stormwater to serve future development surrounding the roadway / infrastructure improvements. The subdivision also included a single lot (Lot 1), which is intended to serve the development of a ±100-room hotel.

The applicant has stated that the intent of this application is to reconfigure the FLUM Designations of the subject property "*... to allow for an apartment complex closer to approved infrastructure and at a higher density as well as to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks*."

The applicant has concurrently submitted an application to rezone the subject property to zoning districts compatible to those proposed by the LSCPA application. Specifically, the rezoning application would amend the zoning of the subject property from Commercial Intensive (CI) (±21.2 acres),Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

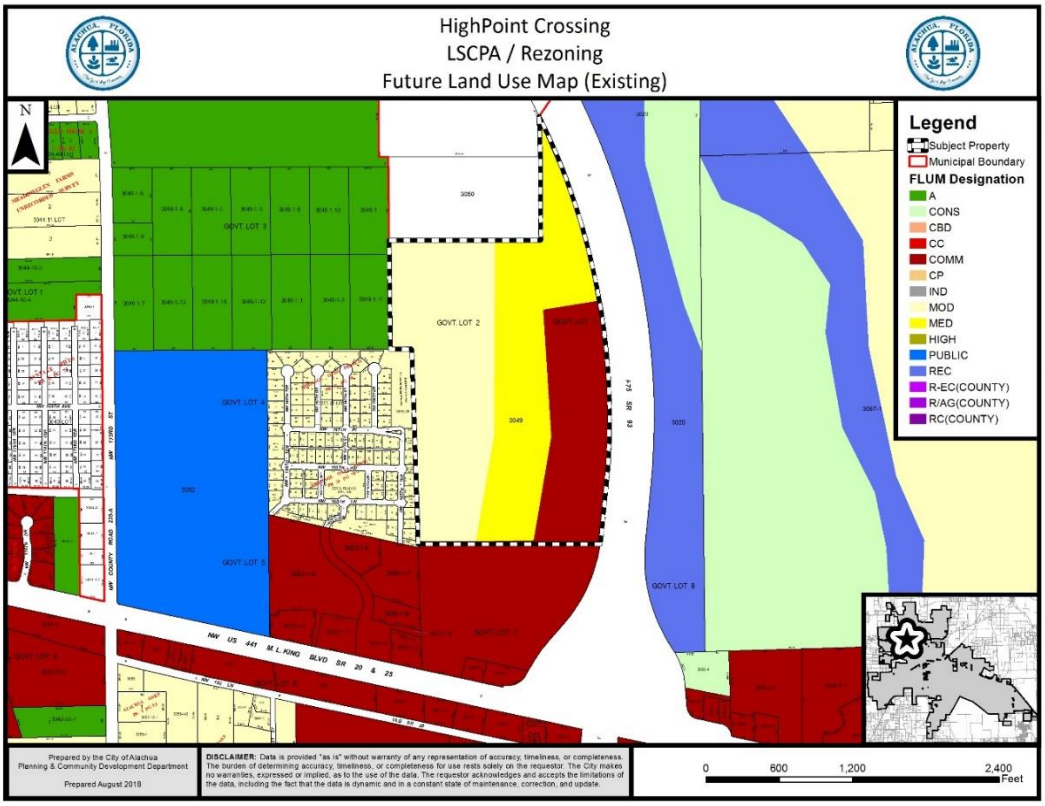
Policy 1.2.b of the Future Land Use Element establishes the Medium Density Residential land use category, and states that this category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are examples of uses permitted within the Medium Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; live/work units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.c of the Future Land Use Element establishes the High Density Residential land use category, and states that this category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are examples of uses permitted within the High Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; apartments and townhomes; live/work units; residential planned developments; traditional mixed-use neighborhood planned developments; neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood (i.e., a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices); group living; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.b of the Future Land Use Element establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. The following uses are examples of uses permitted within the Commercial land use category: retail sales and services; personal services; financial institutions; tourist-related uses; hotels, motels; commercial shopping centers; auto-oriented uses; office/business parks; limited industrial services; and eating establishments.

Objective 1.4 and Policy 1.4.a of the Future Land Use Element establishes the Corporate Park land use category, and states that this category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential (provided certain criteria is met), building industry uses, and accessory storage facilities (including outdoor storage yards).

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property

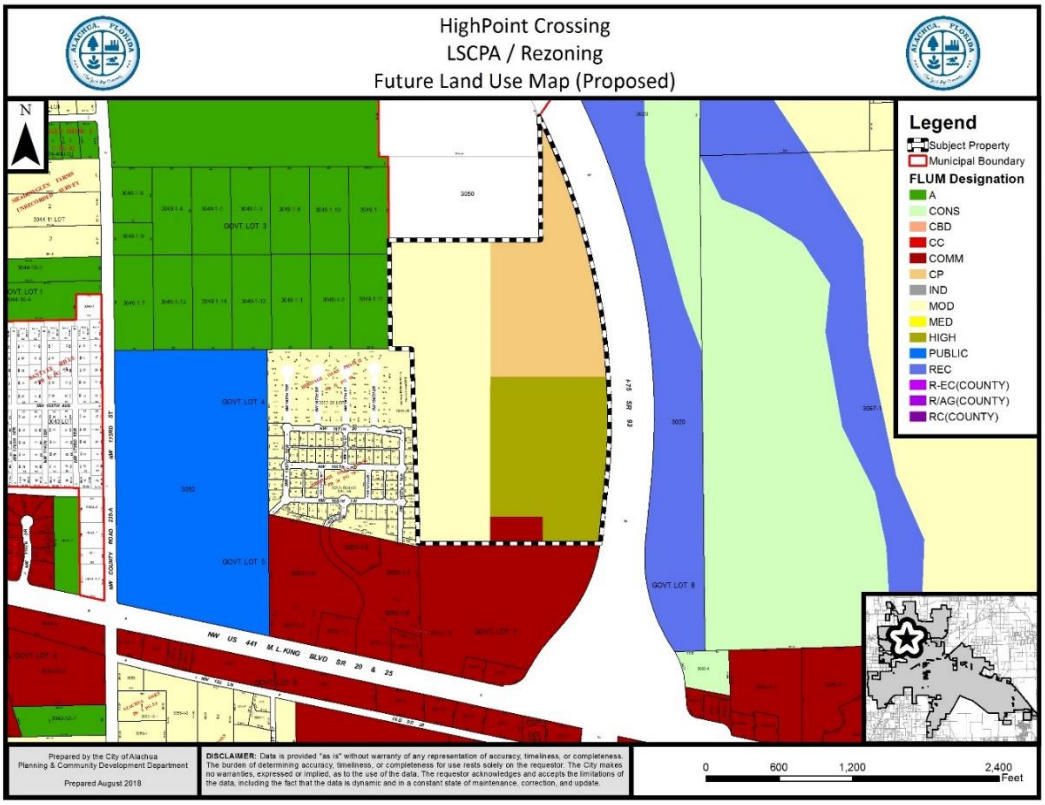


Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designations	Proposed FLUM Designation
FLUM Designations:	Commercial (±21.2 acres); Medium Density Residential (±36 acres); Moderate Density Residential (±40 acres)	Commercial (±2.11 acres); Corporate Park (±27.88 acres); High Density Residential (±27.88 acres); Moderate Density Residential (±39.36 acres)
Max. Gross Density:	288 dwelling units (Medium Density Residential); 160 dwelling units (Moderate Density Residential) ***Total: 448 dwellings***	418 dwelling units (High Density Residential); 157 dwelling units (Moderate Density Residential) ***Total: 575 dwellings***
Floor Area Ratio:	461,736 square feet (Commercial)	45,956 square feet (Commercial); 607,226 square feet (Corporate Park) ***Total: 653,182 square feet***
Typical Uses:	See Descriptions of Each FLUM Category Above	See Descriptions of Each FLUM Category Above
Net Increase/ Decrease:	***Increase of 127 Dwelling Units*** ***Increase of 191,446 Square Feet of Non-Residential Uses***	

EXISTING USES

The subject property is currently undeveloped.

SURROUNDING USES

The subject property is located northwest of the US Highway 441 / Interstate 75 interchange, and is north of the HighPoint Crossing subdivision (recently approved by the City Commission), vacant commercial lands, and the proposed Hampton Inn. The Heritage Oaks subdivision is located to the west of the subject property. Lands to the north of the subject property are within unincorporated Alachua County. These lands are presently vacant and are zoned Agriculture.

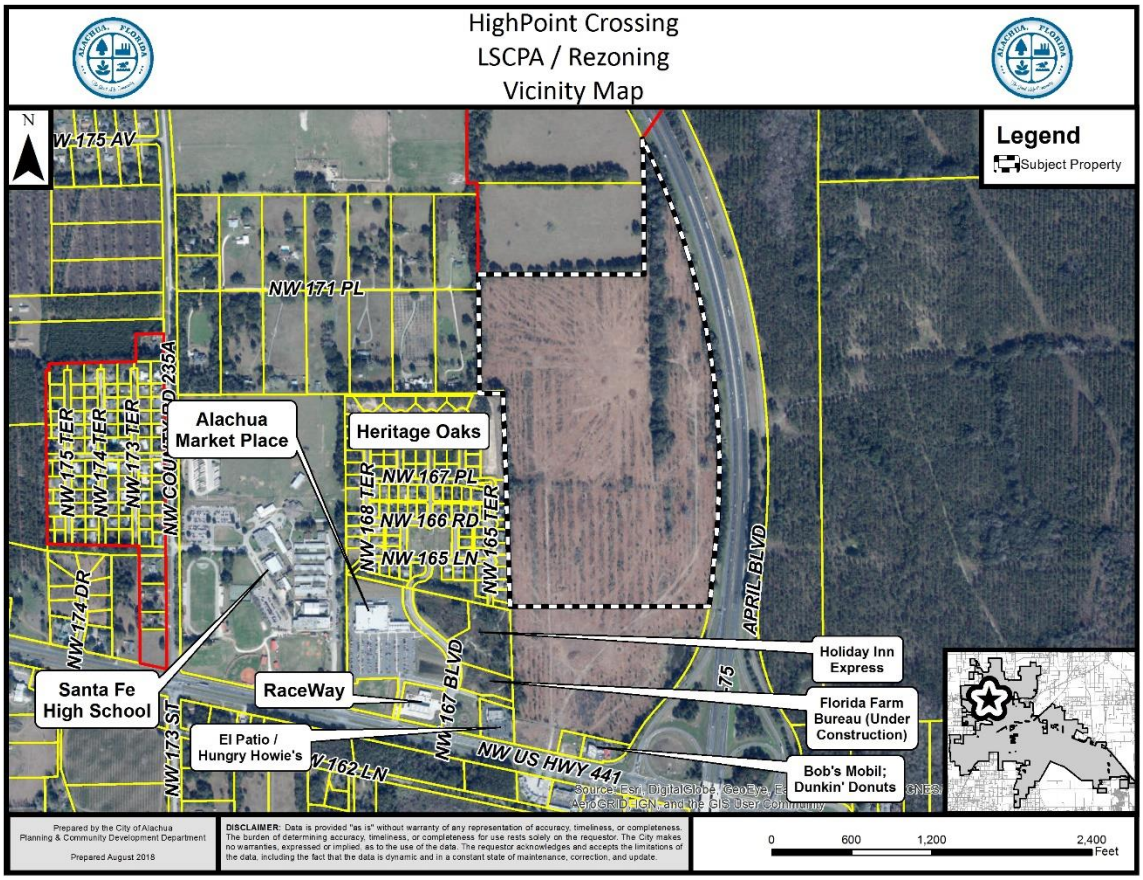
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 2. Map 2 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It 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 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Rural / Agriculture (Alachua County)	Agriculture (Alachua County)
South	HighPoint Crossing Subdivision / Vacant Commercial Lands / US Highway 441	Commercial	Commercial Intensive (CI)
East	Interstate 75	N/A	N/A
West	Heritage Oaks Subdivision; Rural Residential Uses	Moderate Density Residential; Agriculture	Planned Development – Residential (PD-R); Agriculture

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on Wednesday, May 23, 2018 at the applicant's office, located at 11801 Research Park. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the materials submitted by the applicant, five (5) individuals attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant states that this application has two major intentions: (1) to relocate and consolidate the land area dedicated to multi-family residential uses (the property presently has a designation of Medium Density Residential on approximately 36 acres; the applicant has proposed to place High Density Residential land use category on approximately 27.88 acres of the subject property); and (2) to introduce a more diverse FLU/zoning district (Corporate Park) to the property.

The application would result in an increase in the number of dwellings permitted on the subject property (from 448 dwellings to 575 dwellings), as well as an increase in the maximum non-residential area (from approximately 462,000 square feet to approximately 653,000 square feet). The applicant contends that the proposed application would support projected residential population increases within the City, as well as provide more diverse housing options within the City. Additionally, the applicant contends that by replacing a portion of the property presently with a Commercial FLUM Designation and applying the Corporate Park FLUM Designation, the application supports the Comprehensive Plan by increasing economic development opportunities within the City.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for residential and nonresidential uses. The property adjacent to the south, located between the subject property and US Highway 441, is in common ownership. As such, the property presently has access to US 441, and will further be served by the infrastructure improvements approved as part of the HighPoint Crossing subdivision. The amendment proposes a mix of land use categories, permitting uses ranging from single family residential to multi-family uses, as well as commercial / retail / office uses and limited industrial uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: Existing development is located to the west, southwest and south of the subject property and near a major interchange between Interstate 75 and US Highway 441. While the application would increase the density and intensity of uses permitted on the property, it is presently designated for residential and nonresidential uses, and is located within an area of the City with existing urban development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is located between developed areas of the City and presently has three (3) FLUM Designations that permit residential and nonresidential uses. Areas to the south and west are also designated for residential and nonresidential uses.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: While there is a small wetland and special flood hazard area to the south of the subject property, there are no known environmental features on the subject property. Should any environmental features be found on the subject

property, such features would be subject to the protection standards established in the City's Comprehensive Plan and Land Development Regulations.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is presently designated for a mix of urban land uses. While the property to the north is undeveloped and zoned Agriculture, the area does not appear to be actively used for agricultural operations. The application proposes to primarily locate more intense land uses further from the agricultural areas to the north and contiguous to existing development of comparable densities and intensities.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: The subject property is located within an area presently served by existing water, wastewater, and electric services. Utilities are proposed to be extended to the south boundary of the subject property by the HighPoint Crossing subdivision, which was recently approved by the City Commission.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Utilities are proposed to be extended to the south boundary of the subject property by the HighPoint Crossing subdivision, which was recently approved by the City Commission. Future development of the subject property would be served by these utility extensions.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is located proximate to existing residential and nonresidential development located proximate to US 441 and Interstate 75. Additionally, the subject property is located within an area presently served by existing water, wastewater, and electric services. Utilities are proposed to be extended to the south boundary of the subject property by the HighPoint Crossing subdivision, which was recently approved by the City Commission.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The proposed amendment would primarily place more intense land uses further from more rural lands to the north of the subject property. More intense land uses are proposed proximate to areas presently developed with uses of comparable density and intensity to those proposed by the application.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The subject property is located between existing urban development and Interstate 75.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is surrounded by a mix of commercial and residential uses. In addition, the amendment proposes a mix of land use categories, permitting uses ranging from single family residential to multi-family uses, as well as commercial / retail / office uses and limited industrial uses.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The subject property would be served by connections to roads and infrastructure recently approved for lands to the south. The HighPoint Crossing subdivision, which was recently approved by the City Commission, provides a connection to US Highway 441 and an extension of NW 163rd Lane, which connects to NW 167th Boulevard, providing connectivity between the property and existing development southwest of the subject property. Development within the subject property may possibly also be served by roadway extensions to the north and west of the subject property, if warranted, to provide additional accessibility.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The subject property has historically consisted of planted pines. Presently, the site is mostly cleared. The subject property does not connect to any significant areas of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

   Evaluation & Findings: *According to the best available data, the subject property is located with Flood Zone X (areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. The subject property is not known to contain sink holes or pits and spoils areas. No protected species are known to exist onsite.*

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: *The subject property is located proximate to existing residential and nonresidential development near US 441 and Interstate 75. Additionally, the subject property is located within an area presently served by existing water, wastewater, and electric services. Utilities are proposed to be extended to the south boundary of the subject property by the HighPoint Crossing subdivision, which was recently approved by the City Commission. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.*

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: *The amendment would provide for residential and nonresidential development opportunities near employment centers and existing urban development in an area of the City where more intense land uses are desirable.*

4. Promotes conservation of water and energy.

Comment: *The amendment would have no perceivable impact upon the conservation of water and energy resources.*

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: *Agricultural activities do not presently take place on the property. While timber harvests have previously occurred on the subject property, no active silvilculture operations are occurring within the subject property.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: *The amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.*

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential and nonresidential lands near existing urban development in an area of the City where more intense land uses are desirable.*

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it

provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: *The amendment would result in a reconfiguration of urban land uses and increase in density and intensity permitted on the subject property. It would have no affect or remediation of a development pattern in the vicinity that consitutes sprawl or is supportive of transit-oriented developments or new towns.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: 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, conventional dwelling 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Objective 1.2, Policy 1.2.a, and Policy 1.2.c: The subject property is presently designated for urban land uses on the Future Land Use Map. Approximately 36 acres of the subject property is designated as Medium Density Residential (4 – 8 dwellings per acre), and an additional 40 acres is designated as Moderate Density Residential (0 – 4 dwellings per acre). The amendment would increase the maximum density permitted on the subject property by approximately 127 dwelling units, and is consistent with surrounding development patterns. The application proposes to locate lower density residential areas near existing single family residential uses and agricultural areas, with higher density located closer to nonresidential uses and Interstate 75.

Objective 1.3: Commercial
The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;

9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Analysis of Consistency with Objective 1.3 and Policy 1.3.b: The applicant states that the intention of the amendment is to reconfigure the FLUM Designations of the subject property "*... to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks*." The amendment would retain approximately 2 acres of lands designated as Commercial, and apply the Corporate Park land use category to approximately 27 acres of the subject property.

Objective 1.4: Corporate Park
The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

(1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,
(2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Analysis of Consistency with Objective 1.4 and Policy 1.4.a: The applicant states that the intention of the amendment is to reconfigure the FLUM Designations of the subject property "*... to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks*." The amendment would apply the Corporate Park land use category to approximately 27 acres of the subject property.

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.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: An environmental conditions and site suitability analysis is provided within this report. Future development of the subject property will be required to comply with all applicable environmental protections as set forth in the City of Alachua Comprehensive Plan and Land Development Regulations.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area, and as such must connect to those systems at the time of development.

Housing Element

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.

Analysis of Consistency with Policy 1.1.a: This project would support future development and additional housing within the City, thereby furthering Policy 1.1.a.

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.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities is provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

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.

Analysis of Consistency with Objective 1.1: At the maximum development potential, the proposed amendment would degrade the level of service standard of a segment of US Highway 441. Concurrency and impacts to the City's transportation network

will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development. A complete analysis can be found in the Public Facilities Impact analysis in this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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:

1. 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

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.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

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

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3: An environmental conditions and site suitability analysis is provided in this report. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

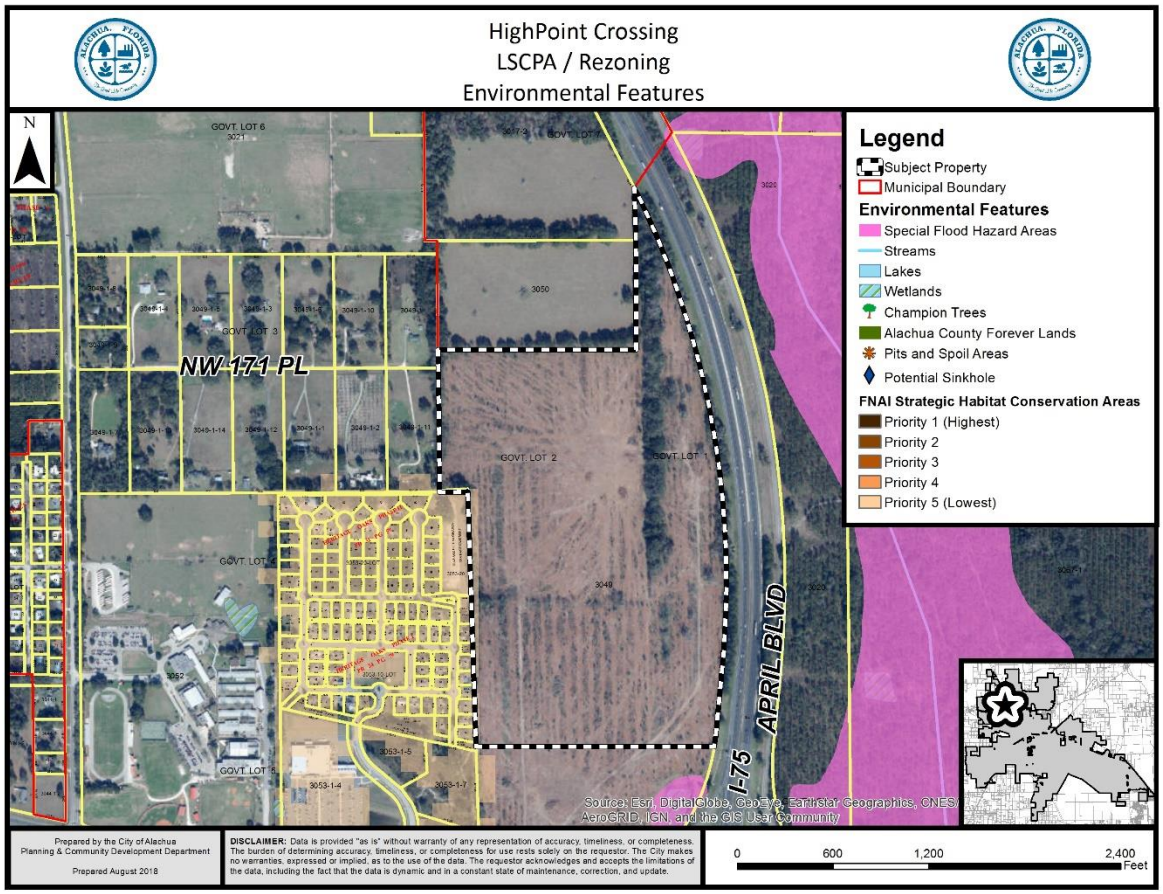
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to National Wetlands Inventory, no wetlands are known to exist on the subject property.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Map 3. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 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: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. Lands to the west of the subject property are identified as "Priority 5" in the PNA data layer, which is the lowest priority category. This area has been previously developed.

While the FNAI PNA data layer indicates that the potential for lands that could support species identified as endangered, threatened, or of special concern, this 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. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

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

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Bivans Sand (5% - 8% slopes)
Hydrologic Soil Group: D
This soil type is poorly drained on short breaking slopes and along hillsides of the uplands. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B
This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Evaluation: All soils, with the exception of Bivans Sand (which consists of a small area in the northwest corner of the subject property), pose only slight or moderate limitations for local roads and streets and commercial buildings. Where moderate limitations are presented by soils, the limitations are due to the slope. A more detailed geotechnical analysis will be performed prior to any commercial development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

Flood Potential

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

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

Karst-Sensitive Features

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

Evaluation: There are no known geologic features located on the subject property which would 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: 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 subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

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

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designations	Proposed FLUM Designations
FLUM Designations:	Commercial (±21.2 acres); Medium Density Residential (±36 acres); Moderate Density Residential (±40 acres)	Commercial (±2.11 acres); Corporate Park (±27.88 acres); High Density Residential (±27.88 acres); Moderate Density Residential (±39.36 acres)
Max. Gross Density:	4 dwellings / acre (Moderate Density Residential) 4 – 8 dwellings / acre (Medium Density Residential)	4 dwellings / acre (Moderate Density Residential) 8 – 15 dwellings / acre (High Density Residential)
Floor Area Ratio:	Parcels 5 acres or greater: 0.50; Parcels < 5 acres but greater than 1 acre: 0.75; Parcels less than 1 acre: 1.0	Parcels 5 acres or greater: 0.50; Parcels < 5 acres but greater than 1 acre: 0.75; Parcels less than 1 acre: 1.0
Maximum Density	**448 dwelling units**	**575 dwelling units**
Maximum Intensity	**461,736 square feet**	**653,182 square feet**

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would degrade the level of service standard of a segment of US Highway 441. Concurrency and impacts to the City's transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development. Impacts to all other public facilities that would be generated by the amendment (at a maximum development potential) are acceptable.

Traffic Impact

Table 5. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1	Interstate 75 from North City Limits to US 441	6D	Freeway	COMM	C
2	Interstate 75 from US 441 to South City Limits	6D	Freeway	COMM	C
5	US 441 from SR 235 to North City Limits	4D	Principle Arterial	Urban Trans.	D
8	SR 235 from 235/241 Intersection to US 441	2U	Principle Arterial	Urban Trans.	D
CR 235A South	CR 235A south of US 441	2U	County Maintained Major Collector	Urban	D

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

Table 6. Proposed Potential Trip Generation Impact[1]

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Detached Housing [2] (ITE Code 210)	1,482 (741/741)	121 (31/90)	157 (100/57)
Multifamily Housing [3] (ITE Code 221)	2,274 (1,137/1,137)	134 (36/98)	171 (103/68)
Shopping Center [4] (ITE Code 820)	867 (433/434)	69 (37/32)	97 (48/49)
Single Tenant Office Building [5] (ITE Code 715)	256 (128/128)	41 (36/5)	39 (6/33)
General Light Industrial [6] (ITE Code 110)	753 (376/377)	140 (122/18)	126 (23/103)
General Office Building [7] (ITE Code 710)	2,366 (1,183/1,183)	357 (314/43)	345 (62/283)
Research & Development Center [8] (ITE Code 760)	2,393 (1,146/1,147)	258 (214/44)	236 (38/198)
Totals	**10,391 (5,144/5,147)**	**1,120 (790/330)**	**1,171 (380/791)**

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 210: AADT –9.44 trips per dwelling x 157 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 157 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 157 dwellings (64% entering/36% exiting).
3 Formula: ITE Code 221: AADT –5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour – 0.32 trips per dwelling x 418 dwellings (27% entering/73% exiting); PM Peak Hour – 0.41 trips per dwelling x 418 dwellings (60% entering/40% exiting).
4 Formula: ITE Code 820: AADT –37.75 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting); AM Peak Hour – 3.00 trips per 1,000 square feet x 22,978 square feet (54% entering/46% exiting); PM Peak Hour – 4.21 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting).
5 Formula: ITE Code 715: AADT –11.15 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting); AM Peak Hour – 1.78 trips per 1,000 square feet x 22,978 square feet (89% entering/11% exiting); PM Peak Hour – 1.71 trips per 1,000 square feet x 22,978 square feet (15% entering/85% exiting).
6 Formula: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 151,807 square feet (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1,000 square feet x 151,807 square feet (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1,000 square feet x 151,807 square feet (18% entering/82% exiting).
7 Formula: ITE Code 710: AADT –9.74 trips per 1,000 square feet x 242,890 square feet (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1,000 square feet x 242,890 square feet (88% entering/12% exiting); PM Peak Hour – 1.42 trips per 1,000 square feet x 242,890 square feet (18% entering/82% exiting.
8 Formula: ITE Code 760: AADT –11.26 trips per 1,000 square feet x 212,529 square feet (50% entering/50% exiting); AM Peak Hour – 1.22 trips per 1,000 square feet x 212,259 square feet (83% entering/17% exiting); PM Peak Hour – 1.11 trips per 1,000 square feet x 212,529 square feet (16% entering/84% exiting).

Table 7a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 I-75 from NCL to US 441[1]	Segment 2 I-75 from US 441 to SCL[1]	Segment 5 US 441 from SR 235 to NCL	Segment 8 SR 235 from 235/241 to US 441	CR 235A S (South of US 441)
Average Annual Daily Trips					
Maximum Service Volume[2]	91,600	91,600	39,000	14,400	15,120
Existing Traffic[3]	36,000	59,457	25,926	10,305	3,780
Reserved Trips[4]	346	152	2,367	0	233
Available Capacity[4]	55,254	31,991	10,707	4,095	11,107
Maximum AADT Generated by Amendment[5]	1,039	5,196	10,391	1,039	1,039
Residual Capacity After Potential Development's Impacts[6]	54,215	26,795	316	3,056	10,068

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 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.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 10%; Segment 2 – 50%; Segment 5 – 100%; Segment 8 – 10%; CR 235A S – 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 7b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 1 I-75 from NCL to US 441[1]	Segment 2 I-75 from US 441 to SCL[1]	Segment 5 US 441 from SR 235 to NCL	Segment 8 SR 235 from 235/241 to US 441	CR 235A S (South of US 441)
PM Peak Hour Trips					
Maximum Service Volume[2]	8,250	8,250	3,510	1,290	1,359
Existing Traffic[3]	3,780	6,243	2,463	979	359
Reserved Trips[4]	55	17	244	0	31
Available Capacity[4]	4,415	1,990	803	311	969
Maximum PM Peak Hour Trips Generated by Amendment[5]	117	586	1,171	117	117
Residual Capacity After Potential Development's Impacts[6]	4,298	1,404	**-368**	194	852

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 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.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 10%; Segment 2 – 50%; Segment 5 – 100%; Segment 8 – 10%; CR 235A S – 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: As shown in Table 6, the maximum potential trips generated by the proposed amendment would be 10,391 average daily trips and by 1,171 PM peak hour trips. At build-out, Segment 5 (US 441 from SR 235 to NCL) would be operating below the Level of Service mandated by the Comprehensive Plan Transportation Element. This analysis is based on upon impacts that could be anticipated to occur on the subject property at the maximum development potential. Concurrency and impacts to the City's transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development.

Potable Water Impacts

Table 8. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,236,000
Reserved Capacity[2]	37,817
Available Capacity	1,026,183
Projected Potable Water Demand from Amendment[3]	256,102
Residual Capacity	**770,081**
Percentage of Permitted Design Capacity Utilized	**66.52%**

Sources:
1 City of Alachua Public Services Department, March 2018.
2 City of Alachua August 2018 Development Monitoring Report.
3 Source: City of Alachua Comprehensive Plan Chapter 64E-6, Florida Administrative Code; Formula: (575 dwellings x 275 gpd) + (15 gallons per day per 100 square feet x 653,182 square feet).

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review or preliminary plat review stage.

Sanitary Sewer Impacts

Table 9. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	687,000
Reserved Capacity[2]	33,789
Available Capacity	779,211
Projected Sanitary Sewer Demand from Amendment	241,727
Residual Capacity	**537,484**
Percentage of Permitted Design Capacity Utilized	**64.17%**

Sources:
1 *City of Alachua Public Services Department, March 2018.*
2 *City of Alachua August 2018 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan Chapter 64E-6, Florida Administrative Code; Formula: (575 dwellings x 250 gpd) + (15 gallons per day per 100 square feet x 653,182 square feet).*

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

Table 10a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Amendment[3]	6.81
Residual Recreational Capacity After Impacts	**60.54**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 575 dwellings / [5 acres/1,000 persons])*

Table 10b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.06 acres
Acreage Required to Serve Demand Generated by Amendment[2]	1.36 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment	11.42 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Amendment[3]	**32.79%**

1 Source: City of Alachua August 2018 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development x 20%.
3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Amendment.)

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreational facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's recreational system will be reevaluated at site plan review or preliminary plat review stage.

Solid Waste Impacts

Table 11. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Demand Generated by Application[3]	2,881.49	526.22
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).
2 City of Alachua August 2018 Development Monitoring Report.
3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996
4 New River Solid Waste Facility, April 2018.

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated September 6, 2018, was issued 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.

The determination concludes that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

ALACHUA A ONE, LLC
(HIGHPOINT CROSSING)

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

STAFF REPORT

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±97.23 ACRE PROPERTY FROM COMMERCIAL ON ±21.2 ACRES, MEDIUM DENSITY RESIDENTIAL ON ±36.0 ACRES, AND MODERATE DENSITY RESIDENTIAL ON ±40.0 ACRES TO COMMERCIAL ON ±2.11 ACRES, CORPORATE PARK ON ±27.88 ACRES, HIGH DENSITY RESIDENTIAL ON ±27.88 ACRES, AND MODERATE DENSITY RESIDENTIAL ON ±39.36 ACRES; LOCATED WEST OF INTERSTATE 75; NORTH OF US HIGHWAY 441 AND THE HIGHPOINT CROSSING SUBDIVISION; AND EAST OF THE HERITAGE OAKS SUBDIVISION; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on October 9, 2018 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on November 5, 2018, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

DRAFT

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 20____, and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that 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 PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

DRAFT

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Commercial on ±21.2 acres, Medium Density Residential on ±36.0 acres, and Moderate Density Residential on ±40.0 acres to Commercial on ±2.11 acres, Corporate Park on ±27.88 acres, High Density Residential on ±27.88 acres, and Moderate Density Residential on ±39.36 acres on a portion of Tax Parcel Number 03049-000-000 the legal descriptions and sketches found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. 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 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua 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 any 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 the ordinance after the exclusions of such part or parts shall be deemed to be valid.

DRAFT

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 5th day of November, 2018.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 20___.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

PAGE 1 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO COMMERCIAL:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 430.45 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°18'09" EAST, 47.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'19", AN ARC DISTANCE OF 47.29 FEET TO THE END OF SAID CURVE; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 167.04 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 429.37 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2.11 ACRES, MORE OR LESS.

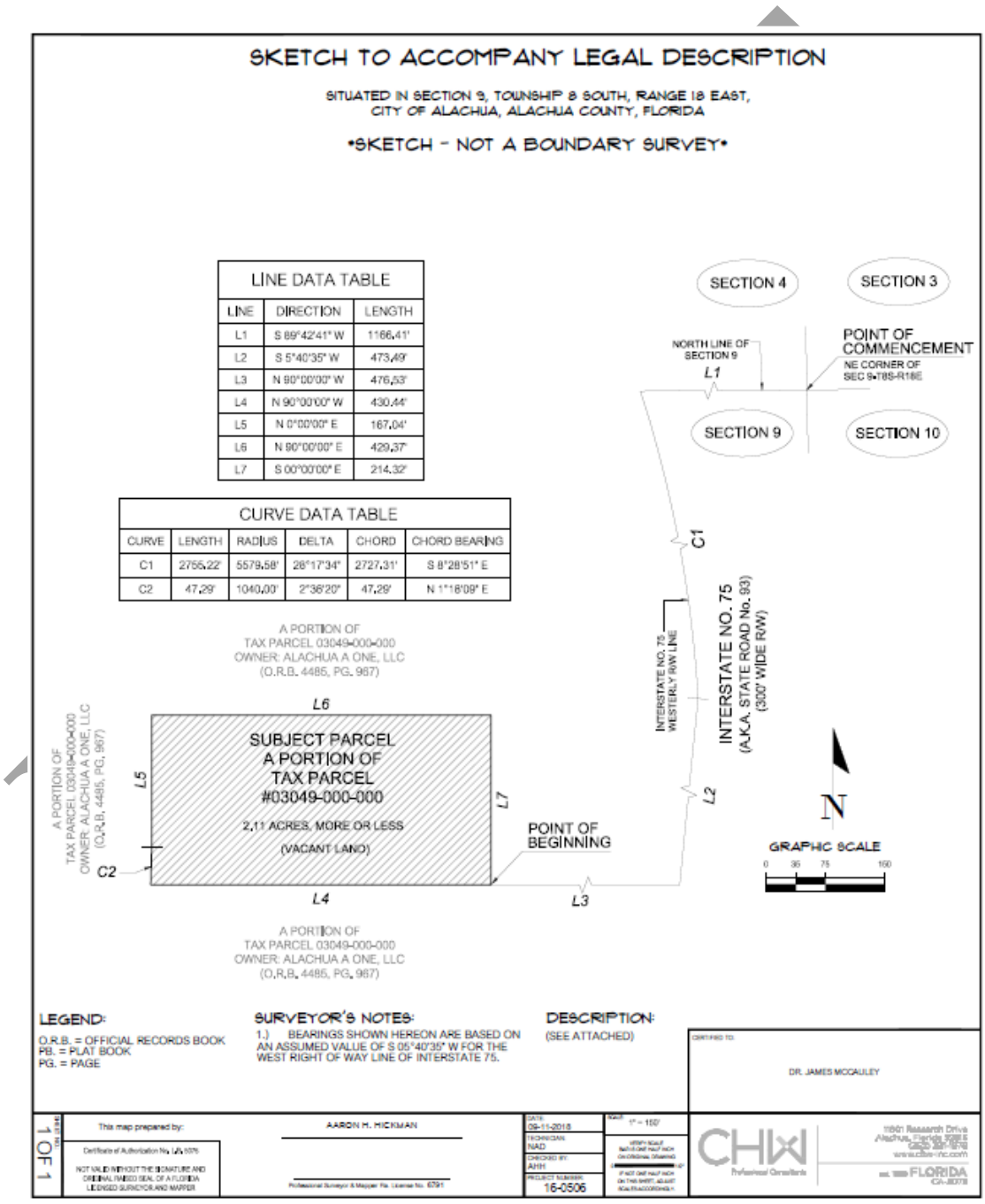
DR

EXHIBIT "A"

PAGE 2 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO COMMERCIAL:



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	S 5°40'35" W	473.49'
L3	N 90°00'00" W	476.53'
L4	N 90°00'00" W	430.44'
L5	N 0°00'00" E	167.04'
L6	N 90°00'00" E	429.37'
L7	S 00°00'00" E	214.32'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	2755.22'	5579.58'	28°17'34"	2727.31'	S 8°28'51" E
C2	47.29'	1040.00'	2°36'20"	47.29'	N 1°18'09" E

EXHIBIT "A"

PAGE 3 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO CORPORATE PARK:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE **POINT OF BEGINNING** AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 27.88 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 4 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO CORPORATE PARK:

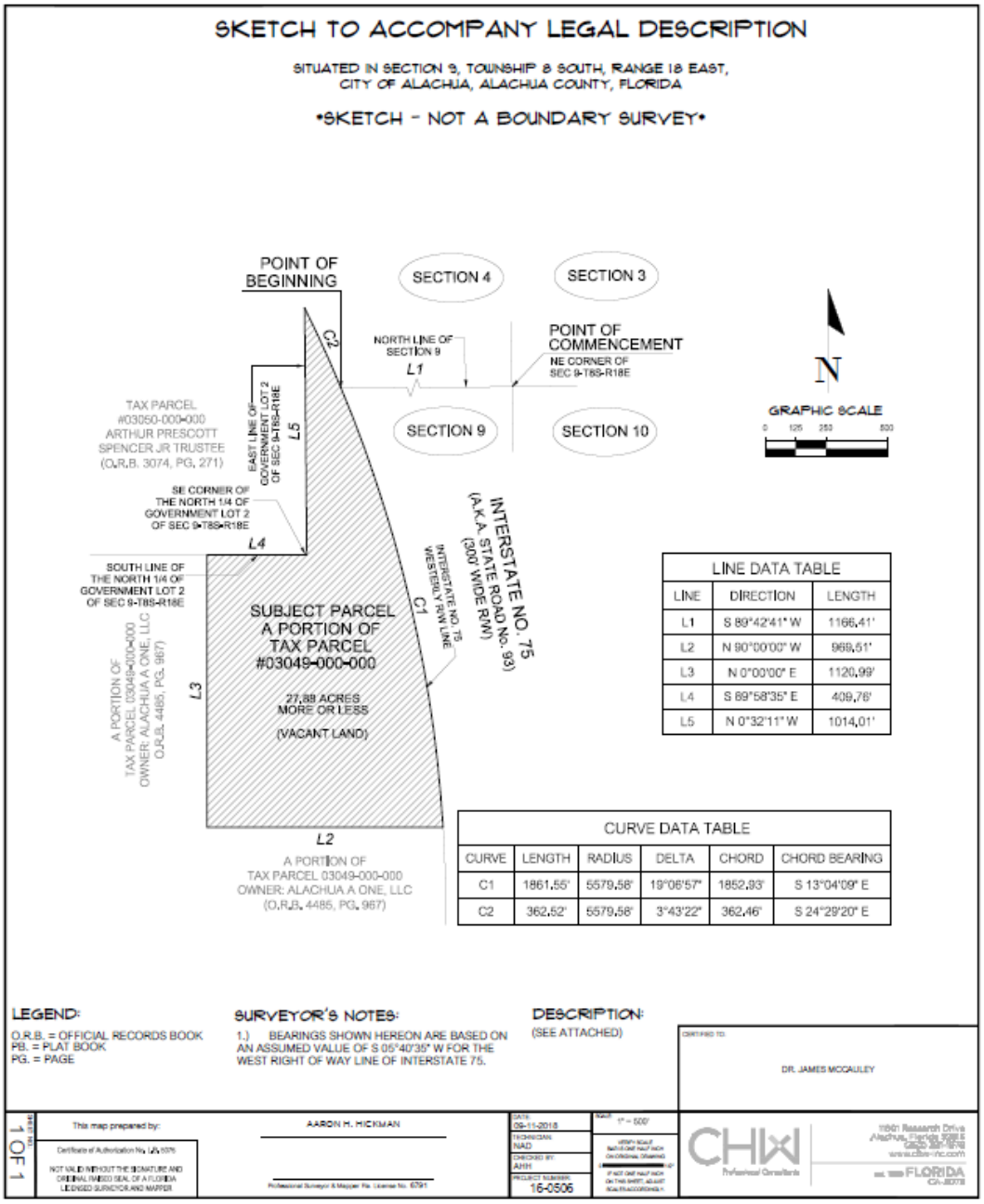


EXHIBIT "A"

PAGE 5 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO HIGH DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID CURVE AND WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 09°10'37", AN ARC LENGTH OF 893.67 FEET (CHORD BEARING AND DISTANCE OF SOUTH 01°04'37" WEST, 892.71 FEET) TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 429.37 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1149.40 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 969.51 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 27.88 ACRES, MORE OR LESS.

DRAFT

EXHIBIT "A"

PAGE 6 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO HIGH DENSITY RESIDENTIAL:

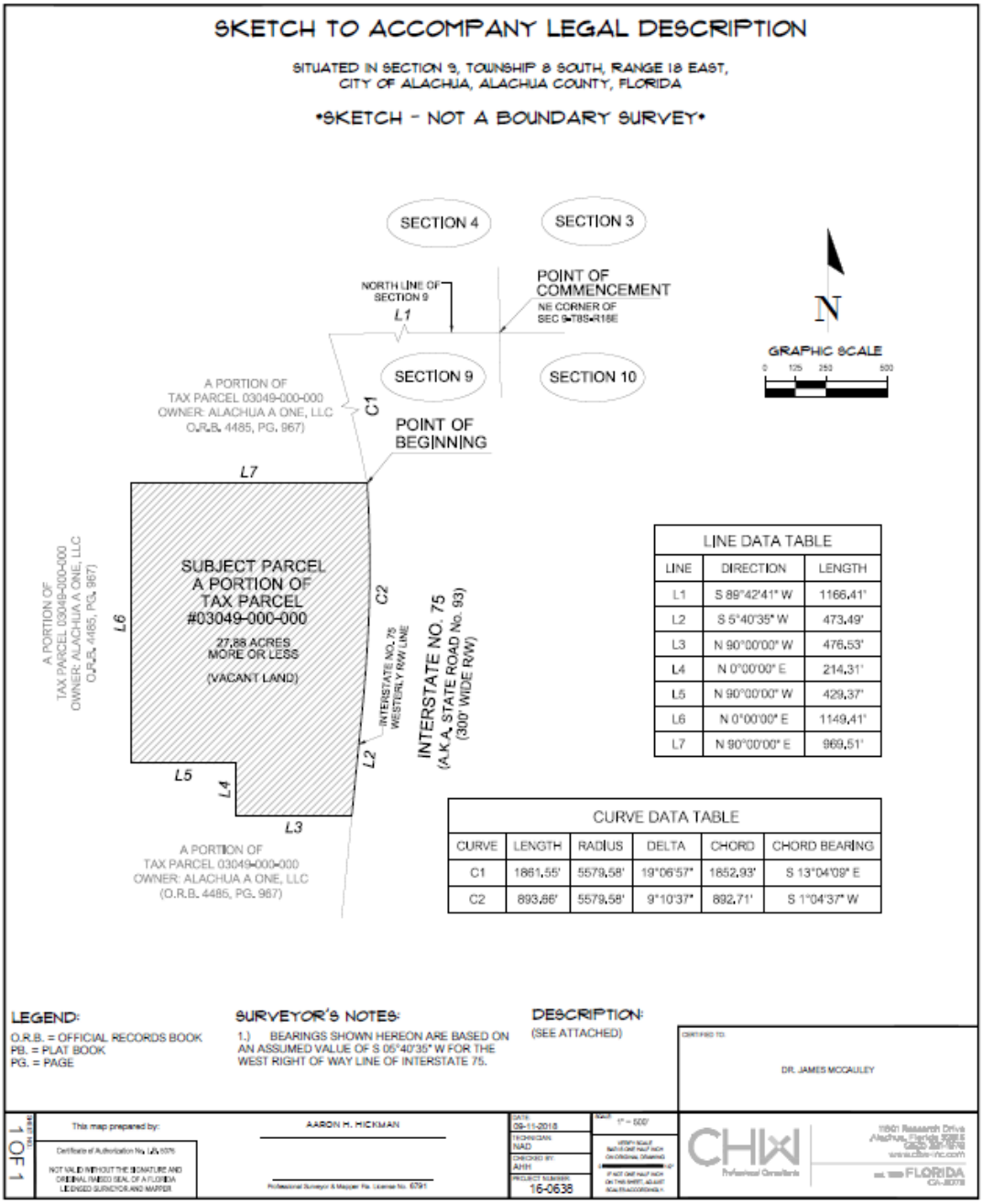


EXHIBIT "A"

PAGE 7 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO MODERATE DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1313.57 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 9; THENCE SOUTH 00°32'11" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 683.40 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF SAID LOT 2; THENCE NORTH 89°58'35" WEST, ALONG THE SOUTH LINE OF THE NORTH ¼ OF SAID LOT 2, A DISTANCE OF 409.76 FEET TO THE **POINT OF BEGINNING;** THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 2437.43 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°18'09" WEST, 47.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°26'19", AN ARC DISTANCE OF 47.29 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 588.93 FEET TO THE EAST LINE OF HERITAGE OAKS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 01°51'21" WEST, ALONG THE SAID EAST LINE OF HERITAGE OAKS PHASE 1 AND THE EAST LINE OF HERITAGE OAKS PHASE 2 (RECORDED IN PLAT BOOK 31, PAGE 59), DISTANCE OF 1612.13 FEET TO THE NORTHEAST CORNER OF SAID HERITAGE OAKS PHASE 2; THENCE SOUTH 86°09'13" WEST, ALONG THE NORTH LINE OF HERITAGE OAKS PHASE 2, A DISTANCE OF 179.58 FEET TO THE EAST LINE OF LOT 14 OF AN UNRECORDED SUBDIVISION BY THE PERRY C. MCGRIFF COMPANY DATED NOVEMBER 15, 1963; THENCE NORTH 00°29'04" WEST, ALONG THE EAST LINE OF SAID LOT 14, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 885.84 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 828.87 FEET TO THE **POINT OF BEGINNING.**

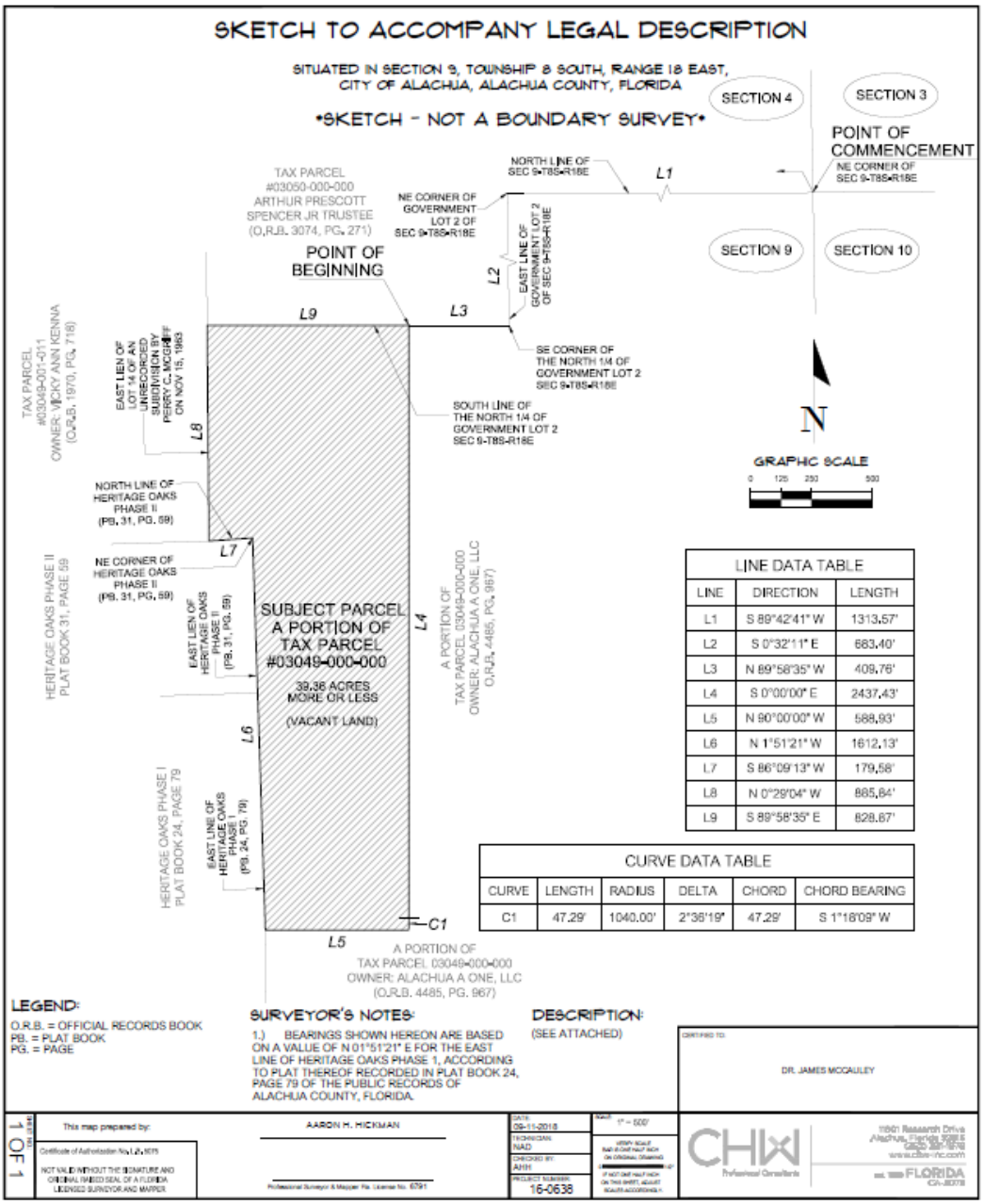
CONTAINING 39.36 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 8 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO MODERATE DENSITY RESIDENTIAL:



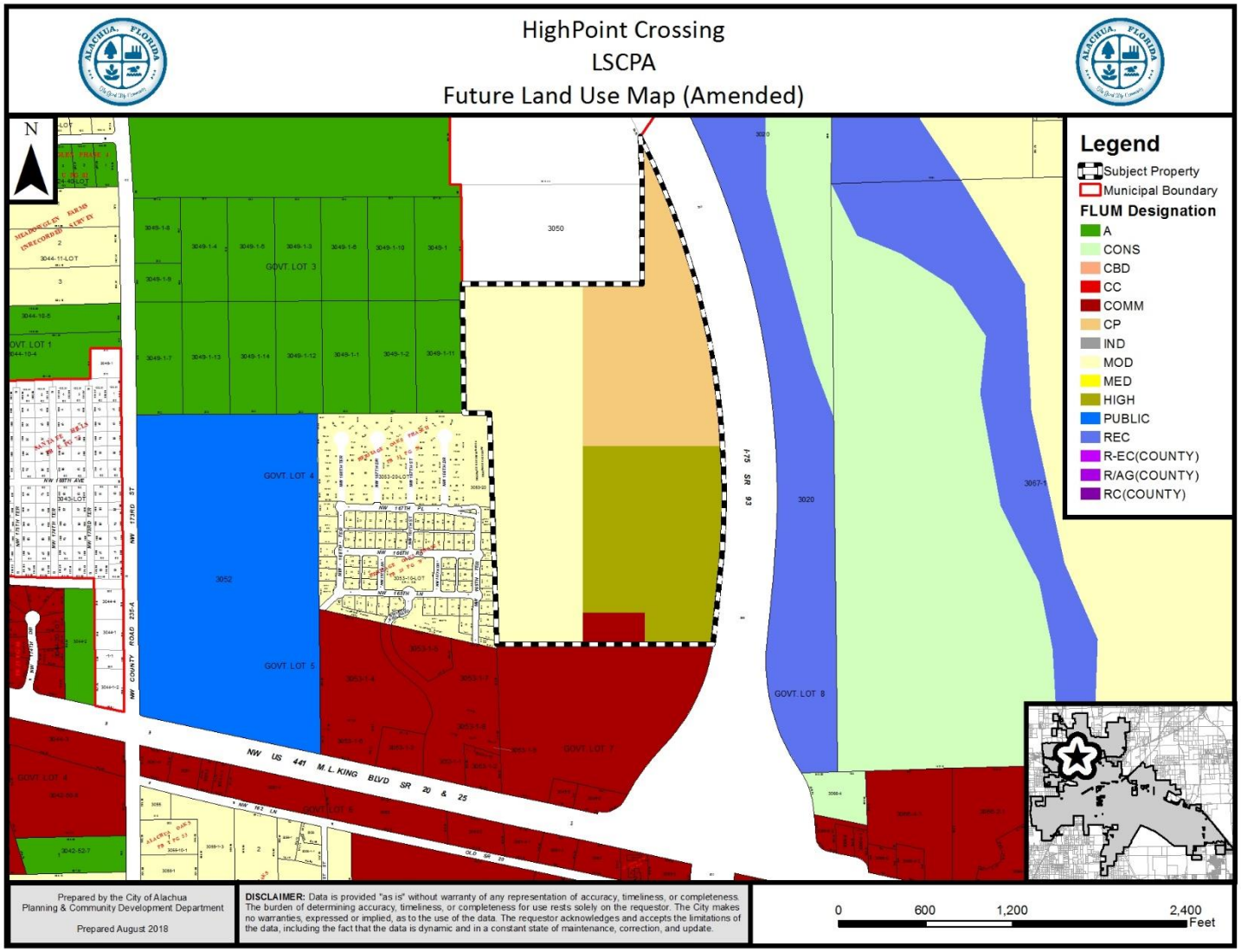
LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1313.57'
L2	S 0°32'11" E	683.40'
L3	N 89°58'35" W	409.76'
L4	S 0°00'00" E	2437.43'
L5	N 90°00'00" W	588.93'
L6	N 1°51'21" W	1612.13'
L7	S 86°09'13" W	179.58'
L8	N 0°29'04" W	885.84'
L9	S 89°58'35" E	828.87'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.29'	1040.00'	2°36'19"	47.29'	S 1°18'09" W

EXHIBIT "B"


HighPoint Crossing
LSCPA
Future Land Use Map (Amended)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
3050
3020
3052
GOVT. LOT 3
GOVT. LOT 4
GOVT. LOT 5
GOVT. LOT 7
GOVT. LOT 8
NW US 441 M.L. KING BLVD SR 20 & 25
I-75 SR 93
NW 17TH ST
NW COUNTY ROAD 231-A
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 600 1,200 2,400
Feet

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 13, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com .

RE: Hearings to be scheduled for:
- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Thompson:

On September 4, 2018 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for hearings before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application packages and digital copies of all materials in PDF format on CDs *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **October 9, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, September 24, 2018.*** Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,

Justin Tabor, AICP
Principal Planner

Adam Hall, AICP
Planner

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 22, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for:
- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Thompson:

The applications referenced above were reviewed at our August 22, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM** on **Tuesday, September 4, 2018**. A total of three (3) copies of each application package and CDs containing a PDF of each application and supporting materials must be provided by this date.

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

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

Large Scale Comprehensive Plan Amendment

1. *Comprehensive Plan Consistency Analysis*
   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "*...will provide a wide variety of residential housing options in the City of Alachua*", particularly how this is supportive of the request.
   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "*...will not increase the impacts of lighting upon the surrounding area*".

e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
f. In response to Policy 1.4.f1. of the FLUE:
   i. Please clarify the reference to the "HighPoint Crossing master plan".
   ii. There is a typographical error in the final line of the response.
g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
i. Please address the following GOPs, which are applicable to the subject property:
   i. Objective 5.2, Policy 5.2.a, FLUE;
   ii. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
   iii. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

2. *Concurrency Impact Analysis*
   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
   b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
   c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
   d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress ***and*** those on which the development's impacts are 5% or greater of the MSV of the roadway.
      i. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
         1. CR 235A South;
         2. CR 241 (from south City Limit to CR 235); and,
         3. Segment 8 (SR 235 from 235/241 Intersection to US 441).
      ii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.
      iii. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.
   e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.
   f. Verify projected sanitary sewer demand shown in Table 5.
   g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

3. *Urban Sprawl Analysis*
   a. Response to 163.3177(6)(a)9.a.(V): Applicant should further address how the application would "*protect agricultural areas, including... passive agricultural activities and dormant... farmlands...*", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
   b. Response to 163.3177(6)(a)9.a.(IX):
      i. Applicant should further address how the proposed amendment would "*provide a clear separation between rural and urban uses*", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
      ii. Applicant should clarify the statement that "*the city limits between Alachua and unincorporated Alachua County provide a clear sepearation (sic) between lands designated for rural and urban uses.*" The City municipal boundary does not serve as an urban boundary.
   c. Response to 163.3177(6)(a)9.a.(XIII): Please clarify response to the primary indicator which states that an amendment must not "result in the loss of significant amounts of functional open space."
      i. Applicant's response states the site "*does not function as public open space*" (primary indicator does not address public or private ownership).
      ii. Applicant's response should consider functional connections which may or may not be present between the subject property and other areas of functional open space.

4. *Needs Analysis*
   a. In the Needs Analysis, the applicant states, "*... a similar realistic net increase in dwelling units is expected.*" Additionally, in response to Section 163.3177(6)(a)(8)c., F.S., the applicant states that the amendment would "*...provide a similar overall number of dwelling units.*" The application summary, however, notes the proposed FLUM designations would permit an additional 127 dwellings, which over 125% of that presently permitted.
   b. Applicant may wish to reference City of Alachua report entitled *Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future*, which provides population projections for the City of Alachua.
   c. Section 163.3177(6)(a)4., F.S., discusses the amount of land designated for residential uses to accommodate permanent and seasonal residents. The applicant's response to Section 163.3177(6)(a)4., F.S., does not address this criteria. Please address.
   d. There is a typographical error two paragraphs above the matrix ("FLU") on page 13.

5. *Miscellaneous*
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
   b. Figure 3 and Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

Site-Specific Amendment to the Official Zoning Atlas

1. *Comprehensive Plan Consistency Analysis*

   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "*...will provide a wide variety of residential housing options in the City of Alachua*".
   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "*...will not increase the impacts of lighting upon the surrounding area*".
   e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
   f. In response to Policy 1.4.f.1. of the FLUE:
      1. Please clarify the reference to the "HighPoint Crossing master plan".
      2. There is a typographical error in the final line of the response.
   g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
   h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
   i. Please address the following GOPs, which are applicable to the subject property:
      1. Objective 5.2, Policy 5.2.a, FLUE;
      2. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
      3. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

2. *Concurrency Analysis*

   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
   b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
   c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
   d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress ***and*** those on which the development's impacts are 5% or greater of the MSV of the roadway.

ii. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
   1. CR 235A South;
   2. CR 241 (from south City Limit to CR 235); and,
   3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

iii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

iv. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.

e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

f. Verify projected sanitary sewer demand shown in Table 5.

g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

i. Include analysis demonstrating that impacts to improved passive park space will not degrade recreation level of service.

3. *Standards for Site-specific amendments to the Official Zoning Atlas*

a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references "onsite premature development". Please clarify.

b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1) (e)).

c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.

d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

4. *Miscellaneous*

a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.

b. Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,

Justin Tabor, AICP
Principal Planner

Adam Hall, AICP
Planner

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

City of Alachua
Development Review Team (DRT) Meeting

Project Name: HighPoint Crossing LSCPA & Rezoning

Meeting Date: August 22, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Justin Tabor	jtabor@cityofalachua.com	CoA	386-418-6100x107
Adam Hall	ahall@cityofalachua.com	CoA	386-418-6100x108
Ryan Thompson	ryant@chw-inc.com	CHW	352-331-1976
Kathy Winburn	kwinburn@coa.com	COA	386-418-6100x125

DEVELOPMENT REVIEW TEAM
SUMMARY

PROJECT NAME: Highpoint Crossing LSCPA / Rezoning

APPLICATION TYPE(S): (1) Large Scale Comprehensive Plan Amendment (2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Ryan Thompson, AICP, CHW, Inc.

PROPERTY OWNER: Alachua A One, LLC

DRT MEETING DATE: August 22, 2018

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Commercial (±21.2 acres); Medium Density Residential (±36 acres); Moderate Density Residential (±40 acres);

CURRENT ZONING: Commercial Intensive (CI) (±21.2 acres); Residential Multiple Family – 8 (RMF-8) (±36 acres); Residential Single Family – 4 (RSF-4) (±40 acres)

PROPOSED FLUM: Commercial (±2.11 acres); Corporate Park (±27.88 acres); High Density Residential (±27.88 acres); Moderate Density Residential (±39.36 acres)

PROPOSED ZONING: Commercial Intensive (CI) (±2.11 acres); Corporate Park (27.88 acres); Residential Multiple Family – 15 (RMF-15) (±27.88 acres); Residential Single Family – 4 (RSF-4) (±39.36 acres)

OVERLAY: Gateway

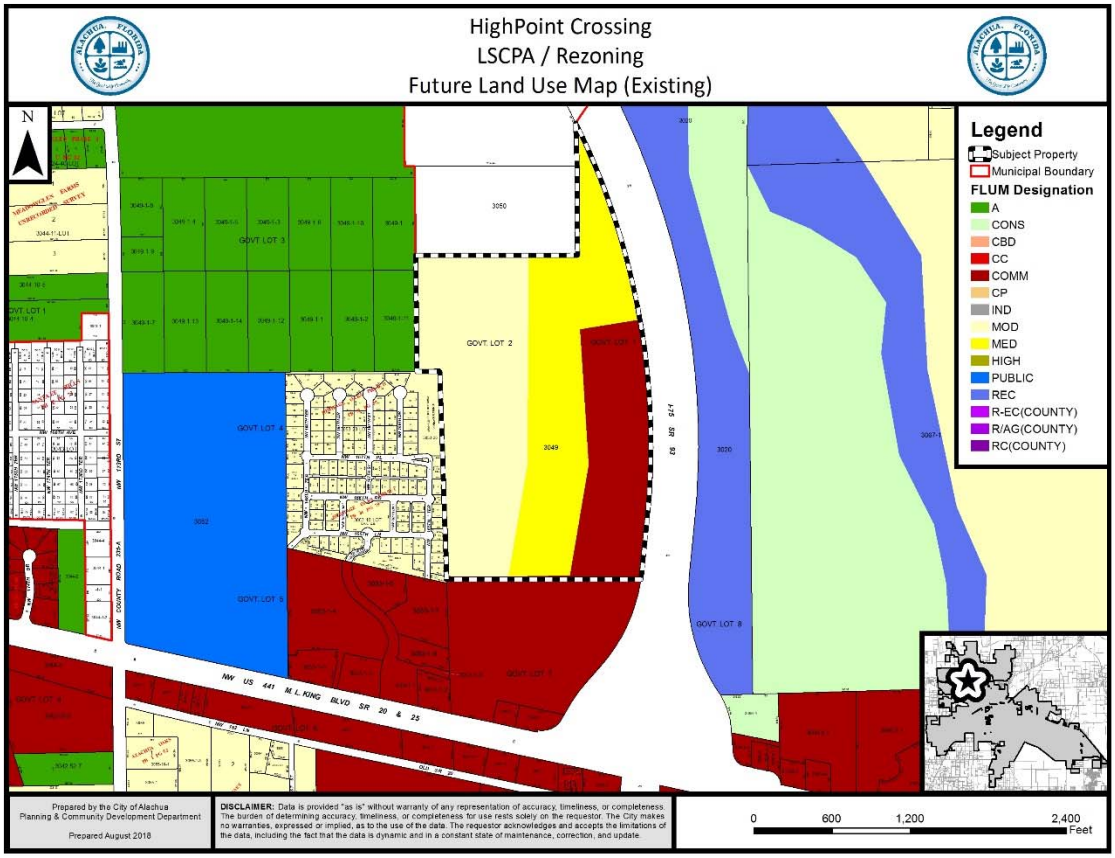
ACREAGE: ±97.23 acres

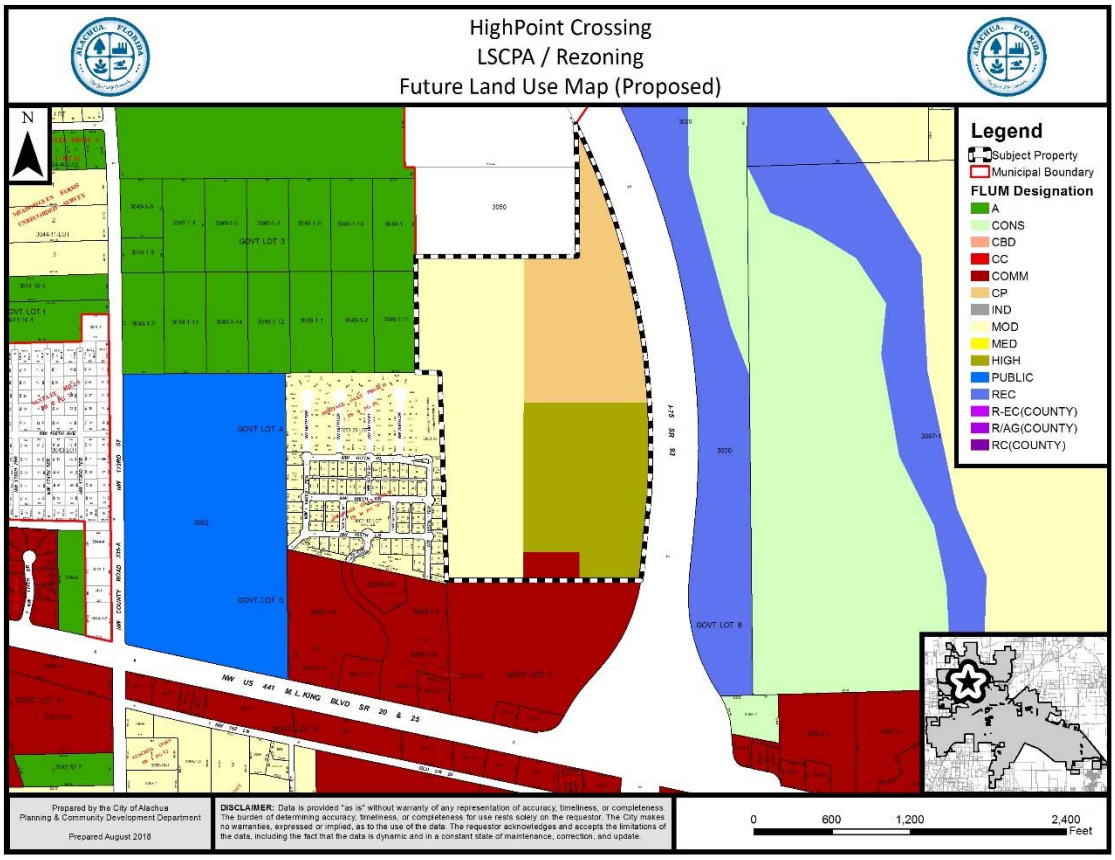
PARCELS: A portion of Tax Parcel No. 03049-000-000

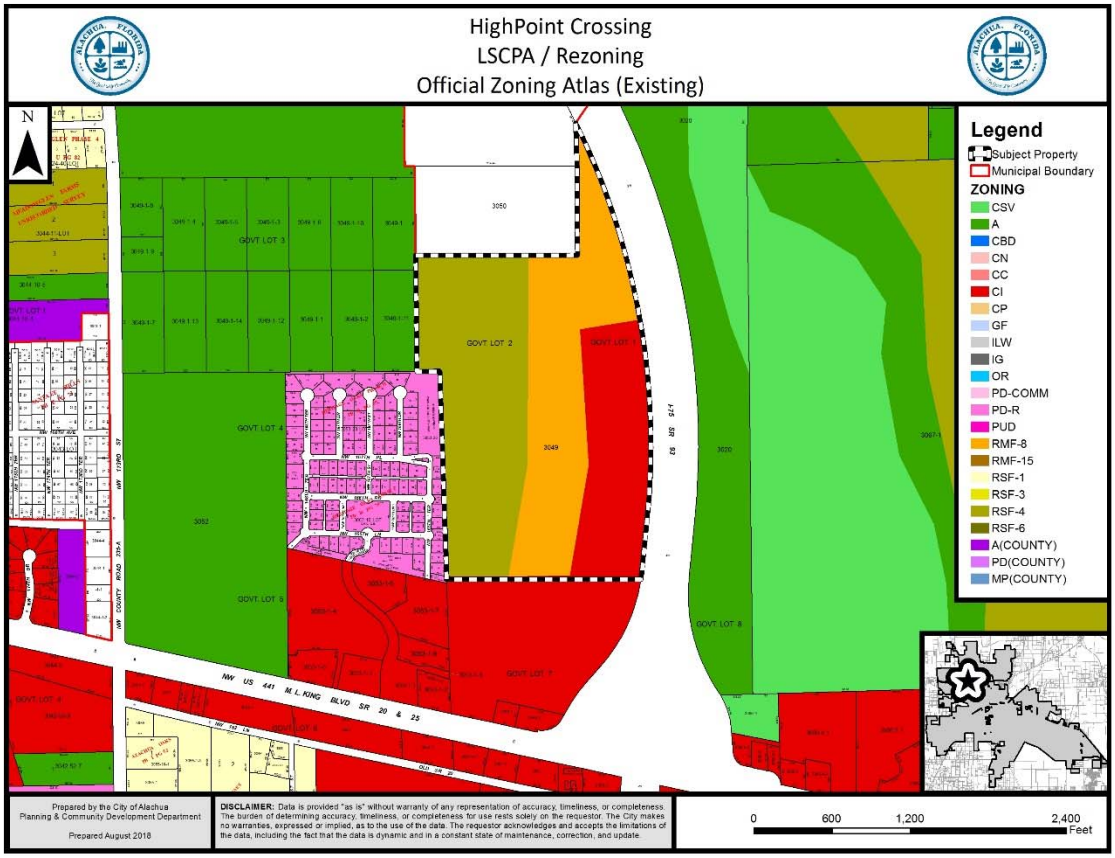
PROJECT SUMMARY: (1) A request to amend the Future Land Use Map (FLUM) from Commercial (±21.2 acres) Medium Density Residential (±36 acres), and Moderate Density Residential (±40 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres)

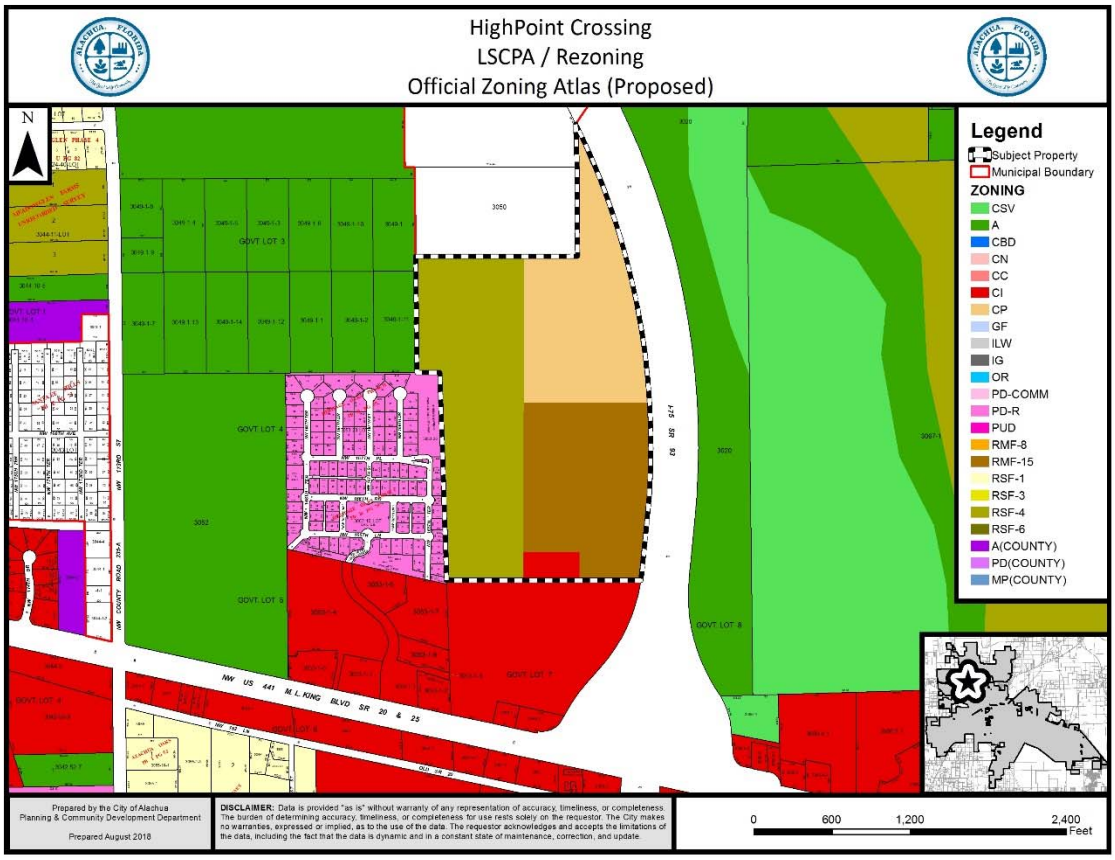
(2) A request to amend the Official Zoning Atlas from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres).

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM** on **TUESDAY, SEPTEMBER 4, 2018.**


HighPoint Crossing
LSCPA / Rezoning
Future Land Use Map (Existing)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
3050
GOVT LOT 3
GOVT LOT 2
3049
GOVT LOT 4
3052
GOVT LOT 5
GOVT LOT 8
3020
NW US 441 M L KING BLVD SR 20 & 25
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 600 1,200 2,400
Feet


HighPoint Crossing
LSCPA / Rezoning
Future Land Use Map (Proposed)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
3050
GOVT LOT 3
GOVT LOT 4
3052
GOVT LOT 5
GOVT LOT 8
3020
NW US 441 M L KING BLVD SR 20 & 25
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 600 1,200 2,400
Feet


HighPoint Crossing
LSCPA / Rezoning
Official Zoning Atlas (Existing)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
3050
GOVT LOT 3
GOVT LOT 2
GOVT LOT 1
3049
GOVT LOT 4
3052
GOVT. LOT 5
GOVT. LOT 7
GOVT. LOT 8
3020
3067-1
NW US 441 M.L.KING BLVD SR 20 & 25
NW COUNTY ROAD 235A
I-75 SR 93
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
600
1,200
2,400
Feet


HighPoint Crossing
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
3050
GOVT LOT 3
GOVT LOT 4
3052
GOVT. LOT 5
GOVT. LOT 7
GOVT. LOT 8
3020
3067-1
NW US 441 M.L.KING BLVD SR 20 & 25
NW COUNTY ROAD 235A
I-75 SR 93
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
600
1,200
2,400
Feet

Deficiencies to be Addressed

Large Scale Comprehensive Plan Amendment

1. *Comprehensive Plan Consistency Analysis*
   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "…*will provide a wide variety of residential housing options in the City of Alachua*", particularly how this is supportive of the request.
   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "…*will not increase the impacts of lighting upon the surrounding area*".
   e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
   f. In response to Policy 1.4.f1. of the FLUE:
      i. Please clarify the reference to the "HighPoint Crossing master plan".
      ii. There is a typographical error in the final line of the response.
   g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
   h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
   i. Please address the following GOPs, which are applicable to the subject property:
      i. Objective 5.2, Policy 5.2.a, FLUE;
      ii. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
      iii. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

2. *Concurrency Impact Analysis*
   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
   b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
   c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
   d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress ***and*** those on which the development's impacts are 5% or greater of the MSV of the roadway.

i. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
   1. CR 235A South;
   2. CR 241 (from south City Limit to CR 235); and,
   3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

ii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

iii. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.

e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

f. Verify projected sanitary sewer demand shown in Table 5.

g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

3. <u>*Urban Sprawl Analysis*</u>

a. Response to 163.3177(6)(a)9.a.(V): Applicant should further address how the application would "*protect agricultural areas, including… passive agricultural activities and dormant… farmlands…*", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.

b. Response to 163.3177(6)(a)9.a.(IX):

i. Applicant should further address how the proposed amendment would "*provide a clear separation between rural and urban uses*", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.

ii. Applicant should clarify the statement that "*the city limits between Alachua and unincorporated Alachua County provide a clear sepearation (sic) between lands designated for rural and urban uses*." The City municipal boundary does not serve as an urban boundary.

c. Response to 163.3177(6)(a)9.a.(XIII): Please clarify response to the primary indicator which states that an amendment must not "result in the loss of significant amounts of functional open space."

i. Applicant's response states the site "*does not function as public open space*" (primary indicator does not address public or private ownership).

ii. Applicant's response should consider functional connections which may or may not be present between the subject property and other areas of functional open space.

4. <u>*Needs Analysis*</u>

a. In the Needs Analysis, the applicant states, "… *a similar realistic net increase in dwelling units is expected*." Additionally, in response to Section 163.3177(6)(a)(8)c., F.S., the applicant states that the amendment would "…*provide a similar overall number of dwelling units*." The application summary, however, notes the proposed FLUM designations would permit an additional 127 dwellings, which over 125% of that presently permitted.

b. Applicant may wish to reference City of Alachua report entitled *Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future*, which provides population projections for the City of Alachua.

c. Section 163.3177(6)(a)4., F.S., discusses the amount of land designated for residential uses to accommodate permanent and seasonal residents. The applicant's response to Section 163.3177(6)(a)4., F.S., does not address this criteria. Please address.
d. There is a typographical error two paragraphs above the matrix ("FLU") on page 13.

5. *Miscellaneous*
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
   b. Figure 3 and Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

Site-Specific Amendment to the Official Zoning Atlas

1. *Comprehensive Plan Consistency Analysis*

   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "*…will provide a wide variety of residential housing options in the City of Alachua*".
   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "*…will not increase the impacts of lighting upon the surrounding area*".
   e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
   f. In response to Policy 1.4.f.1. of the FLUE:
      1. Please clarify the reference to the "HighPoint Crossing master plan".
      2. There is a typographical error in the final line of the response.
   g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
   h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
   i. Please address the following GOPs, which are applicable to the subject property:
      1. Objective 5.2, Policy 5.2.a, FLUE;
      2. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
      3. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

2. *Concurrency Analysis*

   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.

b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress ***and*** those on which the development's impacts are 5% or greater of the MSV of the roadway.
   ii. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
      1. CR 235A South;
      2. CR 241 (from south City Limit to CR 235); and,
      3. Segment 8 (SR 235 from 235/241 Intersection to US 441).
   iii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.
   iv. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.
e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.
f. Verify projected sanitary sewer demand shown in Table 5.
g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.
h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.
i. Include analysis demonstrating that impacts to improved passive park space will not degrade recreation level of service.

3. *Standards for Site-specific amendments to the Official Zoning Atlas*
   a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references "onsite premature development". Please clarify.
   b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1) (e)).
   c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.
   d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

4. *Miscellaneous*
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
   b. Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF TUESDAY, SEPTEMBER 4, 2018.

City of Alachua

Development Review Team (DRT) Meeting

Project Name: HighPoint Crossing LSCPA / Rezoning

Meeting Date: August 21, 2018 (Staff DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Justin Tabor	jtabor@cityofalachua.com	CoA	418-6100
Adam Hall	ahall@cityofalachua.com	CoA	418-6100 x 108
Kathy Winburn	kwinburn@coa.com	COA	386 418 6100x105

DEVELOPMENT REVIEW TEAM
SUMMARY

PROJECT NAME: Highpoint Crossing LSCPA / Rezoning

APPLICATION TYPE(S): (1) Large Scale Comprehensive Plan Amendment (2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Ryan Thompson, AICP, CHW, Inc.

PROPERTY OWNER: Alachua A One, LLC

DRT MEETING DATE: August 21, 2018

DRT MEETING TYPE: Staff

CURRENT FLUM DESIGNATION: Commercial (±21.2 acres); Medium Density Residential (±36 acres); Moderate Density Residential (±40 acres);

CURRENT ZONING: Commercial Intensive (CI) (±21.2 acres); Residential Multiple Family – 8 (RMF-8) (±36 acres); Residential Single Family – 4 (RSF-4) (±40 acres)

PROPOSED FLUM: Commercial (±2.11 acres); Corporate Park (±27.88 acres); High Density Residential (±27.88 acres); Moderate Density Residential (±39.36 acres)

PROPOSED ZONING: Commercial Intensive (CI) (±2.11 acres); Corporate Park (27.88 acres); Residential Multiple Family – 15 (RMF-15) (±27.88 acres); Residential Single Family – 4 (RSF-4) (±39.36 acres)

OVERLAY: Gateway

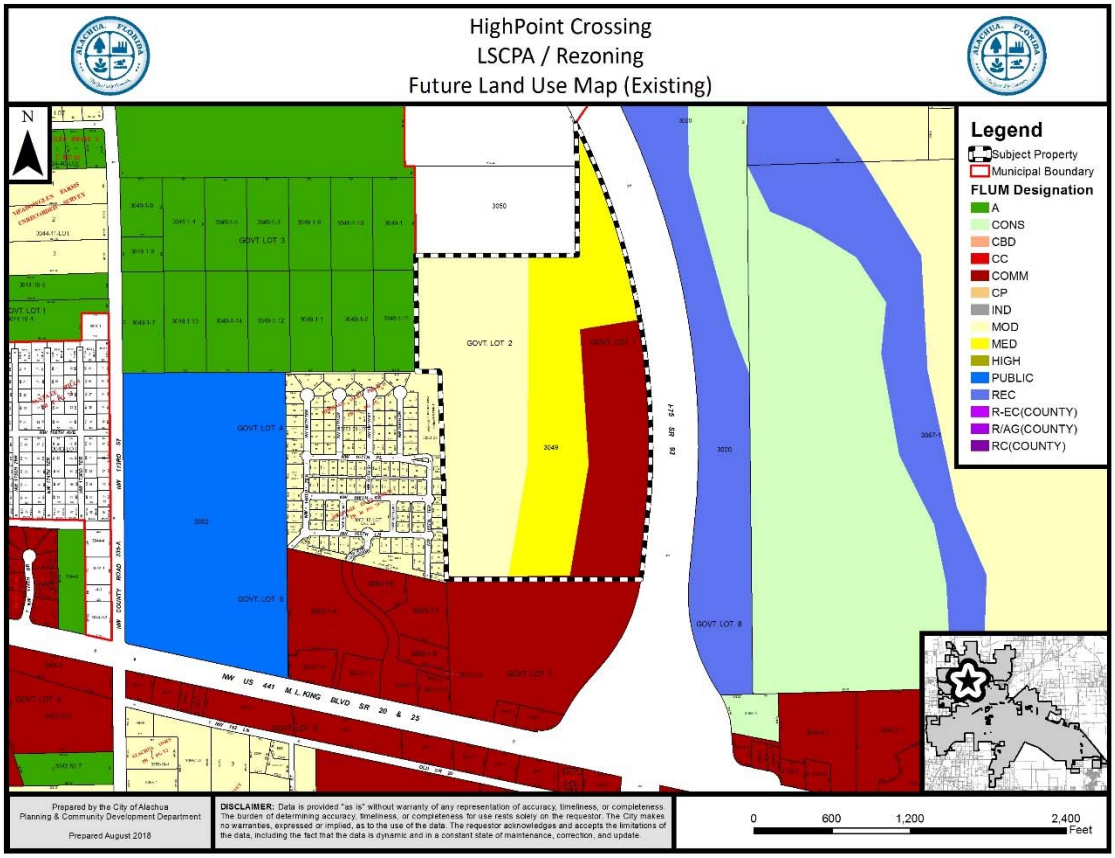
ACREAGE: ±97.23 acres

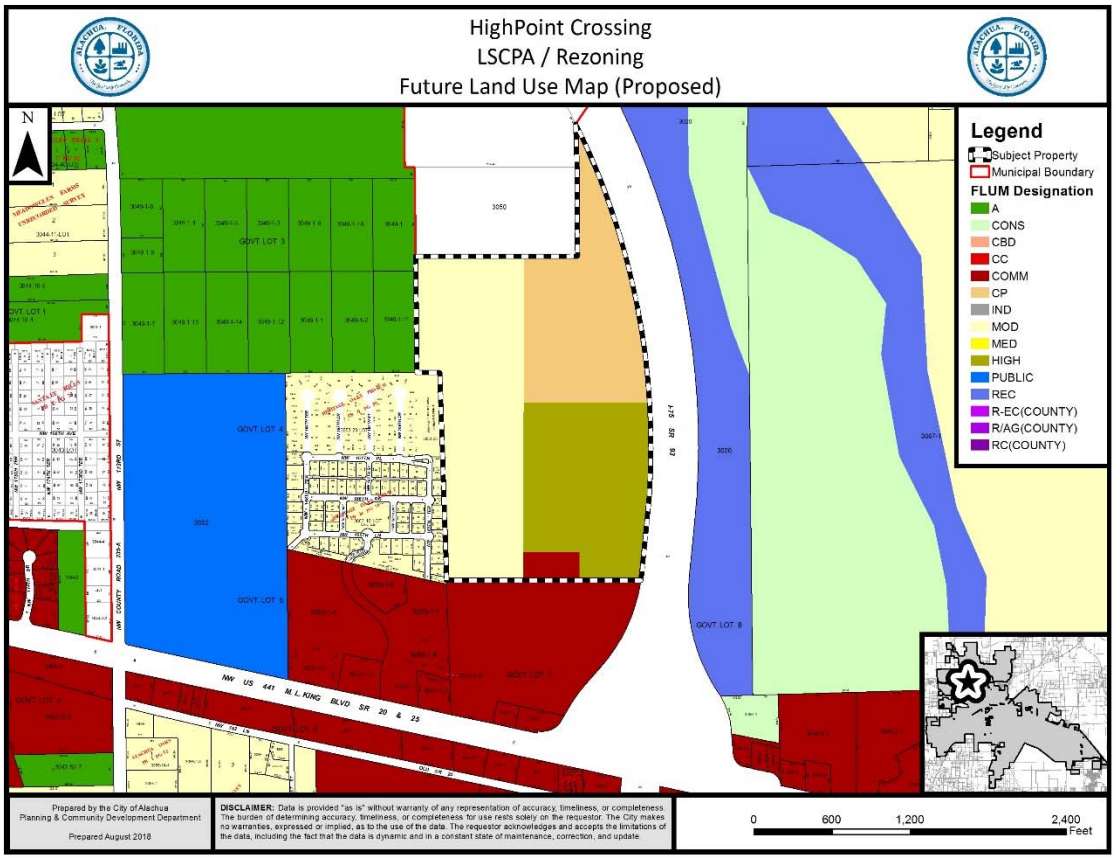
PARCELS: A portion of Tax Parcel No. 03049-000-000

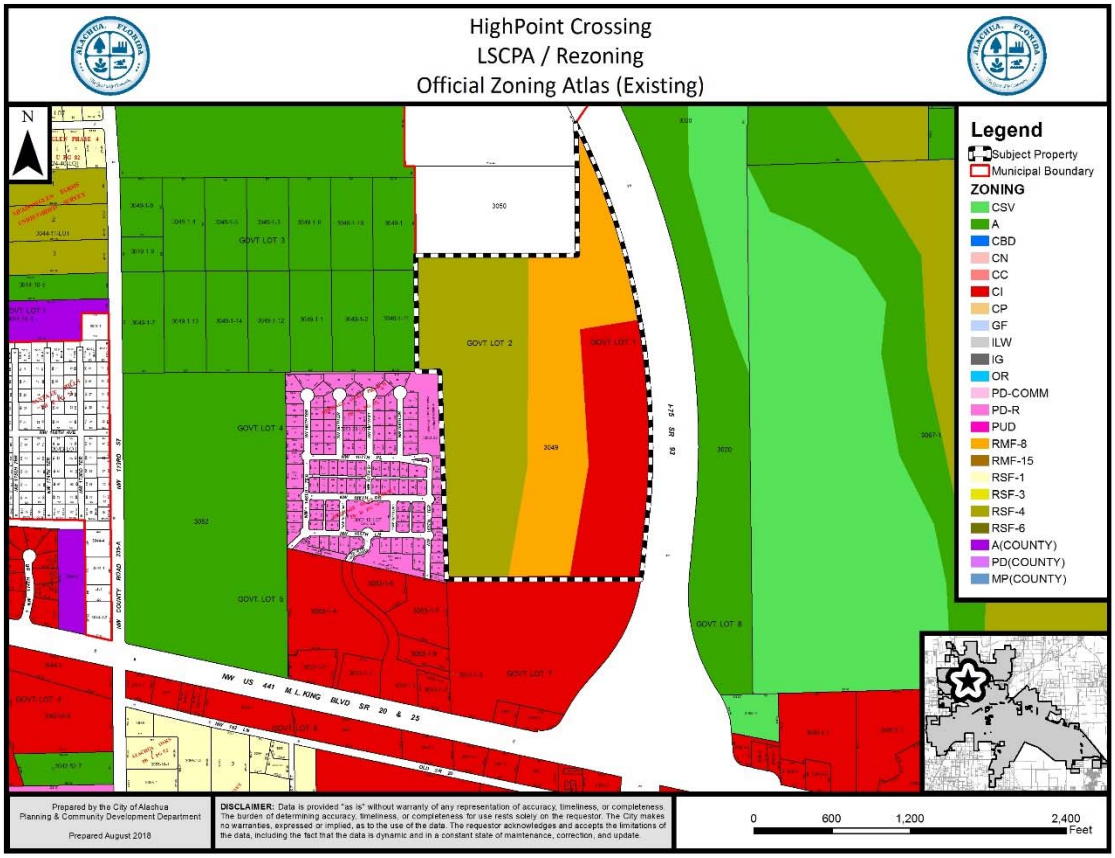
PROJECT SUMMARY: (1) A request to amend the Future Land Use Map (FLUM) from Commercial (±21.2 acres) Medium Density Residential (±36 acres), and Moderate Density Residential (±40 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres)

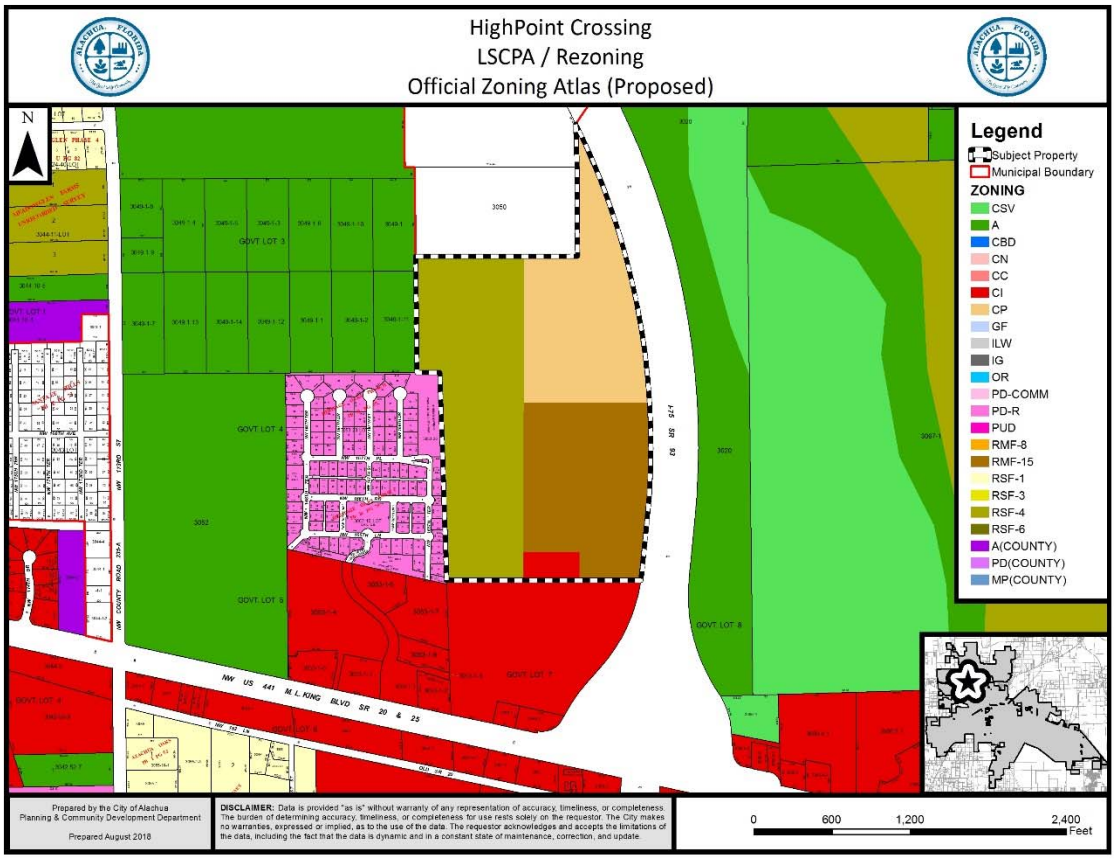
(2) A request to amend the Official Zoning Atlas from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres).

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM** on **TUESDAY, SEPTEMBER 4, 2018.**


HighPoint Crossing
LSCPA / Rezoning
Future Land Use Map (Existing)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
3050
GOVT LOT 3
GOVT LOT 2
3049
GOVT LOT 4
3052
GOVT LOT 5
GOVT LOT 8
3020
NW US 441 M L KING BLVD SR 20 & 25
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 600 1,200 2,400
Feet


HighPoint Crossing
LSCPA / Rezoning
Future Land Use Map (Proposed)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
3050
GOVT LOT 3
GOVT LOT 4
3052
GOVT LOT 5
GOVT LOT 8
3020
NW US 441 M L KING BLVD SR 20 & 25
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 600 1,200 2,400
Feet


HighPoint Crossing
LSCPA / Rezoning
Official Zoning Atlas (Existing)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
3050
GOVT LOT 3
GOVT LOT 2
GOVT LOT 1
3049
GOVT LOT 4
3052
GOVT. LOT 5
GOVT. LOT 7
GOVT. LOT 8
3020
3067-1
NW US 441 M.L.KING BLVD SR 20 & 25
NW COUNTY ROAD 235A
I-75 SR 93
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
600
1,200
2,400
Feet


HighPoint Crossing
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
3050
GOVT LOT 3
GOVT LOT 4
3052
GOVT. LOT 5
GOVT. LOT 7
GOVT. LOT 8
3020
3067-1
NW US 441 M.L.KING BLVD SR 20 & 25
NW COUNTY ROAD 235A
I-75 SR 93
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
600
1,200
2,400
Feet

Deficiencies to be Addressed

Large Scale Comprehensive Plan Amendment

1. *Comprehensive Plan Consistency Analysis*
   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "…*will provide a wide variety of residential housing options in the City of Alachua*", particularly how this is supportive of the request.
   c. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "…*will not increase the impacts of lighting upon the surrounding area*".
   d. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
   e. In response to Policy 1.4.f1. of the FLUE:
      i. Please clarify the reference to the "HighPoint Crossing master plan".
      ii. There is a typographical error in the final line of the response.
   f. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
   g. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
   h. Please address the following GOPs, which are applicable to the subject property:
      i. Objective 5.2, Policy 5.2.a, FLUE;
      ii. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
      iii. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.
   i. Revise the response to Goal 1 and Objective 1.1 of the Transportation Element to address updated findings of Concurrency Impact Analysis.

2. *Concurrency Impact Analysis*
   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
   b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
   c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
   d. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would exist for certain roadway segments. Revise analysis accordingly.

e. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress ***and*** those on which the development's impacts are 5% or greater of the MSV of the roadway.
   i. The impacts represented by the maximum development potential of the proposed FLUM designations (35,445 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
      1. CR 235A South;
      2. CR 241 (from south City Limit to CR 235); and,
      3. Segment 8 (SR 235 from 235/241 Intersection to US 441).
   ii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.
   iii. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.
f. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.
g. Verify projected sanitary sewer demand shown in Table 5.
h. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.
i. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

3. *Urban Sprawl Analysis*
   a. Response to 163.3177(6)(a)9.a.(V): Applicant should further address how the application would "*protect agricultural areas, including… passive agricultural activities and dormant… farmlands…*", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
   b. Response to 163.3177(6)(a)9.a.(IX):
      i. Applicant should further address how the proposed amendment would "*provide a clear separation between rural and urban uses*", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
      ii. Applicant should clarify the statement that "*the city limits between Alachua and unincorporated Alachua County provide a clear sepearation (sic) between lands designated for rural and urban uses*." The City municipal boundary does not serve as an urban boundary.
   c. Response to 163.3177(6)(a)9.a.(XIII): Please clarify response to the primary indicator which states that an amendment must not "result in the loss of significant amounts of functional open space."
      i. Applicant's response states the side "*does not function as public open space*" (primary indicator does not address public or private ownership).
      ii. Applicant's response should consider functional connections which may or may not be present between the subject property and other areas of functional open space.

4. *Needs Analysis*
   a. In the Needs Analysis, the applicant states, "… *a similar realistic net increase in dwelling units is expected*." Additionally, in response to Section 163.3177(6)(a)(8)c., F.S., the applicant states that the amendment would "…*provide a similar overall number of dwelling units*." The application summary, however, notes the proposed FLUM designations would permit an additional 127 dwellings, which over 125% of that presently permitted.

b. Applicant may wish to reference City of Alachua report entitled *Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future*, which provides population projections for the City of Alachua.
c. Section 163.3177(6)(a)4., F.S., discusses the amount of land designated for residential uses to accommodate permanent and seasonal residents. The applicant's response to Section 163.3177(6)(a)4., F.S., does not address this criteria. Please address.
d. There is a typographical error two paragraphs above the matrix ("FLU") on page 13.

5. *Miscellaneous*
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
   b. Figure 3 and Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

Site-Specific Amendment to the Official Zoning Atlas

1. *Comprehensive Plan Consistency Analysis*

   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "…*will provide a wide variety of residential housing options in the City of Alachua*".
   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "…*will not increase the impacts of lighting upon the surrounding area*".
   e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
   f. In response to Policy 1.4.f.1. of the FLUE:
      1. Please clarify the reference to the "HighPoint Crossing master plan".
      2. There is a typographical error in the final line of the response.
   g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
   h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
   i. Please address the following GOPs, which are applicable to the subject property:
      1. Objective 5.2, Policy 5.2.a, FLUE;
      2. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
      3. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.
   j. Revise the response to Goal 1 and Objective 1.1 of the Transportation Element to address updated findings of Concurrency Impact Analysis.

2. *Concurrency Analysis*

a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
d. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would exist for certain roadway segments. Revise analysis accordingly.
e. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress ***and*** those on which the development's impacts are 5% or greater of the MSV of the roadway.
   ii. The impacts represented by the maximum development potential of the proposed FLUM designations (35,445 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
      1. CR 235A South;
      2. CR 241 (from south City Limit to CR 235); and,
      3. Segment 8 (SR 235 from 235/241 Intersection to US 441).
   iii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.
   iv. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.
f. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.
g. Verify projected sanitary sewer demand shown in Table 5.
h. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.
i. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.
j. Include analysis demonstrating that impacts to improved passive park space will not degrade recreation level of service.

3. *Standards for Site-specific amendments to the Official Zoning Atlas*
   a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references "onsite premature development". Please clarify.
   b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1) (e)).
   c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.
   d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

4. *Miscellaneous*
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
   b. Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF TUESDAY, SEPTEMBER 4, 2018.

BOARD MEMBERS
April M. Griffin
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT
Karen D. Clarke

Alachua County Public Schools

We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300
Fax (352) 955-6700

*Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400*

September 6, 2018

Justin Tabor, Principal Planner
Planning & Community Development Department
City of Alachua
PO Box 9
Alachua, FL 32616

RE: High Point Crossing CPA/ Rezoning including 157 single family units and 418 multi-family residential units. Tax Parcel: A portion of 03049-000-000.

Dear Mr. Tabor:

High Point Crossing CPA / Rezoning consists of 157 single family units and 418 multi-family units. The property is presently entitled for a maximum of 160 single family units and 288 multi-family units. Approval of the petition will result in a net decrease of 3 single family units and an increase of 130 multi-family units

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

POLICY 1.1.b: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.c: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.e: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY 1.1.f City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a "concurrency determination" and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

TABLE 1: HIGH POINT CROSSING CPA/ REZONING– PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	0			
MULTIPLIER	0.15	0.070	0.09	0.310
STUDENTS	0	0	0	0
MULTI FAMILY	130			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	10	4	4	18
TOTAL STUDENTS	10	4	4	18

Elementary Schools. The High Point Crossing CPA / Rezoning is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined capacity of 1,639 seats. The current enrollment is 1,355 students representing a 83% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 70% in five years and to 72% in ten years.

Student generation estimates for the High Point Crossing CPA / Rezoning indicate that 10 elementary seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. The High Point Crossing CPA / Rezoning is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 51% in five years and to 50% in ten years

Student generation estimates for The High Point Crossing CPA / Rezoning indicate that 4 middle seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. The High Point Crossing CPA / Rezoning is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,402 seats. The current enrollment is 1,020 students representing a 73% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 76% in five years and to be 78% in ten years.

Student generation estimates for The High Point Crossing CPA / Rezoning indicate that 4 high school seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Summary Conclusion. Students generated by The High Point Crossing CPA / Rezoning at the elementary, middle and high levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2017-2018 Five Year District Facilities Plan adopted by the School Board of Alachua County. The High Point Crossing CPA / Rezoning is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Regards,

Suzanne Wynn
School Board of Alachua County
Director of Community Planning
3700 NE 53 Avenue
Gainesville, Florida 32609
352-955-7400 ext. 1445

CC: Gene Boles

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 6, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review for:
- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Thompson:

On July 31, 2018 the City of Alachua received your applications for the Highpoint Crossing LSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential on Parcel Nos. 03049-000-000 and 03049-003-000 and the amendment of the Official Zoning Atlas from Commercial Intensive (CI), Residential Multiple Family-8 (RMF-8), and Residential Single Family-4 (RSF-4) to Commercial Intensive (CI), Corporate Park (CP), Residential Multiple Family-15 (RMF-15), and Residential Single-Family -4 (RSF-4) on Parcel Nos. 03049-000-000 and 03049-003-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please submit this information by 5 PM on **Monday, August 13, 2018** to ensure adequate staff time to review.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following for the LSCPA application:

1. **CPA Attachment #4**: Needs Analysis.
   Action Needed to Address Deficiency: Submit an analysis which addresses the necessity for an increase in proposed FLUM Designations. Reference § 163.3177(1)(f)3., §163.3177(6)(a)4., and §163.3177(6)(a)8., Florida Statutes.

2. **CPA Attachment #7:** Mailing Labels.
   Action Needed to Address Deficiency: Mailing labels for the following parcels were not provided: 03053-020-064; 03053-020-067; 03053-020-069. Submit three (3) sets of mailing labels for the parcels identified above.

Please address the following for the Rezoning application:

1. **Rezoning Attachment #D.3**: Concurrency Impact Analysis:
   a. Level of Service standard for potable water is 275 gallons per ERU per day.
      Action Needed to Address Deficiency: Please revise analysis to meet or exceed this standard.
   b. Level of Service analysis for recreation appears to be incomplete.
      Action Needed to Address Deficiency: Please provide an analysis of recreational impacts and demonstrate Level of Service will be met.

2. **Rezoning Attachment #D.5.ii:** Consistent with Ordinances:
   Per Section 2.2.17 of City of Alachua Land Development Regulations, subdivisions may not be processed concurrently with a site specific amendment to the Official Zoning Atlas. Portions of the property subject to the proposed zoning amendment are currently under review as a part of the Highpoint Crossing subdivision.

3. **Rezoning Attachment #6:** Mailing Labels.
   Action Needed to Address Deficiency: Mailing labels for the following parcels were not provided: 03053-020-064; 03053-020-067; 03053-020-069. Submit three (3) sets of mailing labels for the parcels identified above.

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,

Justin Tabor, AICP
Principal Planner

Adam Hall, AICP
Planner

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

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

HIGH POINT CROSSING

LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT

– Application Package

~~July 31, 2018~~

REVISED September 4, 2018

Prepared for:
City of Alachua Planning & Zoning Department

Prepared on behalf of:
Alachua A One LLC

Prepared by:
CHW

PN# 16-0506.02

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

Application Package
Table of Contents

1. **Cover Letter**
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

September 4, 2018

Adam Hall, AICP
City of Alachua Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: High Point Crossing – REVISED Large-scale Comprehensive Plan Amendment (Ls-CPA) and Rezoning Applications
(A Portion of Tax Parcel No. 03049-000-000)
Alachua, Florida

Dear Adam,

These applications were amended per the Development Review Team review letter received on August 22. Responses to this letter is included in a memo attached to this letter. Revised application materials include:

- Justification Reports; and
- Map Set.

Although not required components of Ls-CPA or Rezoning applications, we will submit boundary sketches to accompany the legal descriptions to meet the City's request in DRT comments Ls-CPA 5.a and Rezoning 4.a. As discussed with City of Alachua Planning & Zoning Department staff during the DRT meeting, these documents are not ready at the time of this resubmittal, but will promptly be provided once available.

The intent of these applications is to permit an apartment complex closer to approved infrastructure and located on a smaller portion of land to enhance overall land use efficiency and to permit a larger variety of nonresidential uses than what is currently permitted. Onsite development will occur consistent with the City of Alachua Comprehensive Plan goals, objectives, and policies and Land Development Regulations (LDR).

We trust these resubmittals are sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW

C. Ryan Thompson, AICP
Planning Project Manager

MEMORANDUM

High Point Crossing – Ls-CPA and Rezoning

16-0506

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Ryan Thompson, AICP, Planning Project Manager
Date:	September 4, 2018
RE:	Response to DRT Comments Received August 22, 2018

The following are responses to comments received from the City of Alachua Development Review Team (DRT) on August 22, 2018. City DRT comments are in normal font while responses are in **bold** font.

Large Scale Comprehensive Plan Amendment

1. Comprehensive Plan Consistency Analysis
   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.

The term "master planned" has been addressed and/or removed throughout the application. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.

   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category" ...will provide a wide variety of residential housing options in the City of Alachua", particularly how this is supportive of the request.

This comment has been addressed in Section 5 of the report on pages 22-23. High density housing increases the variety of housing types and housing price-points within the City limits.

   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.

This comment has been addressed in Section 5 of the report on pages 23-24. A cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.

   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development" ...will not increase the impacts of lighting upon the surrounding area".

This comment has been addressed in Section 5 of the report on pages 24 and 28. Required design standards, per City LDR §6.4, address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.

   e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.

This comment has been addressed in Section 5 of the report on pages 25-26. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and

perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

f. In response to Policy 1.4.f1. of the FLUE:
   i. Please clarify the reference to the "High Point Crossing master plan".
   ii. There is a typographical error in the final line of the response.

This comment has been addressed in Section 5 of the report on page 27. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.

The typographical error has been corrected.

g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.

This comment has been addressed in Section 5 of the report on page 27. The City of Alachua LDR enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required.

h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.

This comment has been addressed in Section 5 of the report on page 29. The proposed ±28-acre land area does not permit residential uses.

i. Please address the following GOPs, which are applicable to the subject property:
   i. Objective 5.2, Policy 5.2.a, FLUE;
   ii. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
   iii. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

This comment has been addressed in Section 5 of the report on pages 29-30.

2. Concurrency Impact Analysis

a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.

This comment has been addressed in Section 3 of the report in Tables 2a-2b.

b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during

site plan review.

This comment has been addressed in Section 3 of the report on page 7.

c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

This comment has been addressed in Section 3 of the report. Potential facility impacts from both the overall and the net difference between existing and proposed entitlements have been calculated.

d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
   i. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
      1. CR 235A South;
      2. CR 241 (from south City Limit to CR 235); and,
      3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

This comment has been addressed in Section 3 of the report in Tables 3a-3j. The additional roadways have been added to the facilities impact analysis.

   ii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

This comment has been addressed in Section 3 of the report in Tables 2a-2b and 3a-3j.

   iii. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.

This comment has been addressed in Section 3 of the report on page 13.

e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

The reference has been removed on Tables 4a-4b and 5a-5b (pages 13-15). The formula for calculating impacts to potable water and sanitary sewer have been amended.

f. Verify projected sanitary sewer demand shown in Table 5.

This comment has been addressed in Tables 5a-5b and the projected sanitary sewer demand has been verified.

g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

This comment has been addressed in Section 3 of the report on pages 14-15. Both residential and nonresidential impacts have been analyzed.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

This comment has been addressed in Section 3 of the report on pages 16-17. Both overall and net impacts to public school facilities have been assessed.

3. Urban Sprawl Analysis

a. Response to 163.3177(6)(a)9.a.(V): Applicant should further address how the application would "protect agricultural areas, including... passive agricultural activities and dormant... farmlands...", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.

This comment has been addressed in Section 6 of the report on page 36. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

b. Response to 163.3177(6)(a)9.a.(IX):
   i. Applicant should further address how the proposed amendment would "provide a clear separation between rural and urban uses", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
   ii. Applicant should clarify the statement that "the city limits between Alachua and unincorporated Alachua County provide a clear separation (sic) between lands designated for rural and urban uses." The City municipal boundary does not serve as an urban boundary.

This comment has been addressed in Section 6 of the report on page 37. High Point Crossing currently has urban FLU and zoning designations, including Commercial, Moderate Density Residential and Medium Density Residential. The site has direct access to a major arterial roadway (US 441), is located in the City's urban area, and is located adjacent to a major interchange (US 441/I-75). Approval of this application and the accompanying Rezoning application will further define the separation between urban and rural lands by encouraging urban-type development in a location that is supported by existing infrastructure, including major roadway access and City potable water and sanitary sewer.

c. Response to 163.3177(6)(a)9.a.(XI II): Please clarify response to the primary indicator which states that an amendment must not "result in the loss of significant amounts of functional open space."
   i. Applicant's response states the site "does not function as public open space" (primary indicator does not address public or private ownership).
   ii. Applicant's response should consider functional connections which may or may not be present between the subject property and other areas of functional open space.

This comment has been addressed in Section 6 of the report on page 38. High Point Crossing does not currently function as open space. Future development plans for the project site meet the minimum 10% open space required per LDR Table 6.7-1. Common open spaces shall be easily accessible by community residents and employees within the development. These areas will incorporate natural areas while enhancing native landscaping and removing invasive exotic species.

The project site does not have any significant natural systems or any functional environmental connections, such as connected wetlands, streams, or other significant habitats that need to be preserved following onsite development.

4. Needs Analysis
   a. In the Needs Analysis, the applicant states, "...a similar realistic net increase in dwelling units is expected." Additionally, in response to Section 163.3177(6)(a)(8)c., F.S., the applicant states that the amendment would " ...provide a similar overall number of dwelling units." The application summary, however, notes the proposed FLUM designations would permit an additional 127 dwellings, which over 125% of that presently permitted.

This comment has been addressed in Section 4 of the report on page 21.

   b. Applicant may wish to reference City of Alachua report entitled Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future, which provides population projections for the City of Alachua.

This comment has been addressed in Section 4 of the report on page 20. The City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future was used to address this statute.

   c. Section 163.3177(6)(a)4., F.S., discusses the amount of land designated for residential uses to accommodate permanent and seasonal residents. The applicant's response to Section 163.3177(6)(a)4., F.S., does not address this criteria. Please address.

This comment has been addressed in Section 4 of the report on pages 20-21. This statute discusses both residential and nonresidential needs for permanent and seasonal residents, as well as development patterns, all of which were addressed.

   d. There is a typographical error two paragraphs above the matrix ("FLU") on page 13.

This comment has been addressed in Section 4 of the report and the error has been fixed.

5. Miscellaneous
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.

Boundary sketches will be prepared to accompany the legal descriptions in the resubmittal package.

   b. Figure 3 and Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

This comment has been addressed in Figure 3 and Illustration 2b on page 6. Maps have been revised to accurately reflect the proposed FLU categories.

Site-Specific Amendment to the Official Zoning Atlas

1. Comprehensive Plan Consistency Analysis
   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.

The term "master planned" has been addressed and/or removed throughout the application. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.

b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "...will provide a wide variety of residential housing options in the City of Alachua".

This comment has been addressed in Section 4 of the report on pages 19-20. High density housing increases the variety of housing types and housing price-points within the City limits.

c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.

This comment has been addressed in Section 4 of the report on pages 20-21. A cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.

d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "...will not increase the impacts of lighting upon the surrounding area".

This comment has been addressed in Section 4 of the report on pages 21 and 25. Required design standards, per City LDR §6.4, address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.

e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.

This comment has been addressed in Section 4 of the report on pages 22-23. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

f. In response to Policy 1.4.f.1. of the FLUE:
   1. Please clarify the reference to the "High Point Crossing master plan".
   2. There is a typographical error in the final line of the response.

This comment has been addressed in Section 4 of the report on page 24. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.

The typographical error has been corrected.

g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.

This comment has been addressed in Section 4 of the report on page 24. The City of Alachua LDR

enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required.

h. In response to Policy 1.4.1.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.

This comment has been addressed in Section 4 of the report on page 26. The proposed ±28-acre land area does not permit residential uses.

i. Please address the following GOPs, which are applicable to the subject property:
   1. Objective 5.2, Policy 5.2.a, FLUE;
   2. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
   3. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

This comment has been addressed in Section 4 of the report on pages 26-27.

2. Concurrency Analysis
   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.

This comment has been addressed in Section 3 of the report in Tables 2a-2b.

b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.

This comment has been addressed in Section 3 of the report on page 7.

c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

This comment has been addressed in Section 3 of the report. Potential facility impacts from both the overall and the net difference between existing and proposed entitlements have been calculated.

d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
   ii. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
      1. CR 235A South;
      2. CR 241 (from south City Limit to CR 235); and,
      3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

This comment has been addressed in Section 3 of the report in Tables 3a-3j. The additional roadways have been added to the facilities impact analysis.

iii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

This comment has been addressed in Section 3 of the report in Tables 2a-2b and 3a-3j.

iv. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.

This comment has been addressed in Section 3 of the report on page 13.

e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

The reference has been removed on Tables 4a-4b and 5a-5b (pages 13-15). The formula for calculating impacts to potable water and sanitary sewer have been amended.

f. Verify projected sanitary sewer demand shown in Table 5.

This comment has been addressed in Tables 5a-5b and the projected sanitary sewer demand has been verified.

g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

This comment has been addressed in Section 3 of the report on pages 13-15. Both residential and nonresidential impacts have been analyzed.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

This comment has been addressed in Section 3 of the report on pages 16-17. Both overall and net impacts to public school facilities have been assessed.

i. Include analysis demonstrating that impacts to improved passive park space will not degrade recreation level of service.

This comment has been addressed in Section 3 of the report on pages 17-18. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

3. <u>Standards for Site-Specific Amendments to the Official Zoning Atlas</u>
   a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references "onsite premature development". Please clarify.

This comment has been addressed in Section 5 of the report on page 31. The High Point Crossing site is adjacent to the I-75/US 441 interchange with direct access to US 441 and City potable water and sanitary sewer. The site is within the City of Alachua's urbanized area and adjacent to other commercial and residential developments. By maximizing urban-scale development in this area will prevent premature development in rural areas within the City of Alachua.

b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1)(e)).

This comment has been addressed in Section 5 of the report on page 32. As shown in Figure 4, the proposed location for each onsite zoning designation has been strategically positioned to be compatible with either adjacent uses or abutting FLU and zoning designations. The proposed RSF-4 area will abut existing single-family detached residential and agricultural uses. The intended RMF-15 district will be adjacent to previously-approved infrastructure and internal to High Point Crossing. Lands proposed for CI Zoning will be located adjacent to the remaining portions of High Point Crossing also possess Commercial FLU and CI Zoning designations. Finally, the Corporate Park designation will be adjacent to single-family, multi-family, and agricultural uses.

The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.

This comment has been addressed in Section 5 of the report on page 33. High Point Crossing is located adjacent to the Heritage Oaks subdivision and multiple commercial/retail uses, all of which are currently served by City, County, and/or State roadways, as well as City of Alachua potable water and sanitary sewer systems. Onsite development shall connect to US 441 and City potable water and sanitary sewer. Proposed development will also include required open space and stormwater management facilities.

Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below level of service. If public facilities and services are unavailable or inadequate to support proposed development, necessary improvements to address needs directly related to the proposed development will be made.

d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

This comment has been addressed in Section 5 of the report on pages 33-34. As shown in Figure 6 in this report, no significant environmental features such as FEMA floodplains, NWI wetlands, or protected habitats were identified within the ±97.23-acre site. There is a wetland located ±267 ft. from the project

site's southern boundary on a portion of High Point Crossing that is not subject to this application. The wetland and associated 35' minimum buffer (required by Policy 1.10h of the Comprehensive Plan Conservation and Open Space Element) is completely contained within a designated conservation area on a pending final plat for the remainder of High Point Crossing.

4. Miscellaneous
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.

Boundary sketches will be prepared to accompany the legal descriptions in the resubmittal package.

   b. Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

This comment has been addressed in Illustration 2b on page 6. Maps have been revised to accurately reflect the proposed FLU categories.

L:\2016\16-0506\Planning\City-County\180904 Resubmittal\MEMO_180904_Response to Comments.docx

Application Package
Table of Contents

1. Cover Letter
2. **Application**
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☑ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☐ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: High Point Crossing Ls-CPA and Rezoning
2. Address of Subject Property: 16119 NW US HWY 441
3. Parcel ID Number(s): A Portion of 03049-000-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Commercial, Medium Density Residential, and Moderate Density Residential
6. Proposed Future Land Use Map Designation: Commercial, Corporate Park, High Density Residential, and Moderate Density Residential
7. Acreage: ±97.23 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): CHW Title: N/A
   Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW
   Mailing address: 11801 Research Dr.
   City: Alachua State: Florida ZIP: 32615
   Telephone: ( ) 352-331-1976 FAX: ( ) e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua A One LLC
   Mailing Address: 15260 NW 147th Drive, Suite 100
   City: Alachua State: Florida ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers 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. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. 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.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. 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).

8. If the application includes any Future Land Use Map Designation 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

C. Ryan Thompson
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 10th day of August, 2018, by C. Ryan Thompson, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KELLY JONES BISHOP
MY COMMISSION # FF 167278
EXPIRES: February 4, 2019
Bonded Thru Notary Public Underwriters

Kelly Jones Bishop
Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. Application
3. **Property Owner Affidavit**
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16119 NW US Hwy 441; 16113 NW US Hwy 441

Parcel ID Number(s): 03049-000-000 and 03049-003-000

Acreage: ±127.01 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One LLC

Mailing Address: 15260 NW 147th Drive, Suite 100

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: CHW Title: N/A

Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: _____ e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment and Rezoning

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.

James McCauley

Signature of Applicant

Signature of Co-applicant

James McCauley

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 30 day of July, 2018 by James McCauley, who is/are personally known to me, or who has/have produced FDL as identification.

Signature of Notary Public, State of FLORIDA

TERRY J FIKE
MY COMMISSION #GG000071
EXPIRES: JUN 08, 2020
Bonded through 1st State Insurance

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. **Sketch and Legal Descriptions**
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DATE: August 9, 2018
CLIENT: Dr. James McCauley
PROJECT NO: 16-0506
DESCRIPTION FOR: Highpoint Crossing – Commercial Land Use

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 430.45 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°18'09" EAST, 47.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'19", AN ARC DISTANCE OF 47.29 FEET TO THE END OF SAID CURVE; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 167.04 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 429.37 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2.11 ACRES, MORE OR LESS.

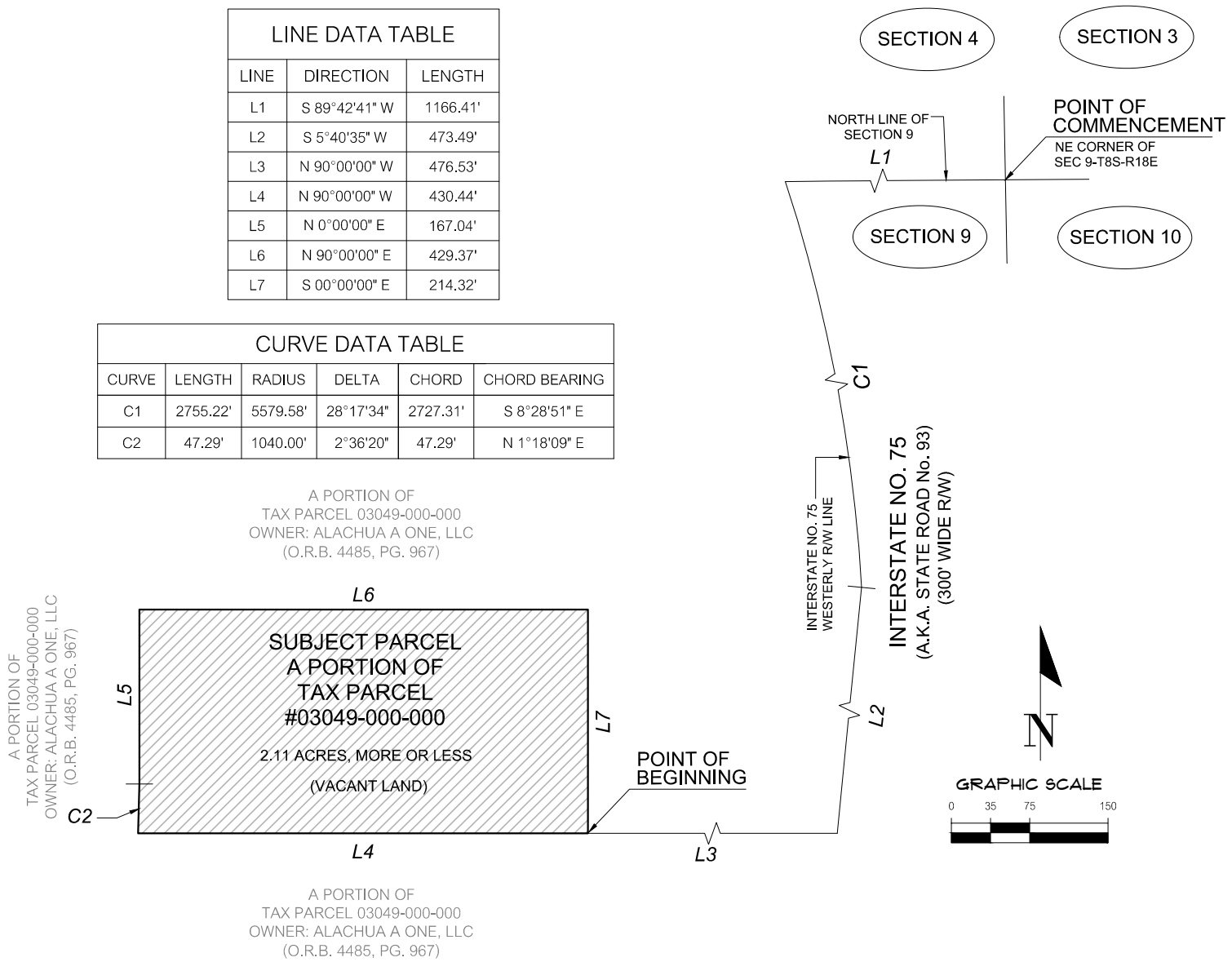
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	S 5°40'35" W	473.49'
L3	N 90°00'00" W	476.53'
L4	N 90°00'00" W	430.44'
L5	N 0°00'00" E	167.04'
L6	N 90°00'00" E	429.37'
L7	S 00°00'00" E	214.32'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	2755.22'	5579.58'	28°17'34"	2727.31'	S 8°28'51" E
C2	47.29'	1040.00'	2°36'20"	47.29'	N 1°18'09" E



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 05°40'35" W FOR THE WEST RIGHT OF WAY LINE OF INTERSTATE 75.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO. 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 09-11-2018
TECHNICIAN: NAD
CHECKED BY: AHH
PROJECT NUMBER: 16-0506

SCALE: 1" = 150'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: May 25, 2018
CLIENT: Alachua A One LLC
PROJECT NO: 16-0506.02
DESCRIPTION FOR: High Point Crossing – Corporate Park Land Use

(A portion of Alachua County Tax Parcel 03049-000-000)
A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

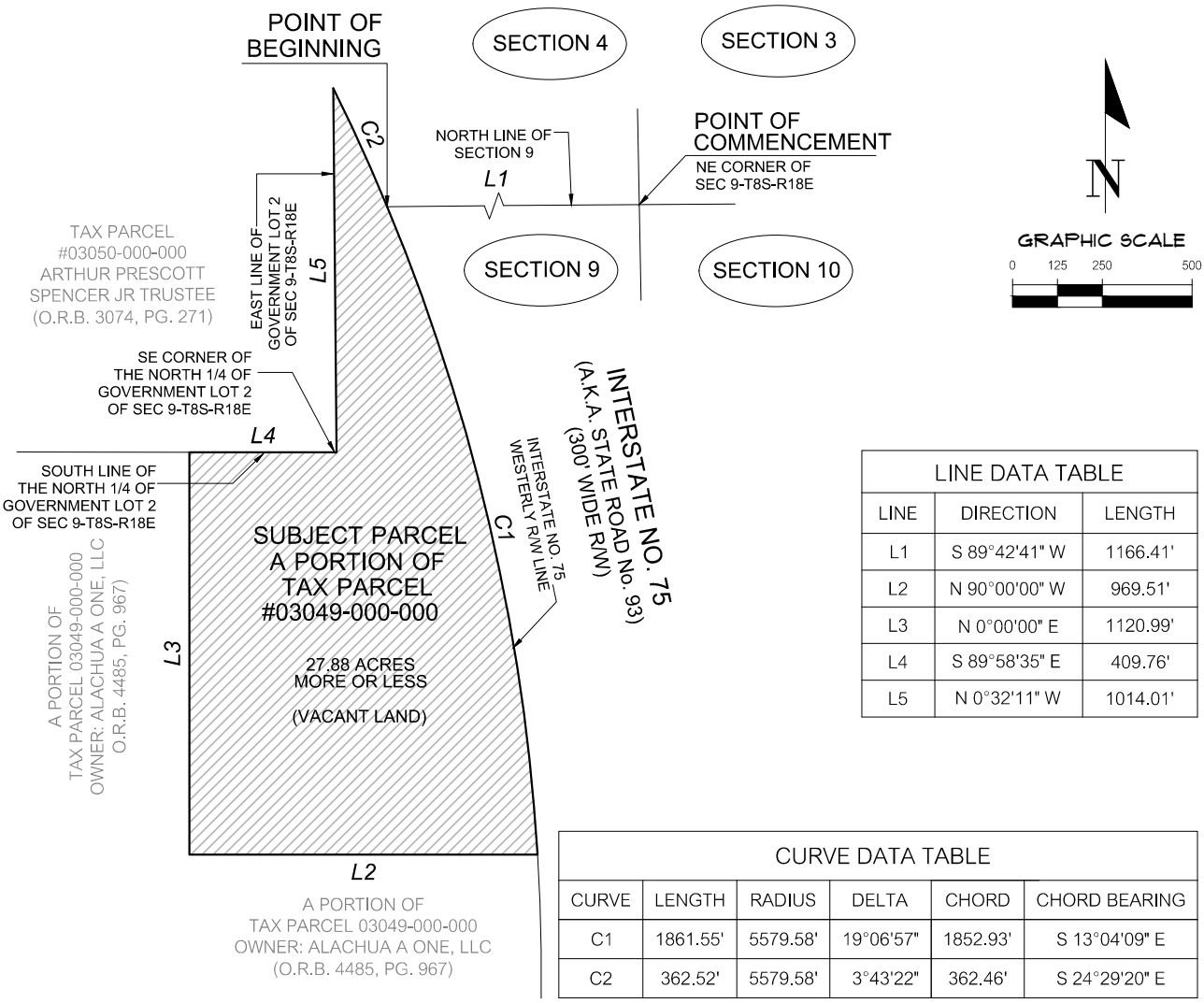
FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE **POINT OF BEGINNING** AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 27.88 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	N 90°00'00" W	969.51'
L3	N 0°00'00" E	1120.99'
L4	S 89°58'35" E	409.76'
L5	N 0°32'11" W	1014.01'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1861.55'	5579.58'	19°06'57"	1852.93'	S 13°04'09" E
C2	362.52'	5579.58'	3°43'22"	362.46'	S 24°29'20" E

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 05°40'35" W FOR THE WEST RIGHT OF WAY LINE OF INTERSTATE 75.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO.: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 09-11-2018
TECHNICIAN: NAD
CHECKED BY: AHH
PROJECT NUMBER: 16-0506

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: May 25, 2018
CLIENT: Alachua A One LLC
PROJECT NO: 16-0506.02
DESCRIPTION FOR: High Point Crossing – High Density Residential Land Use

(A portion of Alachua County Tax Parcel 03049-000-000)
A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

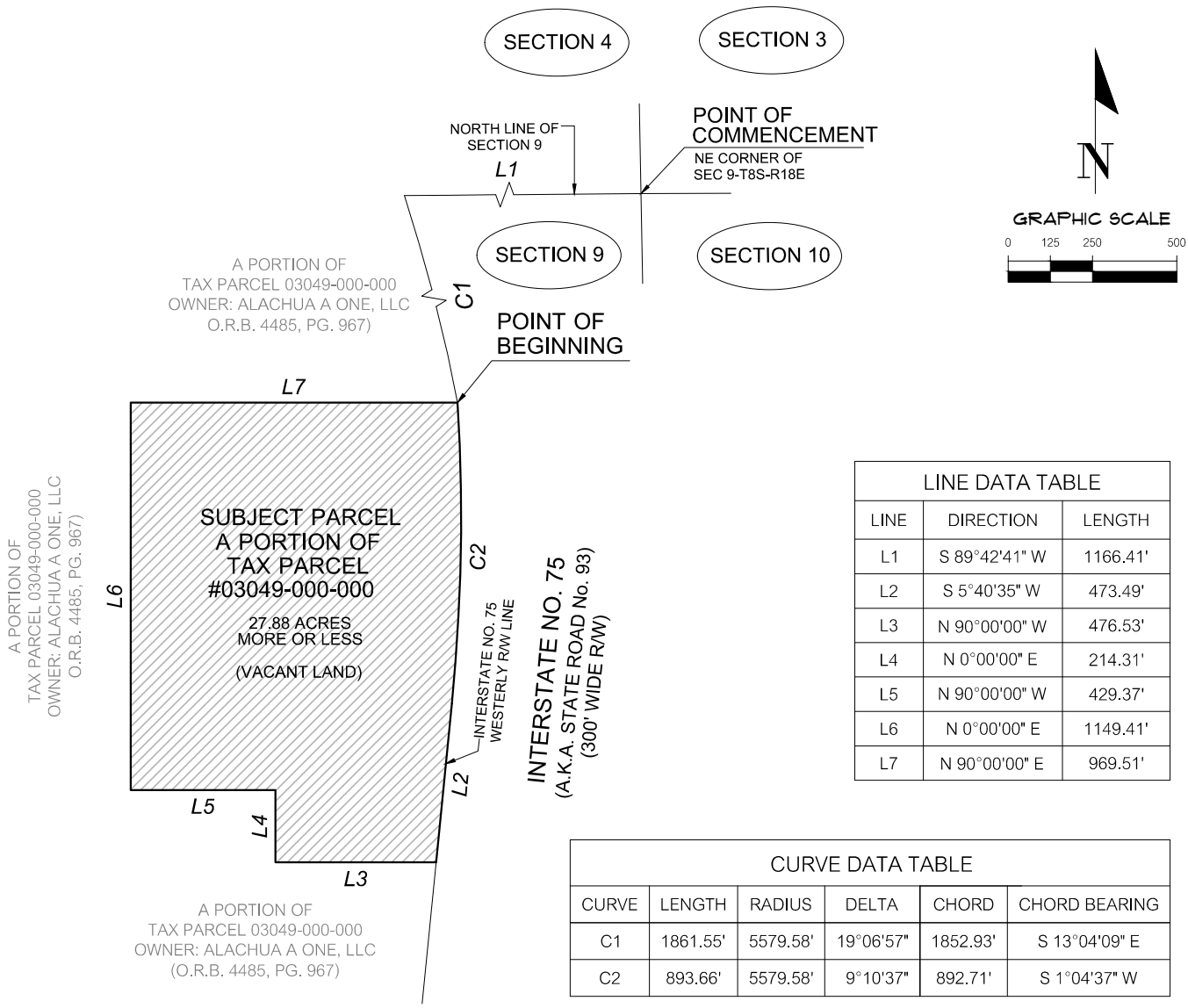
FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID CURVE AND WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 09°10'37", AN ARC LENGTH OF 893.67 FEET (CHORD BEARING AND DISTANCE OF SOUTH 01°04'37" WEST, 892.71 FEET) TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 429.37 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1149.40 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 969.51 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 27.88 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	S 5°40'35" W	473.49'
L3	N 90°00'00" W	476.53'
L4	N 0°00'00" E	214.31'
L5	N 90°00'00" W	429.37'
L6	N 0°00'00" E	1149.41'
L7	N 90°00'00" E	969.51'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1861.55'	5579.58'	19°06'57"	1852.93'	S 13°04'09" E
C2	893.66'	5579.58'	9°10'37"	892.71'	S 1°04'37" W

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 05°40'35" W FOR THE WEST RIGHT OF WAY LINE OF INTERSTATE 75.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO.: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 09-11-2018
TECHNICIAN: NAD
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: May 25, 2018
CLIENT: Alachua A One LLC
PROJECT NO: 16-0506.02
DESCRIPTION FOR: High Point Crossing – Moderate Density Residential Land Use

(A portion of Alachua County Tax Parcel 03049-000-000)
A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

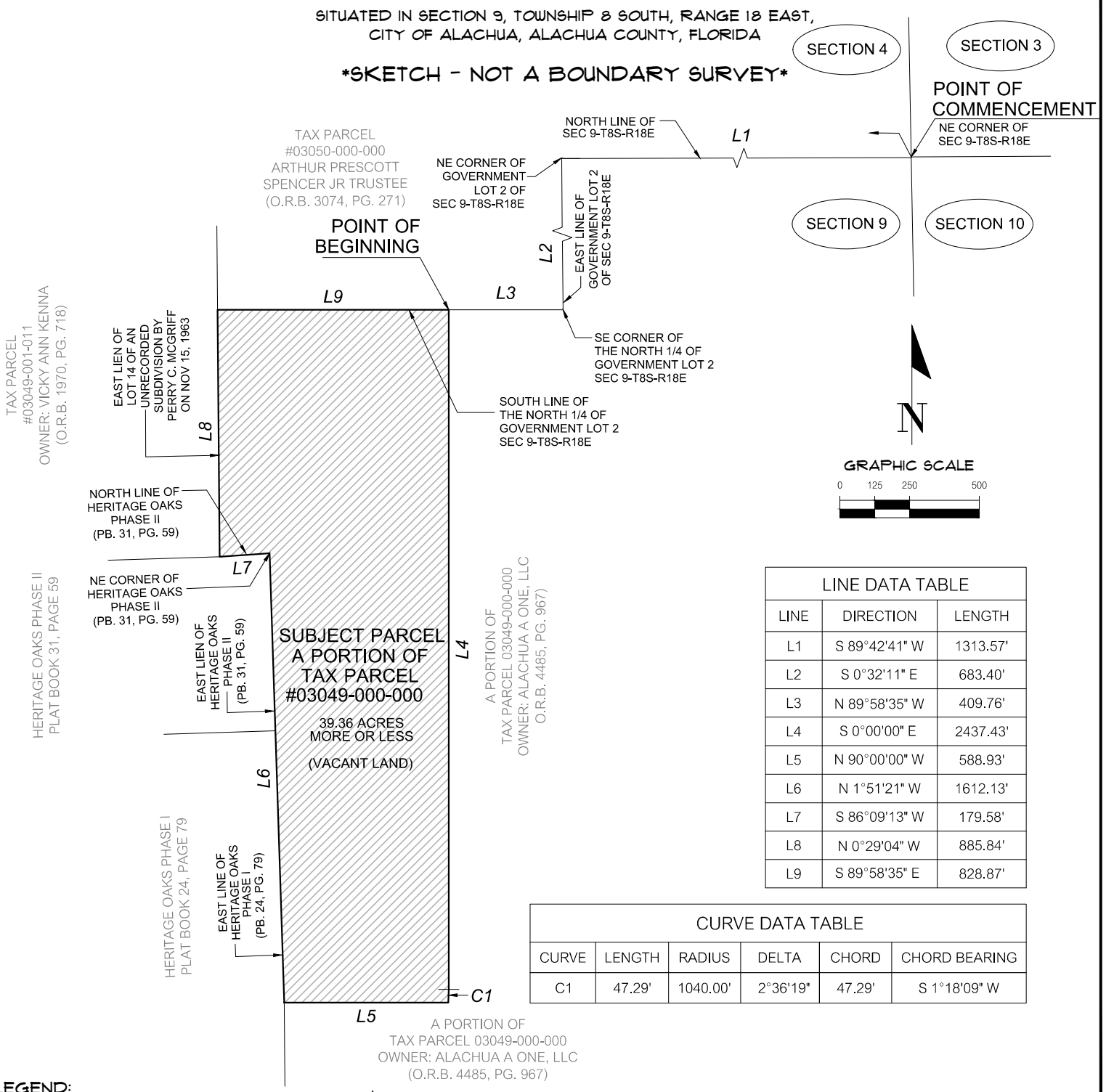
FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1313.57 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 9; THENCE SOUTH 00°32'11" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 683.40 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF SAID LOT 2; THENCE NORTH 89°58'35" WEST, ALONG THE SOUTH LINE OF THE NORTH ¼ OF SAID LOT 2, A DISTANCE OF 409.76 FEET TO THE **POINT OF BEGINNING;** THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 2437.43 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°18'09" WEST, 47.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°26'19", AN ARC DISTANCE OF 47.29 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 588.93 FEET TO THE EAST LINE OF HERITAGE OAKS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 01°51'21" WEST, ALONG THE SAID EAST LINE OF HERITAGE OAKS PHASE 1 AND THE EAST LINE OF HERITAGE OAKS PHASE 2 (RECORDED IN PLAT BOOK 31, PAGE 59), DISTANCE OF 1612.13 FEET TO THE NORTHEAST CORNER OF SAID HERITAGE OAKS PHASE 2; THENCE SOUTH 86°09'13" WEST, ALONG THE NORTH LINE OF HERITAGE OAKS PHASE 2, A DISTANCE OF 179.58 FEET TO THE EAST LINE OF LOT 14 OF AN UNRECORDED SUBDIVISION BY THE PERRY C. MCGRIFF COMPANY DATED NOVEMBER 15, 1963; THENCE NORTH 00°29'04" WEST, ALONG THE EAST LINE OF SAID LOT 14, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 885.84 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 828.87 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 39.36 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1313.57'
L2	S 0°32'11" E	683.40'
L3	N 89°58'35" W	409.76'
L4	S 0°00'00" E	2437.43'
L5	N 90°00'00" W	588.93'
L6	N 1°51'21" W	1612.13'
L7	S 86°09'13" W	179.58'
L8	N 0°29'04" W	885.84'
L9	S 89°58'35" E	828.87'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.29'	1040.00'	2°36'19"	47.29'	S 1°18'09" W

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 01°51'21" E FOR THE EAST LINE OF HERITAGE OAKS PHASE 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO. 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 09-11-2018
TECHNICIAN: NAD
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3034727 5 PG(S)
December 30, 2016 09:53:01 AM
Book 4485 Page 971
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,759.00

This instrument prepared by and
after recording return to:

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 21st day of December, 2016, by MURPHY'S LOT, LLC, a Florida limited liability company and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership successor by conversion to Megahee Enterprises, Ltd., the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to ALACHUA A ONE LLC, a Florida limited liability company, the address for which is 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2016, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

MURPHY'S LOT, LLC, a Florida limited liability company

By: _____
Joan M. Jones, Manager

Witness Print Name: Benjamin Jais Brewer

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, Manager of MURPHY'S LOT, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☑ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

Print Name: Amanda Smith
Title: Notary Public BLE
Serial No. (if any) FF031626
Commission Expires: June 28 2017

Signed, sealed and delivered
in the presence of:

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

Witness Print Name: Benjamin James Browne

By: _____
Joan M. Jones
Its: General Partner

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who ☐ is personally known to me or ☑ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

68111

Print Name: Amanda Smith
Title: Notary Public
Serial No. (if any) FF031626
Commission Expires: June 28, 2017

PARCEL 1:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°5325" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYNG WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.

Property Search Results

The data displayed is the most curr ent data available to the Pr operty Appraiser .
Search Date: 5/9/2018 at 2:14:22 PM '

Printer Friendly Page

Par cel: 03049-000-000 GIS Map

Taxpayer:	ALACHUA A ONE LLC	Legal:	E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971
Mailing:	15260 NW 147TH DR STE 100 ALACHUA, FL 32615		
9-1-1 Addr ess:	16119 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	09-08-18		
Pr operty Use:	05500 - Tmbr Si 80-89		
Tax Jurisdiction:	Alachua 1700		
Ar ea:	8-18 Rural		
Subdivision:	PlaceHolder		

Year	Property Use	Land Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferr ed Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Tmbr Si 80-89	722300	2486700	0	0	2486700	0	722300	722300	0	0	722300	722300
2016	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000
2015	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000
2014	Tmbr Si 80-89	134300	2685200	0	0	2685200	0	134300	134300	0	0	134300	134300
2013	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2012	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2011	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2010	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2009	Tmbr Si 80-89	135000	338100	0	0	338100	0	135000	135000	0	0	135000	135000
2008	Tmbr Si 80-89	149800	338100	0	0	338100	0	149800	0	0	0	149800	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	RSF-4		Acre	35
Timber 2	CI		Acre	99.26

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

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/23/2016	100	V	U	4485	0967	MS	Official Public Record
12/21/2016	2537000	V	Q	4485	0971	MS	Official Public Record
09/28/1998	100	V	U	2209	2650	MS	Official Public Record
09/28/1998	100	V	U	2209	2647	MS	Official Public Record
09/28/1998	100	V	U	2209	2644	MS	Official Public Record
09/28/1998	100	V	U	2195	2886	MS	Official Public Record
09/28/1998	100	V	U	2195	2883	MS	Official Public Record
09/28/1998	100	V	U	2195	2880	MS	Official Public Record
12/28/1984	100	V	U	1582	1576	MS	Official Public Record

Link to TaxCollector Record

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

John Power TAX COLLECTOR Serving Alachua County

2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03049 000 000 Parcel details Latest bill Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2018-03-06 $16,719.81
Receipt # 17-0122652

Owner : ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615
Situs : Unassigned Location RE

Account number : 03049 000 000
Alternate Key : 1011474
Millage code : 1700
Millage rate : 23.1480

Assessed value : 722,300
School assessed value : 722,300
Unimproved land value : 722,300

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : $16,719.81
Non-ad valorem : $0.00
Total Discountable : 16719.81
No Discount NA VA: 0.00
Total tax :

Legal description

E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971

Location

Book, page, item : 4485-0971-
Geo number : 09-08-18-03049000000
Range : 18
Township : 08
Section : 09
Neighborhood : 233200.00
Use code : 05500
Total acres : 134.260

© 1997–2018, Grant Street Group . All rights reserved.

Help - Contact us - Terms of service - Tax Collector home

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Workshop Materials**
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

Mailed Memorandum

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

MEMORANDUM

To: The Neighbors of 16119 NW US-441 (NW Quadrant of US-441/I-75 interchange)

From: Ryan Thompson, AICP, Project Manager 16-0506

Date: Tuesday, May 8, 2018

RE: Neighborhood Workshop Public Notice

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

Date: Wednesday, May 23, 2018

Time: 6:00 p.m.

Place: CHW
11801 Research Dr.
Alachua, FL 32615

Contact: Ryan Thompson, AICP, Project Manager
(352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

03053-010-052
CAMPBELL MICHAEL PATRICK & ADRIENEE MARIE
16644 NW 165TH TER
Alachua FL 32615

03053-010-050

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA FL 32615

03053-010-037
FLOYD & RUTTENBER
16518 NW 166TH RD
ALACHUA FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE FL 32606

03053-010-051
HARRIS AARON A
16609 NW 166TH DR
ALACHUA FL 32615

03049-002-000
MILLIKEN, ROBERT P
16091 NW US HIGHWAY 441
ALACHUA FL 32615

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA FL 32616

03053-010-018
WALLACE CHARLES E & PATRICIA A
16621 NW 165TH LN
ALACHUA FL 32615

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE FL 32308

03053-010-054
SCHULTZ, RICHARD B & CECILIA
1171 APPIAN WAY
SANTA ANA CA 92705

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH FL 32118

03061-004-001
T & H PROPERTY GROUP LLC
300 SW 143RD ST
NEWBERRY FL 32669

03049-001-000
DONOFRIO, JACQULYN MARIE
5810 SW 164TH TER
SOUTHWEST RANCHES FL 33331-1397

03053-002-000
PATEL, INDIRA K
8706 SADDLEHORN DR
IRVING TX 75063

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA FL 32615

03053-010-010
BOUTON MATTHEW J & AMBER M
16631 NW 165TH TER
ALACHUA FL 32615

03017-002-000
SPENCER, ARTHUR PRESCOTT JR TR
4145 STATE RD 11
DELAND FL 32724

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA FL 32615-4992

03053-010-011
GRAY BRIAN S & MISTY D
16611 NW 165TH TER
ALACHUA FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA FL 32615

03053-010-014
FORD NATHANIEL M III & TIROSHSA T
16515 NW 165TH TER
ALACHUA FL 32615

03053-010-015
MITCHELL CHARLES E & NANCY E
16530 NW 165TH TER
ALACHUA FL 32615

03053-010-034

03053-010-035

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
Alachua FL 32615

03053-010-049
MEADOWS & MEADOWS
16649 NW 166TH DR
ALACHUA FL 32615-4996

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA FL 32615

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03050-000-000
SPENCER, ARTHUR PRESCOTT JR TR
4145 STATE RD 11
DELAND FL 32724

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA FL 32615

03053-020-056
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA FL 32615

03053-020-063
RICHMAN & RICHMAN-SANFORD H/W
16778 NW 166TH DR
ALACHUA FL 32615

03053-020-059
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-062
VISION CONSTRUCTION INC
3201 NW 202ND ST
NEWBERRY FL 32669

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA FL 32615

03053-020-055
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA FL 32615-4863

03053-020-060
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-070
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-057
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-061
KARA BOLTON HOMES INC
9145 SW 49TH PL STE A
Gainesville FL 32608

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA FL 32615

03053-010-000
HERITAGE OAKS PROPERTY, OWNERS
PO BOX 969
Alachua FL 32615

03053-020-000
HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA FL 32615

03053-001-008
ALACHUA COUNTY FARM BUREAU INC
14435 NW US HIGHWAY 441 STE 20

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03053-001-002
TALAL PROPERTIES LTD & TAREK PROPERTIES LTD
1326 E LUMSDEN RD
BRANDON FL 33511

03053-001-010
THE CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG FL 33701

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA FL 32615

03053-001-009
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03053-001-001
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT OF TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

03053-020-064
VISION CONSTRUCTION INC
3201 NW 202ND ST
NEWBERRY FL 32669

03053-020-067
LILKENDEY JAMES H &
FRANCES C
16819 NW 167TH ST
ALACHUA FL 32615

03053-020-069
GALLMAN BRITTANY F &
MATTHEW C
16879 NW 167TH ST
ALACHUA FL 32615

Newspaper Advertisement

NATION & WORLD

Putin vows to boost Russian economy

Russian president begins fourth term by pushing economical relief, development

By Jim Heintz
The Associated Press

Vladimir Putin, center, speaks Monday during his inauguration ceremony for a new term as Russia's president, with Constitutional Court Chairman Valery Zorkin, left, and Valentina Matviyenko, speaker of the Federation Council, Russian parliament's upper chamber, right, next to him in the Grand Kremlin Palace in Moscow, Russia. [ALEXANDER ZEMLIANICHENKO/THE ASSOCIATED PRESS]

MOSCOW – Vladimir Putin on Monday launched his fourth term as president with an ambitious call to vault Russia into the top five global economies by developing its technological products and agricultural exports.

Putin, who has sought to restore Russia's military and diplomatic prominence on the world stage, focused almost entirely on domestic issues in his speech after taking the oath of office in a vast, vaulted Kremlin hall glittering with gold leaf.

Improving the economy following a recession partly linked to international sanctions will be a primary goal of his next six-year term, Putin said.

"Russia should be modern and dynamic, it should be ready to accept the call of the times," he said in his inauguration speech to thousands of guests standing in three halls of the Grand Kremlin Palace.

Putin later issued an extensive decree calling for "acceleration of the technological development of the Russian Federation" and "creation of a high-performance export-oriented sector in the basic sectors of the economy, primarily in manufacturing and the agro-industrial sector."

The 65-year-old former KGB agent, who has led Russia for all of the 21st century either as president or prime minister, has been criticized for inadequate efforts to diversify the economy from its dependence on oil and gas exports or develop the manufacturing sector.

Russia's economy was hit hard by low world oil prices and sanctions connected to Moscow's 2014 annexation of Crimea and military involvement in the separatist uprising in eastern Ukraine, with the ruble losing half its value between 2014 and 2016.

The country recorded an anemic improvement in 2017, with gross domestic product rising 1.5 percent and the ruble recovering some of its value. But the currency dropped about 8 percent again last month after new U.S. sanctions.

In the decree, he foresaw Russia becoming one of the world's top five economies by the end of his term in 2024. That would require boosting GDP by some 50 percent; Russia currently places about 12th in rankings of world economies.

Putin made only a brief reference to global affairs in his speech, saying "Russia is a strong, active, influential participant in international life. The security and defense capability of the country is reliably ensured. We will give these matters the necessary constant attention."

He acknowledged that the challenges facing Russia were formidable "but we all remember well that, for more than 1,000 years of history, Russia has often faced epochs of turmoil and trials, and has always revived as a Phoenix, reached heights that others could not."

Putin was re-elected in March with 77 percent of the vote.

He became acting president on New Year's Eve 1999 following the surprise resignation of Boris Yeltsin and won election to his first four-year term in 2000. Re-elected in 2004, he left office in 2008 because of term limits, but was named prime minister and continued to steer the country from that office. He returned as president in 2012 when the post was extended to six years.

Monday's pomp-filled inauguration was covered in assiduous detail on state television. It showed Putin working at his desk in his shirt sleeves, then donning a suit coat to begin a long, solitary walk through the corridors of the Kremlin's Senate building before boarding a limousine for a short drive to the Grand Kremlin Palace.

Thousands of guests stood in the three halls for the inauguration. One of the most prominent was former German Chancellor Gerhard Schroeder, who is now chairman of Russia's state oil company Rosneft and one of the most prominent Western voices arguing for an end to sanctions against Russia.

Schroeder stood with Prime Minister Dmitry Medvedev, and Putin prominently shook hands with him after the speech.

After the ceremony, Putin issued an order formally dissolving the Cabinet but nominated Medvedev to serve again as prime minister. The pro-Putin United Russia party that dominates the parliament said it would back Medvedev in a vote Tuesday, Russian news agencies reported.

Medvedev in turn made nominations for several deputy prime ministers, notably including Finance Minister Anton Siluanov as first deputy premier.

DATELINES

CANNES, FRANCE

A group of police officers takes part in a security exercise on the steps leading to the Palais des Festivals, Monday in Cannes, southern France. On the eve of the 71st Cannes Film Festival, the festival's director said the festival would improve the male-to-female ratios of its selection committees, name more women as jury president and, in the future, select more films directed by women. Its jury president this year is Cate Blanchett. [VIANNEY LE CAER/INVISION/THE ASSOCIATED PRESS]

ANKARA, TURKEY

A Turkish soldier guards the entrance to the prison complex Monday in Aliaga, Izmir province, western Turkey, where jailed US pastor Andrew Craig Brunson is appearing on his trial at a court inside the complex. The 50-year-old evangelical pastor from North Carolina faces up 35 years in prison in Turkey, on charges that he aided terror groups and engaged in espionage. The pastor denies any wrongdoing. [DHA-DEPO PHOTOS VIA THE ASSOCIATED PRESS]

BOSTON

Students walk past the "Great Dome" atop Building 10 on the Massachusetts Institute of Technology campus in Cambridge, Mass. The Massachusetts Supreme Judicial Court ruled Monday that MIT cannot be held responsible for the 2009 death of graduate student Han Nugyen, who killed himself. His family's lawsuit said that the school knew he was a suicide risk and could have prevented his death. [CHARLES KRUPA/THE ASSOCIATED PRESS FILE PHOTO]

LAGOS, NIGERIA
Nigeria military helps rescue Boko Haram hostages

More than 1,000 people held captive in northeastern Nigeria by the jihadi group Boko Haram have been rescued, Nigeria's military said Monday.

The hostages, which consisted mainly of women and children, were rescued from four villages in the Bama area of Borno State, military spokesman Brig. Gen. Texas Chukwu said. Among the rescued were some men who had been forced to become Boko Haram fighters, he said.

Nigeria's military conducted the operation with allies from the Multinational Joint Task Force, according to Chukwu.

He wouldn't give details of when the rescues took place or over what period of time.

BASEL, SWITZERLAND
Scientist, 104, arrives in Switzerland to die

A 104-year-old Australian scientist arrived Monday in Switzerland before his planned assisted suicide, unbowed about his intentions and hopeful that his premeditated death will send a message to legislators back home.

Petting a dog in a warm welcoming crew at Basel's airport, David Goodall answered reporters' questions after coming in from visiting relatives in Bordeaux, France, over the weekend.

"I am glad to arrive," Goodall said from a wheelchair. "The message I would like to send is: Once one passes the age of 50 or 60, one should be free to decide for oneself whether one wants to go on living or not."

MADISON, WIS.
UW-Madison to cover signs with KKK connections

The University of Wisconsin-Madison will cover over two signs in its Memorial Union for areas named after alumni with affiliations to the Ku Klux Klan.

The Wisconsin Union Council's decision came last month following the release of a report examining the history of the white supremacist group on campus, The Wisconsin State Journal reported.

The Fredric March Play Circle and the Porter Butts Gallery will have their signs covered and be referred to as the "Play Circle" and "The Gallery," according to a council resolution. The areas are named after actor Fredric March and artist Porter Butts, who belonged to a group connected with the KKK.

A federal appeals court on Monday blocked a lawsuit against Baltimore's top prosecutor filed by five police officers who said she maliciously investigated and charged them in the death of a black man who suffered a fatal spinal injury in custody.

The Richmond, Virginia-based 4th U.S. Circuit Court of Appeals overturned a ruling by a lower court judge, court records show. That judge had allowed key parts of the lawsuit against Baltimore State's Attorney Marilyn Mosby to go forward.

Mosby's lawyers had argued that as a prosecutor, she has immunity from the lawsuit.

The court agreed.

The Associated Press

RICHMOND, VA.
Court blocks officers' suit in Freddie Gray case

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single family, and commercial uses.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, May 23, 2018
Location: CHW, 13801 Research Dr., Alachua, FL 32615
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW

SELL YOUR DIABETIC TEST STRIPS
TO SOMEONE YOU CAN TRUST
WE ARE THE ORIGINAL
"QUICK CASH FOR TEST STRIPS"
SERVING DIABETICS NATIONWIDE FOR 6 YEARS
PAYING TOP DOLLAR – CHECK OUR PRICES
CALL 800-979-8220 NOW
Quickcash4teststrips.com

BCG Meds
Save 30 - 80%
on your prescription medication

DRUG NAME	Qty (pills)	Price*
Viagra 100mg	88	32.04
Cialis 20mg	48	22.04
Spiriva 18mcg	90	32.56
Ventolin HFA 108mcg	200 ds	40.04
Flovent HFA 125mcg	360 ds	50.48
Xarelto 2mg	84	139.40
Eliquis 5mg	180	197.95
Zetia 10mg	84	104.16

we accept payment by check or e-check
CALL NOW & SAVE
888-884-6008
or visit www.bcgmeds.com
All pricing in U.S dollars and subject to change without notice. *Prices shown are for the equivalent generic drug if available*

Workshop Presentation

CHW
Professional Consultants

High Point Crossing

Large-scale Comprehensive Plan Amendment (Ls-CPA) & Rezoning

Neighborhood Workshop

May 23rd, 2018

Meeting Overview

CHW

The purpose of the neighborhood meeting:

- The City of Alachua requires all Ls-CPA and Rezoning applicants to host a neighborhood meeting;
- The purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process; and
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission.

Public Notification

CHW

MEMORANDUM

To: The Neighbors of 16119 NW US-441 (NW Quadrant of US-441/I-75 Interchange)
From: Ryan Thompson, AICP, Project Manager 16-0506
Date: Tuesday, May 8, 2018
RE: Neighborhood Workshop Public Notice

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

Date: Wednesday, May 23, 2018

Time: 6:00 p.m.

Place: CHW
11801 Research Dr.
Alachua, FL 32615

Contact: Ryan Thompson, AICP, Project Manager
(352) 331-1976

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

NATION & WORLD

Putin vows to boost Russian economy

DATELINES

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, May 23, 2018

Location: CHW, 11801 Research Dr., Alachua, FL 32615

Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW
Professional Consultants

Application Review Process

Neighborhood Workshop	May 23rd
Submit Ls-CPA & Rezoning Application	May 31st
Staff Review	June – July
Planning & Zoning Board Public Hearing	August 14th (Tentative)
City Commission First Reading (Transmittal Hearing)	September 10th (Tentative)
City Commission Second Reading (Adoption Hearing)	November 12th (Tentative)

Application Request

1. To amend the Future Land Use Map:

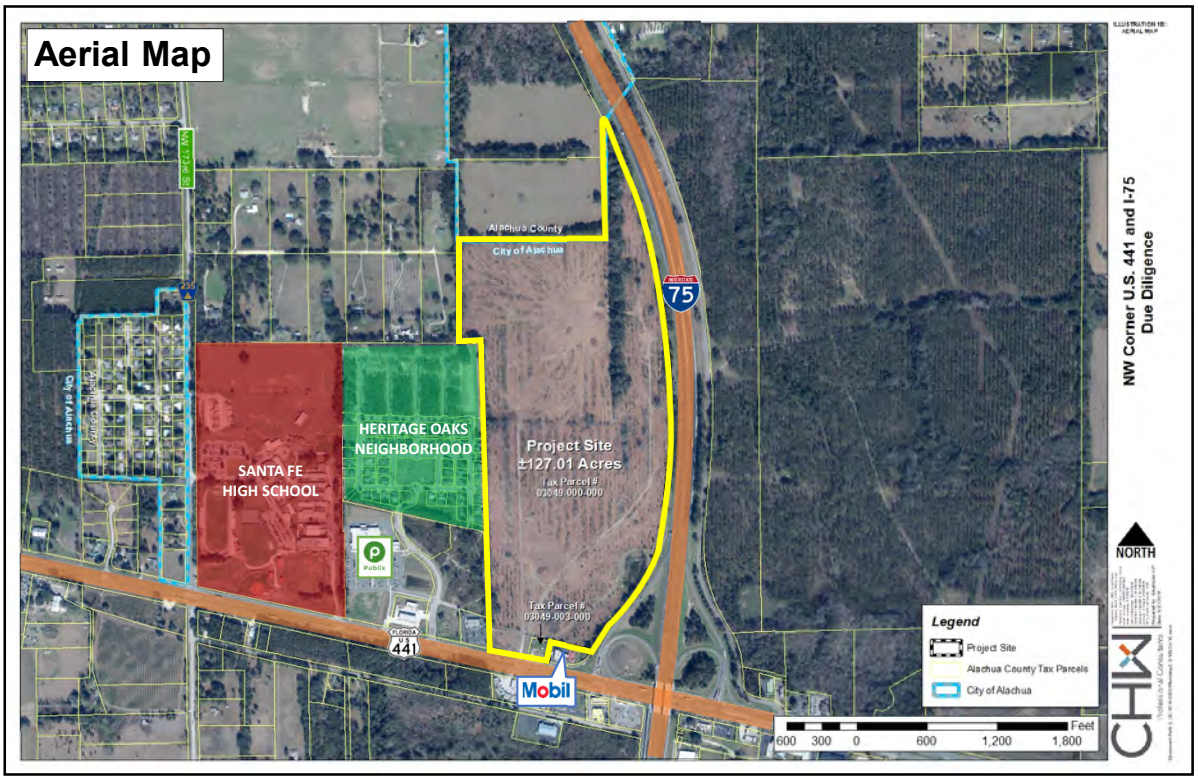
From:	To:
Commercial	Commercial
Medium Density Residential	High Density Residential
Moderate Density Residential	Moderate Density Residential
	Corporate Park

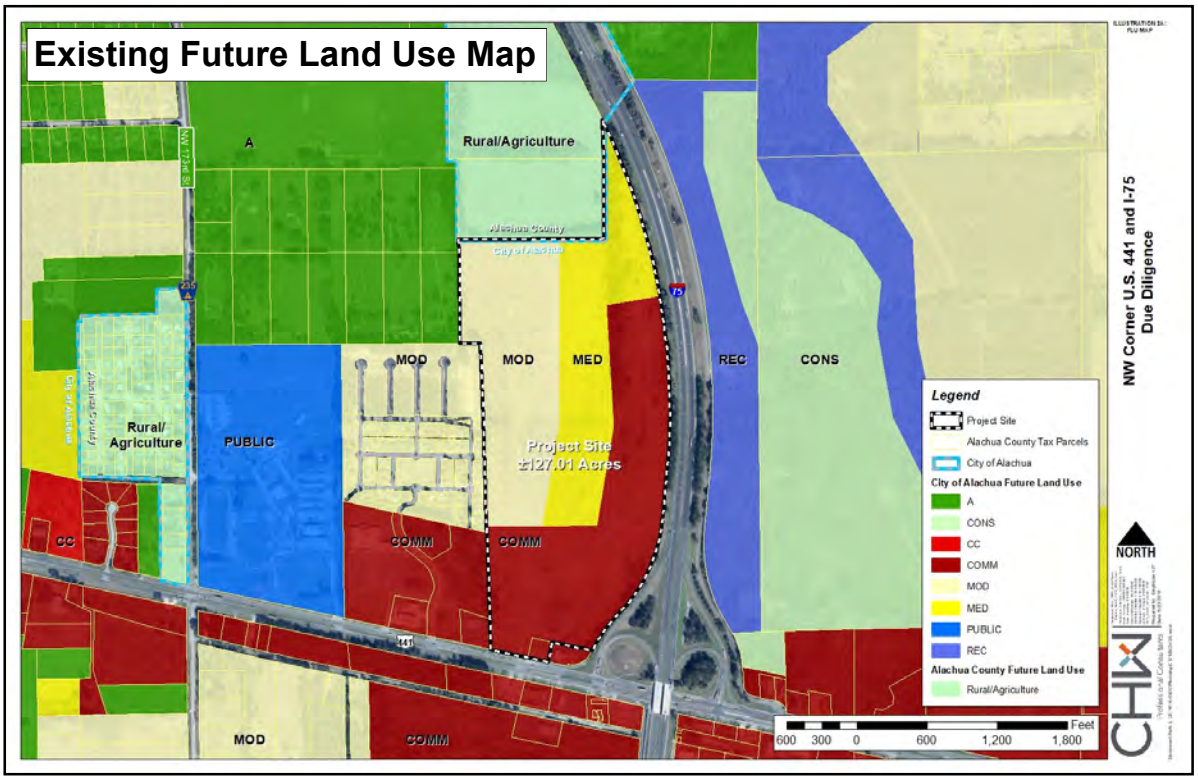
2. And, to amend the Official Zoning Atlas:

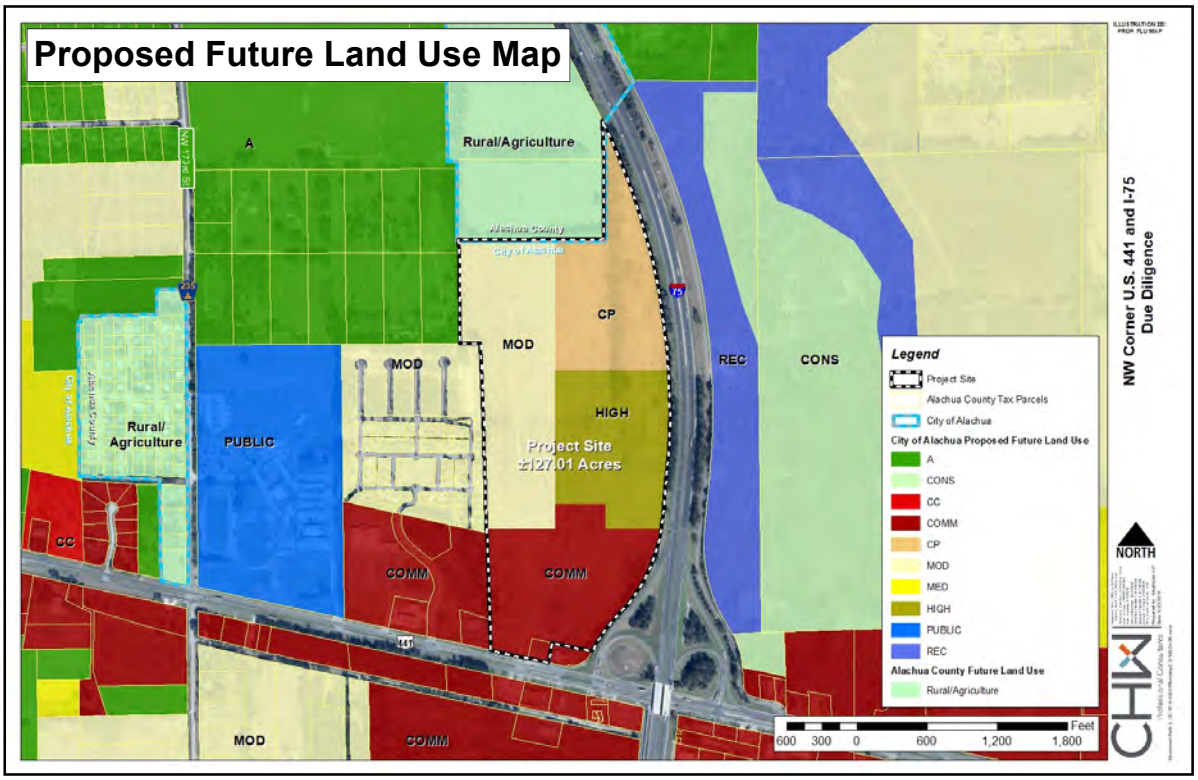
From:		To:	
CI	(±51-acres)	CI	(±32-acres)
RMF-8	(±36-acres)	RMF-15	(±28-acres)
RSF-4	(±40-acres)	RSF-4	(±39-acres)
		CP	(±28-acres)

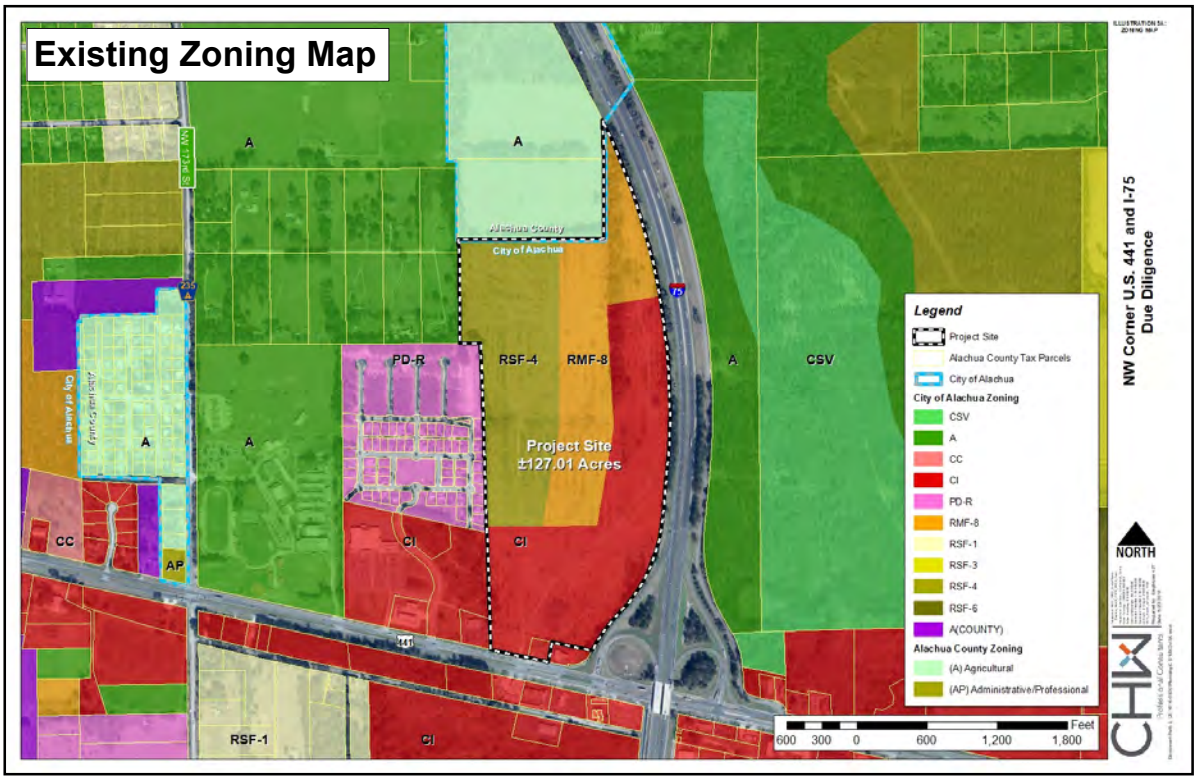
Application Intent

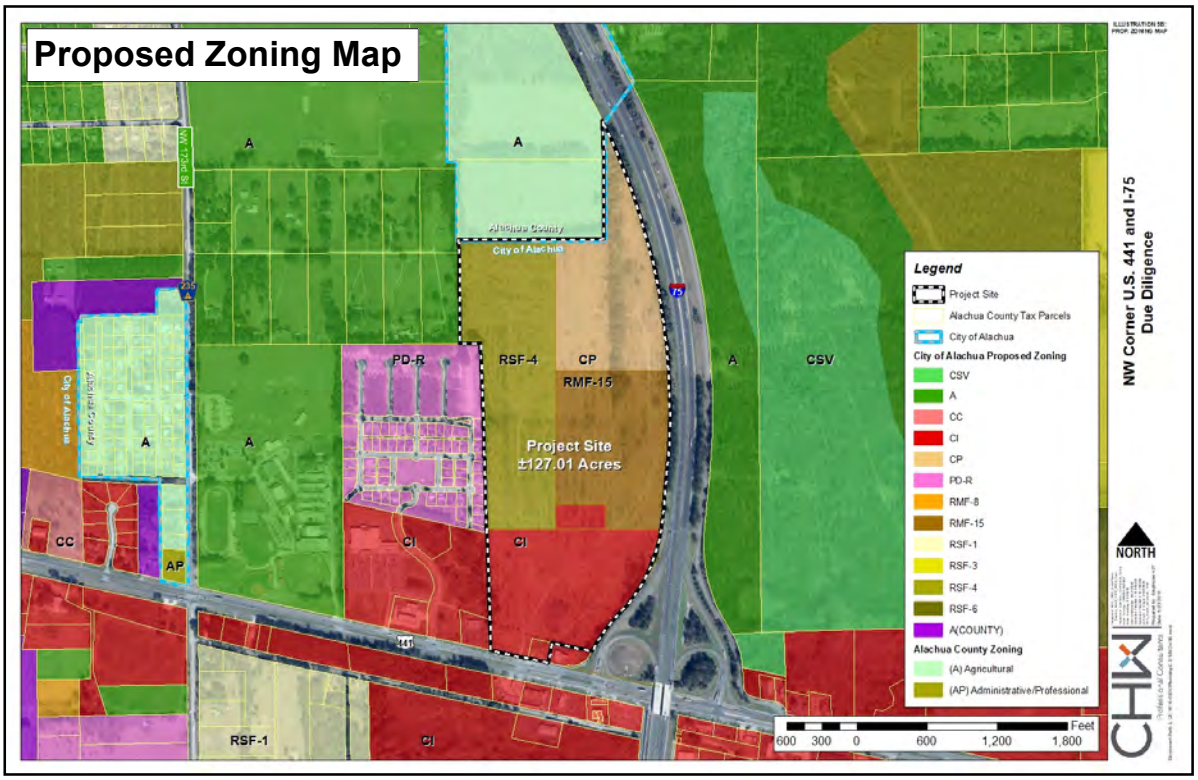
- **Intent**:
  - To enhance site compatibility with adjacent properties by locating single-family adjacent to single-family and multi-family interior to the site; and
  - To permit a more diverse selection of nonresidential uses, including office, research facility, light manufacturing, and warehousing.


Aerial Map
NW Corner U.S. 441 and I-75
Due Diligence
Alachua County
City of Alachua
HERITAGE OAKS
NEIGHBORHOOD
SANTA FE
HIGH SCHOOL
Project Site
±127.01 Acres
Tax Parcel #
03049-000-000
Tax Parcel #
03049-003-000
Publix
Mobil
441
75
NORTH
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
Feet
600 300 0 600 1,200 1,800

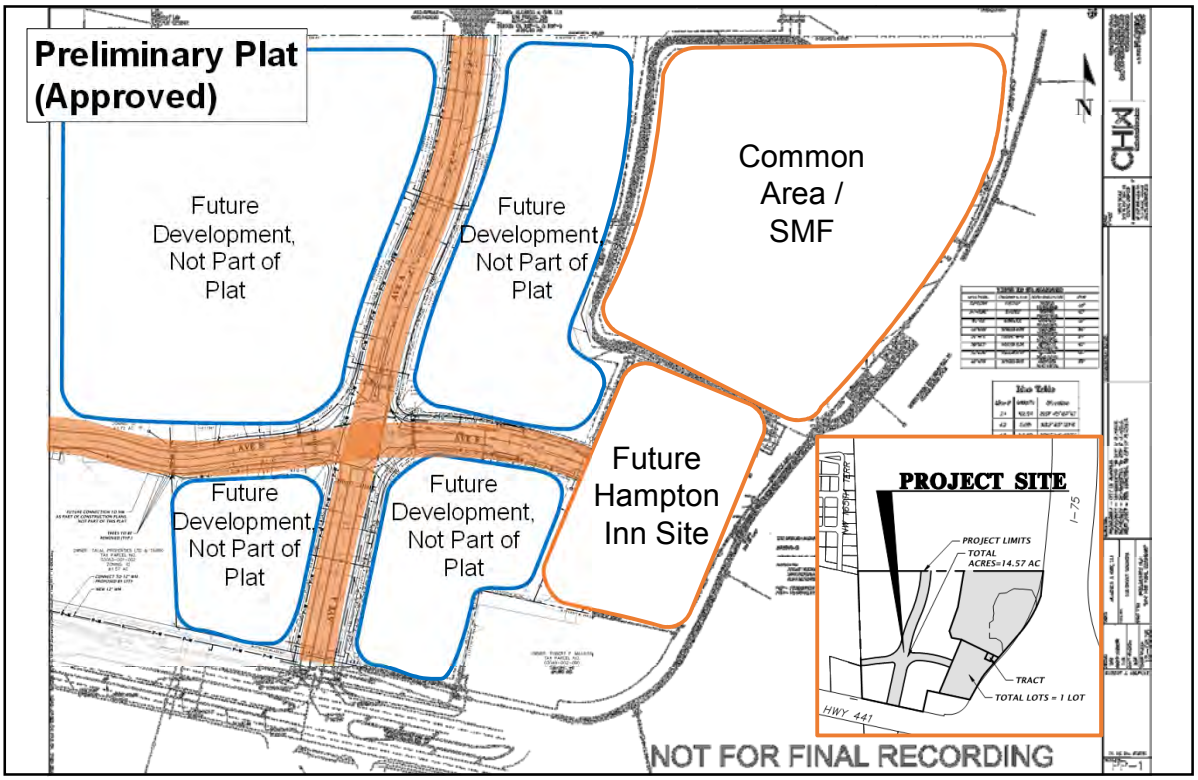

Existing Future Land Use Map
NW Corner U.S. 441 and I-75
Due Diligence
A
Rural/Agriculture
Rural/
Agriculture
PUBLIC
MOD
MOD
MED
REC
CONS
CC
COMM
COMM
MOD
COMM
Project Site
±127.01 Acres
441
75
NORTH
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
City of Alachua Future Land Use
A
CONS
CC
COMM
MOD
MED
PUBLIC
REC
Alachua County Future Land Use
Rural/Agriculture
Feet
600 300 0 600 1,200 1,800

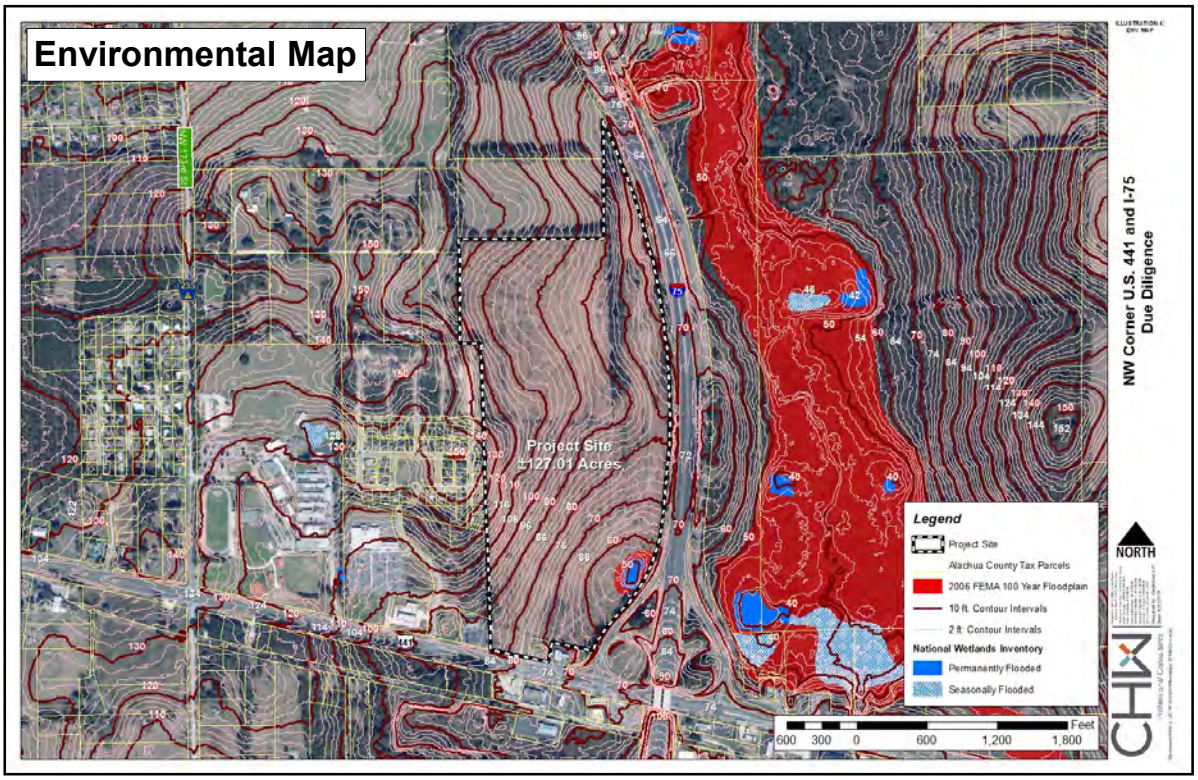

Proposed Future Land Use Map
A
Rural/Agriculture
Alachua County
City of Alachua
CP
MOD
MOD
REC
CONS
HIGH
Rural/
Agriculture
PUBLIC
Project Site
±127.01 Acres
CC
COMM
COMM
MOD
COMM
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
City of Alachua Proposed Future Land Use
A
CONS
CC
COMM
CP
MOD
MED
HIGH
PUBLIC
REC
Alachua County Future Land Use
Rural/Agriculture
Feet
600 300 0 600 1,200 1,800
NORTH
NW Corner U.S. 441 and I-75
Due Diligence

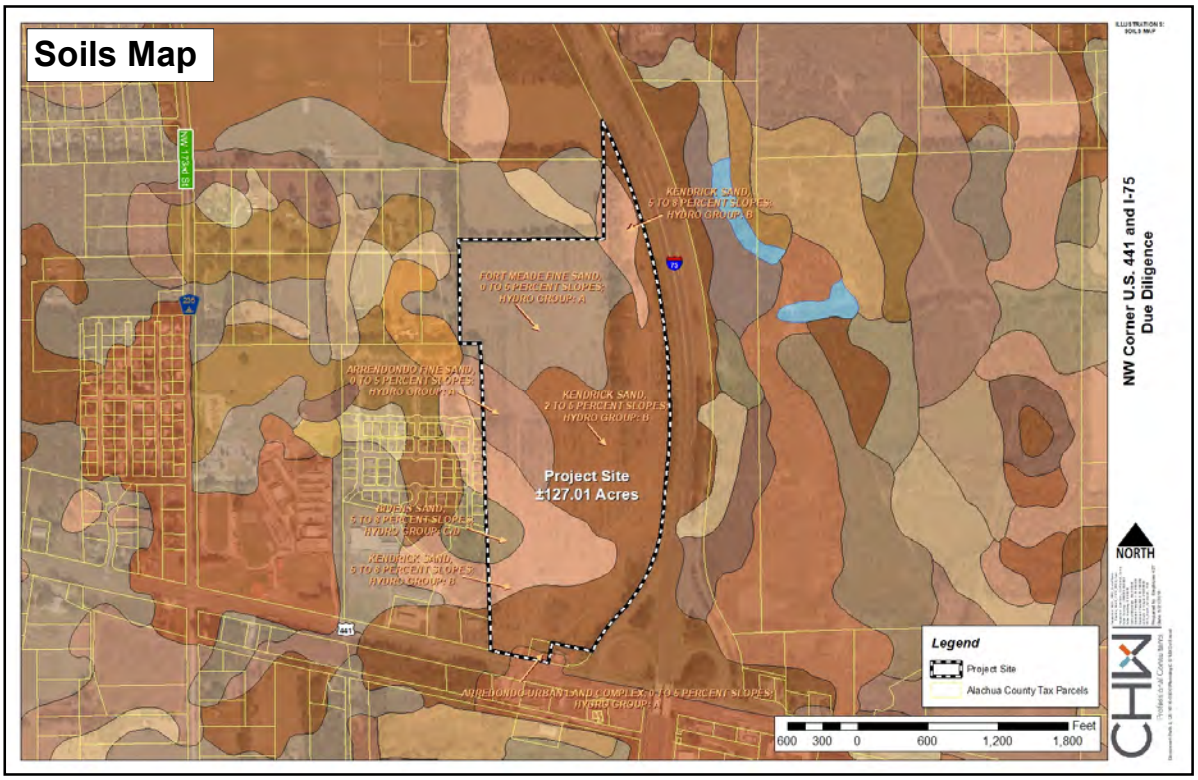

Existing Zoning Map
A
A
Alachua County
City of Alachua
PD-R
RSF-4
RMF-8
A
CSV
A
A
Project Site
±127.01 Acres
CC
AP
CI
CI
RSF-1
CI
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
City of Alachua Zoning
CSV
A
CC
CI
PD-R
RMF-8
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
Alachua County Zoning
(A) Agricultural
(AP) Administrative/Professional
Feet
600 300 0 600 1,200 1,800
NORTH
NW Corner U.S. 441 and I-75
Due Diligence


Proposed Zoning Map
A
Alachua County
City of Alachua
PD-R
RSF-4
CP
RMF-15
Project Site
±127.01 Acres
CSV
CC
AP
CI
RSF-1
441
75
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
City of Alachua Proposed Zoning
CSV
A
CC
CI
CP
PD-R
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
Alachua County Zoning
(A) Agricultural
(AP) Administrative/Professional
Feet
600 300 0 600 1,200 1,800
NW Corner U.S. 441 and I-75
Due Diligence
NORTH
CHW

CHW
Professional Consultants


Preliminary Plat (Approved)
Future Development, Not Part of Plat
Future Development, Not Part of Plat
Common Area / SMF
Future Development, Not Part of Plat
Future Development, Not Part of Plat
Future Hampton Inn Site
PROJECT SITE
PROJECT LIMITS
TOTAL ACRES=14.57 AC
I-75
TRACT
TOTAL LOTS = 1 LOT
HWY 441
NOT FOR FINAL RECORDING


Environmental Map
Project Site
±127.01 Acres
Legend
Project Site
Alachua County Tax Parcels
2006 FEMA 100 Year Floodplain
10 ft. Contour Intervals
2 ft. Contour Intervals
National Wetlands Inventory
Permanently Flooded
Seasonally Flooded
NORTH
Feet
600 300 0 600 1,200 1,800
NW Corner U.S. 441 and I-75
Due Diligence


Soils Map
ILLUSTRATION 5:
SOILS MAP
NW Corner U.S. 441 and I-75
Due Diligence
US 441
SR 26
A
I-75
KENDRICK SAND, 2 TO 5 PERCENT SLOPES; HYDRO GROUP: B
FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES; HYDRO GROUP: A
ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES; HYDRO GROUP: A
KENDRICK SAND, 2 TO 5 PERCENT SLOPES; HYDRO GROUP: B
Project Site
±127.01 Acres
ROYALS SAND, 5 TO 8 PERCENT SLOPES; HYDRO GROUP: C/D
KENDRICK SAND, 5 TO 8 PERCENT SLOPES; HYDRO GROUP: B
441
ARREDONDO URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES; HYDRO GROUP: A
Legend
Project Site
Alachua County Tax Parcels
Feet
600 300 0 600 1,200 1,800
NORTH
CHW
Professional Consultants

Sign-In Sheet

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

SIGN-IN SHEET

Event: Neighborhood Meeting

Date/Time: May 23, 2018 at 6:00pm

Place: CHW, 11801 Research Drive, Alachua, FL

Re: High Point Crossing - Large-scale Comprehensive Plan Amendment and Rezoning

No.	Print Name	Street Address	Signature
1	Charles Wallace*	Heritage Oaks	[illegible]
2	Gene Weeling	16831 NW 166 DR Alachua, FL 32615 Heritage Oaks	Gene Weeling
3	Rita Weeling	"	Rita Weeling
4	Donald Bullard	16614 171 PL	[illegible]
5	Jan Osejo	16681 NW 165 TERR	Jan Osejo
6			
7			
8			
9			
10			
11			
12			
13	* Please send copies of roster and graphics to CE Wallace: c_e_wallace@hotmail.com		

Workshop Minutes

CHW Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

NEIGHBORHOOD MEETING MINUTES

High Point Crossing

Large-Scale Comprehensive Plan Amendment and Rezoning

May 23, 2018 AT 6:00 PM

CHW Office

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP; Celeste Lau

Community Members in Attendance: Five, including three households from the Heritage Oaks Subdivision and one household from a ±5-acre lot to the north.

CHW Planning Staff hosted the required Neighborhood Meeting for a Large-scale Comprehensive Plan Amendment (Ls-CPA) and a companion Rezoning application. During the meeting, CHW staff gave a brief presentation covering: the purpose of the meeting, the application's request and intent, public notification information, the application review process, various maps illustrating the project site's location and characteristics, and the preliminary plat approved for the hotel site and infrastructure along US 441.The following is a recount, prepared by CHW staff, of the discussions that occurred throughout the meeting:

Questions: Will access to the property be changed or altered as a result of development?
Response: Access to the site will not change. The site will retain the one access point from US 441 and have internal circulation throughout the site. Cross-access will be provided from the project site to the property directly to the west.

Comment: The traffic on US 441 is already an issue. It's also very dangerous at the intersection in front of Publix.

Question: Will you connect to the private road (NW 171 Place)?
Response: No, we will not be connecting to the private road adjacent to the project site.

Question: Will development of this project create a lot of traffic?
Response: When compared to the site's existing maximum development potential, the proposed uses project a reduction in the number of vehicle trips generated. As part of these applications, the city requires we look at trip generation that may result if the applications are approved.

Question: Who is going to improve the road to the west of the site (NW 167th Boulevard) and when will it occur?
Response: The roadway modifications will likely occur with the Farm Bureau site construction, which fronts NW 167th Boulevard.

Question: How many units will there be for the single-family and multi-family developments? The reason I ask this is because Santa Fe is one of the most over-populated high schools in Alachua and I'm afraid that this development will just add to that issue.
Response: The single-family residential area will have about 3-4 units per acre, or about 120 homes, and the multi-family portion of the site is proposed to have approximately 300 units. In addition, the County carefully looks at school capacity and monitors the number of additional students a new development will likely produce. With the application, we submit a School Concurrency Form that estimates the number of students a site will generate based on the number of units being proposed. The proposed amount of residential development is near identical to what is currently permitted by the site's existing FLU and zoning designation.

Request: Do not take away the tree line separating the project site from Heritage Oaks. Also, adding more trees would be great.
Response: The City requires buffers between non-compatible uses. No buffer is required between low density residential developments with similar lot sizes—even if they are located in different subdivisions. However, we are documenting your questions and concerns in our Neighborhood Meeting Minutes that will be submitted to the City along with our applications.

The meeting concluded at 6:35pm.

L:\2016\16-0506\Planning\Workshop\NHWS Minutes_180523.docx

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. **Justification Report**
8. Attachments
    a. School Concurrency Form
    b. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

High Point Crossing

Ls-CPA Application – Justification Report

~~July 31, 2018~~

REVISED September 25, 2018

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Alachua A One LLC

Prepared by:
CHW

PN# 16-0506.02
L:\2016\16-0506\Planning\Reports\RPT_16-0506_JR_Ls-CPA_180925.docx

Table of Contents

1. Executive Summary....1
2. Statement of Proposed Change....4
3. Impact Analysis....7
4. Needs Analysis....20
5. Consistency with City of Alachua Comprehensive Plan....23
6. Urban Sprawl Analysis....36

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations....5
Table 2a: Projected Trip Generation....8
Table 2b: Projected Net Trip Generation....9
Tables 3a-e: Projected Impacts on Roadways....10-11
Tables 3f-j: Projected Net Impacts on Roadways....11-13
Table 4a: Projected Potable Water Impact....14
Table 4b: Projected Net Potable Water Impact....14
Table 5a: Projected Sanitary Sewer Impact....15
Table 5b: Projected Net Sanitary Sewer Impact....15
Table 6a: Projected Solid Waste Impact....16
Table 6b: Projected Net Solid Waste Impact....16
Table 7a: Projected Public School Demand....17
Table 7b: Projected Net Public School Demand....17
Table 8a: Projected Recreational Facilities Impact....18
Table 8b: Projected Net Recreational Facilities Impact....18
Table 8c: Projected Improved Passive Park Space Impact....18
Table 8d: Projected Net Improved Passive Park Space Impact....19

List of Illustrations

Figure 1: Aerial Map....4
Figure 2: Existing Future Land Use Map....5
Figure 3: Proposed Future Land Use Map....6
Figure 4: Existing Zoning Map....6
Figure 5: Soils Map....34
Figure 6: Environmental Map....35

1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Ryan Thompson, AICP, Project Manager
Date: ~~July 31, 2018~~ REVISED September 25, 2018
Re: High Point Crossing – Ls-CPA Application 16-0506.02

Jurisdiction: City of Alachua	**Intent of Application:** To allow for a mix of residential and nonresidential uses.
Location: 16119 NW US HWY 441	
Parcel Number: A portion of Alachua County Tax Parcel #03049-000-000	**Acres:** ±97.23 acres (ac) *(Source: CHW Survey Department)*
Existing Future Land Use (FLU) Classification: *Commercial (±21.2 ac) (0.5 FAR)* The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.	**Proposed Future Land Use (FLU) Classification:** *Commercial (±2.11 ac)* The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.
	Proposed Future Land Use (FLU) Classification: *Corporate Park (±27.88 ac)* This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors.
Existing Future Land Use (FLU) Classification: *Moderate Density Residential (±40 ac) (0-4 du/ac)* 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.	**Proposed Future Land Use (FLU) Classification:** *Moderate Density Residential (±39.36 ac)* 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.
Existing Future Land Use (FLU) Classification: *Medium Density Residential (±36 ac) (4-8 du/ac)* The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.	**Proposed Future Land Use (FLU) Classification:** *High Density Residential (±27.88 ac)* The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services.
Existing Zoning District: *CI: Commercial Intensive (±21.2 ac) (0.5 FAR)* The CI District is established and intended	**Proposed Zoning District:** *CI: Commercial Intensive (±2.11 ac)* The CI District is established and intended to provide lands and facilitate highway-oriented

to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.	development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. **Proposed Zoning District:** *CP: Corporate Park (±27.88 ac)* The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.
Existing Zoning District: *RMF-8: Residential Multiple Family District-8 (±36 ac) (4-8 du/ac)* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.	**Proposed Zoning District:** *RMF-15: Residential Multiple Family District-15 (±27.88 ac)* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.
Existing Zoning District: *RSF-4: Residential Single-Family-4 (±40 ac) (1-4 du/ac)* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.	**Proposed Zoning District:** *RSF-4: Residential Single-Family-4 (±39.36 ac)* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

1. Executive Summary

Existing Max. Permitted Density: • RSF- 4: ±40 ac x 4 du/ac = ***160 dwelling units*** • RMF-8: ±36 ac x 8 du/ac = ***288 dwelling units*** • **Total: 448 dwelling units** **Existing Max. Permitted Intensity:** • CI: ±21.2 ac x 0.5 FAR x 43,560 sq. ft. = **461,736** ***sq. ft.***
Proposed Max. Permitted Density: • RSF-4: ±39.36 ac x 4 du/ac = ***157 dwelling units*** • RMF-15: ±27.88 ac x 15 du/ac = ***418 dwelling units*** • **Total: 575 dwelling units** **Proposed Max. Permitted Intensity:** • CI: ±2.11 ac x 0.5 FAR x 43,560 sq. ft. = ***45,956 sq. ft.*** • CP: ±27.88 ac x 0.5 FAR x 43,560 sq. ft. = ***607,226 sq. ft.*** • **Total: 653,182 sq. ft.**
Net Change Approval of this application will permit an increase in the net density/intensity of the site.
Intent Permit an apartment complex closer to approved infrastructure and located on a smaller portion of land to enhance overall land use efficiency; and to permit a larger variety of nonresidential uses than what is currently permitted.

2. STATEMENT OF PROPOSED CHANGE

This application requests to amend a ±97.23-acre site (A portion of Alachua County Tax Parcel 03049-000-000) from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential. The subject property is located adjacent to Interstate 75 (I-75) and is accessed from US Highway 441 (US 441) through the remainder of High Point Crossing, which is currently seeking final plat approval. An aerial is provided as Figure 1 that shows the site's location.

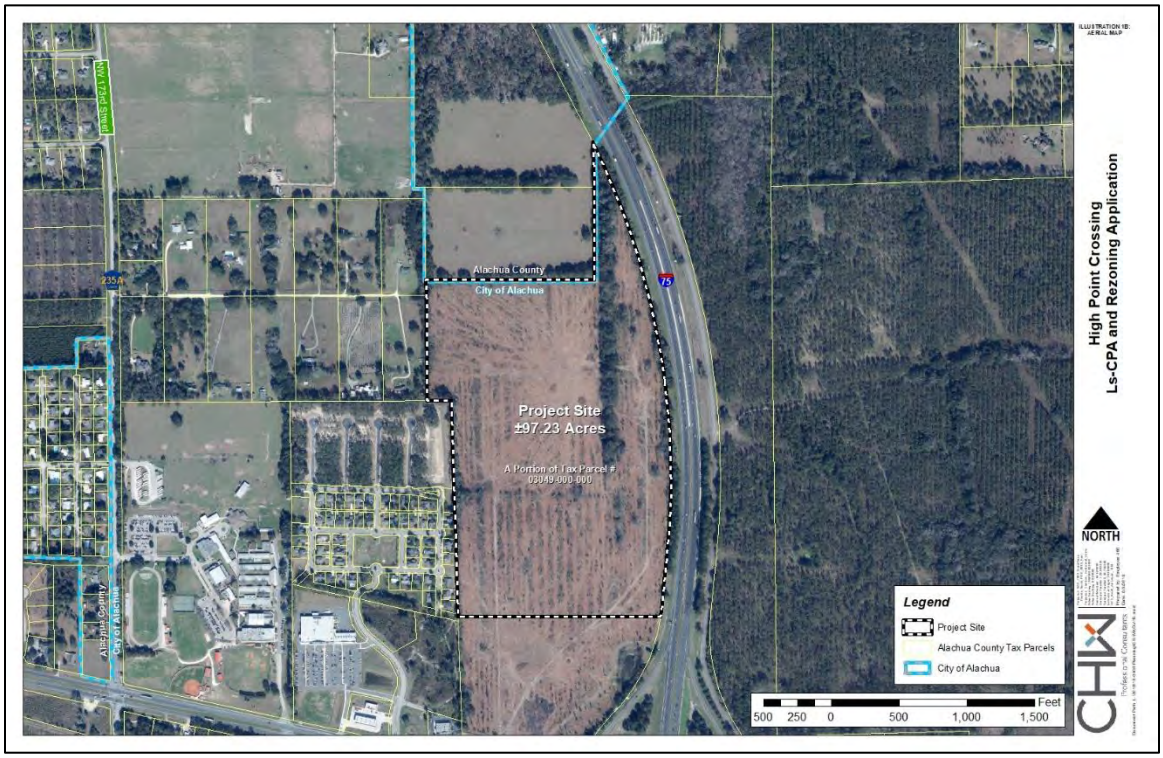


Figure 1: Aerial Map

The intent of this Ls-CPA application is to permit FLU designations Commercial, Corporate Park, High Density Residential, and Moderate Density Residential to allow for an apartment complex closer to approved infrastructure and at a higher density as well as to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks.

The location of the FLU designations is compatible with the adjacent uses and consistent with the pattern established on the existing corridor. The Moderate Density Residential FLU designation is adjacent to residential and agricultural uses, the High Density Residential designation is adjacent to approved infrastructure and internal to the development, and the Commercial designation located adjacent to the remaining portion of Alachua County Tax Parcel #03049-000-000. The Corporate Park designation is adjacent to single-family, multi-family, and agricultural uses that are compatible with an office-oriented research park. The City of Alachua Land Development Regulations (LDR) buffer requirements will enhance compatibility with adjacent properties and uses.

This application will be submitted concurrently with a Rezoning application to rezone the Zoning designations to be consistent with the requested FLU designations in this application. Existing FLU and Zoning designations of adjacent parcels are identified in Table 1 and illustrated in Figures 2 - 4. The proposed FLU designations are illustrated in Figure 3.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Rural/Agriculture (County)	A (County)
East	I-75/Recreation	I-75/A
South	Commercial	CI
West	Agriculture/Moderate Density Residential/Commercial	A/PD-R/CI

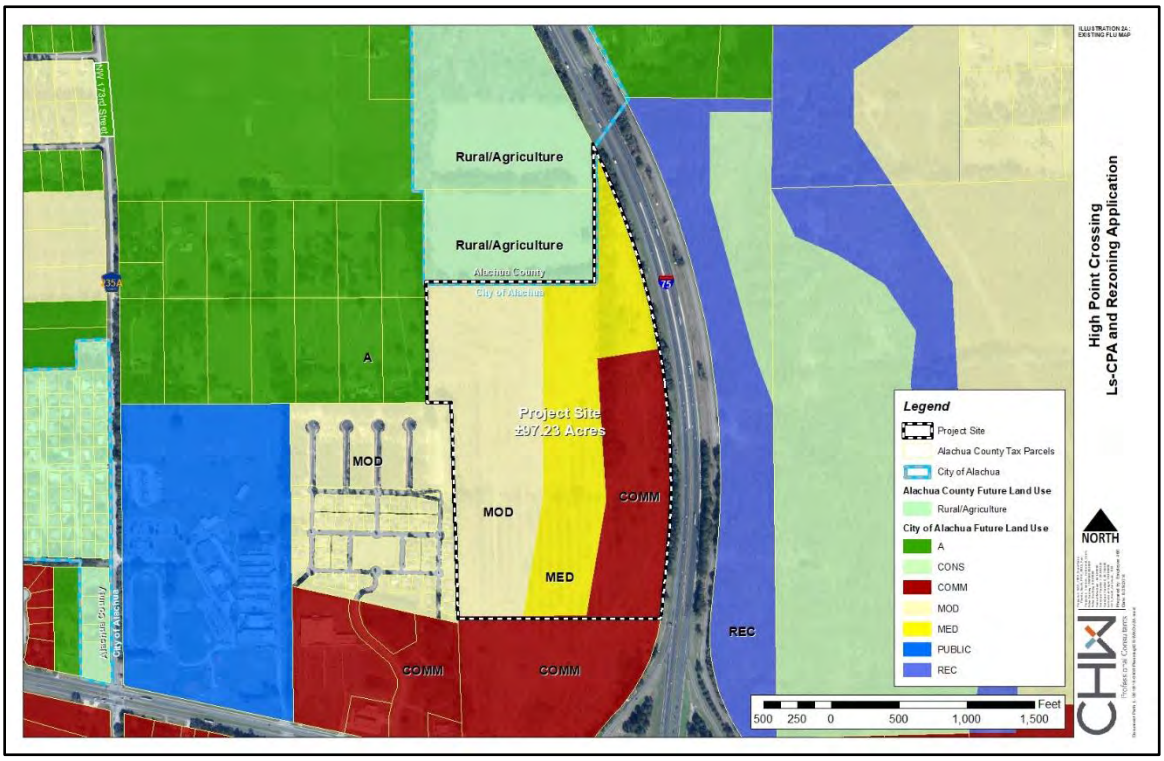


Figure 2: Existing Future Land Use Map

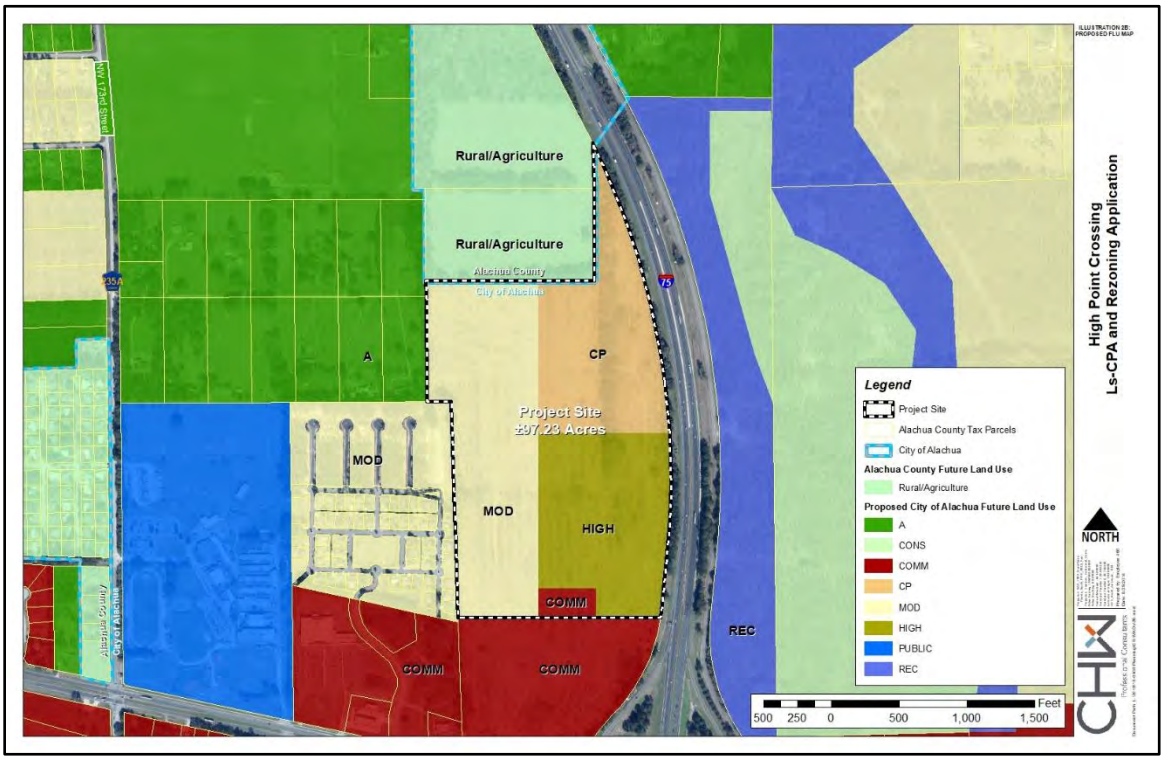


Figure 3: Proposed Future Land Use Map

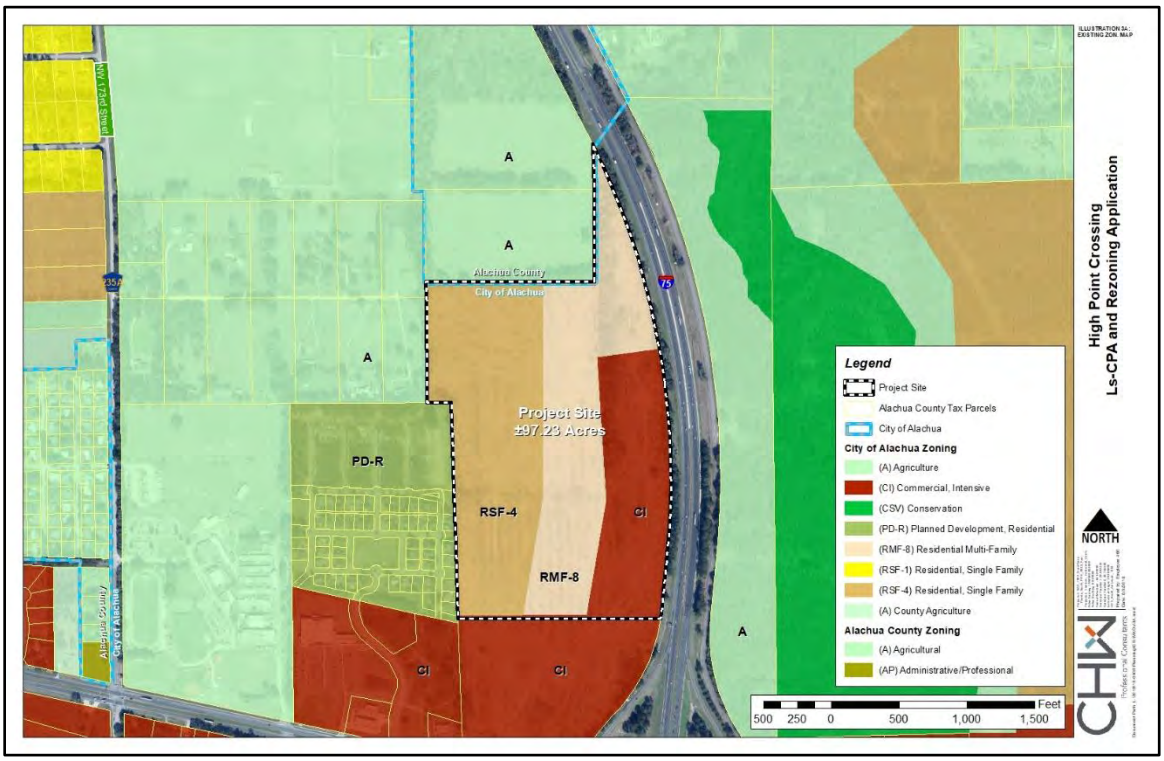


Figure 4: Existing Zoning Map

3. IMPACT ANALYSIS

LEVEL OF SERVICE CONCURRENCY

This application requests to change the ±97.23-acre project site's existing FLU designations from Commercial, Moderate Density Residential, and Medium Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential. This section serves two purposes:

1. To estimate the site's *overall* anticipated demand on City infrastructure and services based on the maximum entitlements permitted by the subject property's proposed FLU designations; and
2. To determine whether the proposed entitlements have a greater or lower anticipated demand on City infrastructure and services by evaluating the *net difference* between the existing and proposed maximum entitlements.

Therefore, each of the City facilities are evaluated on both the *overall* maximum anticipated demands, as well as the *net difference* between the existing and proposed maximum anticipated demands. Proposed maximum entitlements are calculated below:

Existing Max. Permitted Density:

- RSF-4: ±40 ac x 4 du/ac = ***160 dwelling units***
- RMF-8: ±36 ac x 8 du/ac = ***288 dwelling units***

Existing Max. Permitted Intensity[1]:

- CI: ±21.2 ac x 0.5 FAR x 43,560 sq. ft. = ***461,736 sq. ft.***
    - Shopping Center: 461,736 sq. ft. x 0.5 of total area = **230,868 sq. ft.**
    - General Office: 461,736 sq. ft. x 0.5 of total area = **230,868 sq. ft.**

Proposed Max. Permitted Density:

- RSF-4: ±39.36 ac x 4 du/ac = ***157 dwelling units***
- RMF-15: ±27.88 ac x 15 du/ac = ***418 dwelling units***

Proposed Max. Permitted Intensity[1]:

- CI: ±2.11 ac x 0.5 FAR x 43,560 sq. ft. = ***45,956 sq. ft.***
    - Shopping Center: 45,956 sq. ft. x 0.5 of total area = **22,978 sq. ft.**
    - General Office: 45,956 sq. ft. x 0.5 of total area = **22,978 sq. ft.**
- CP: ±27.88 ac x 0.5 FAR x 43,560 sq. ft. = ***607,226 sq. ft.***
    - General Industrial: 607,226 sq. ft. x 0.25 of total area = **151,807 sq. ft.**
    - General Office: 607,226 sq. ft. x 0.4 of total area = **242,890 sq. ft.**
    - Research & Development Center: 607,226 sq. ft. x 0.35 of total area = **212,529 sq. ft.**

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Data for subsequent tables are from the City of Alachua July 2018 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

[1]The proposed uses under CI and CP FLU are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.

Roadways / Transportation

Table 2a: Projected Trip Generation

Land Use[1,2] (ITE)	Units[3]	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Single-Family Detached Housing (ITE 210)	157	9.44	1,482	0.74	116	0.99	155
Multifamily Housing (ITE 221)	418	5.44	2,274	0.36	150	0.44	184
Shopping Center (ITE 820)	23	37.75	868	0.94	22	3.81	88
Single Tenant Office Building (ITE 715)	23	11.25	259	1.78	41	1.71	39
General Light Industrial (ITE 110)	152	4.96	754	0.70	106	0.63	96
General Office Building (ITE 710)	243	9.74	2,367	1.16	282	1.15	279
Research and Development Center (ITE 760)	213	11.26	2,398	0.42	89	0.49	104
Total	**-**	**-**	**10,402**	**-**	**806**	**-**	**945**

1. *Source: ITE Trip Generation 10th Edition*
2. *NOTE: A development plan is not being submitted at this time. Therefore, the uses and areas shown in this table are presumed and are subject to change in future development plan submittals.*
3. *Nonresidential Units = Total Sq. Footage/1,000 sq. ft. (rounded to the nearest whole number).*

Table 2b: Projected Net Trip Generation

Land Use[1,2] (ITE)	Units[3]	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	157	9.44	1,482	0.74	116	0.99	155
Multifamily Housing (ITE 221)	418	5.44	2,274	0.36	150	0.44	184
Shopping Center (ITE 820)	23	37.75	868	0.94	22	3.81	88
Single Tenant Office Building (ITE 715)	23	11.25	259	1.78	41	1.71	39
General Light Industrial (ITE 110)	152	4.96	754	0.70	106	0.63	96
General Office Building (ITE 710)	243	9.74	2,367	1.16	282	1.15	279
Research and Development Center (ITE 760)	213	11.26	2,398	0.42	89	0.49	104
Subtotal (Proposed)	-	-	*10,402*	-	*805*	-	*945*
Existing							
Single-Family Detached Housing (ITE 210)	160	9.44	1,510	0.74	118	0.99	158
Multifamily Housing (ITE 221)	288	5.44	1,567	0.36	104	0.44	127
Shopping Center (ITE 820)	231	37.75	8,720	0.94	217	3.81	880
Single Tenant Office Building (ITE 715)	231	11.25	2,599	1.78	411	1.71	395
Subtotal (Existing)	-	-	*14,396*	-	*850*	-	*1,560*
Total	**-**	**-**	**-3,994**	**-**	**-45**	**-**	**-615**

1. *Source: ITE Trip Generation 10th Edition*
2. *NOTE: A development plan is not being submitted at this time. Therefore, the uses and areas shown in this table are presumed and are subject to change in future development plan submittals.*
3. *Nonresidential Units = Total Sq. Footage/1,000 sq. ft. (rounded to the nearest whole number).*

Conclusion: If the project were to be developed utilizing the site's maximum development potential as shown in Tables 2a and 2b, approval of this application would hypothetically generate 10,402 daily trips on local roadways—a net reduction of what is currently permitted by the site's existing FLU designations. Thus, the intended Ls-CPA *will not negatively impact* the adopted LOS for adjacent and nearby roadways.

Table 3a: Projected Impacts on Roadways, Segment 1

	AADT	PM
Traffic System Category	**I-75**	
	(From NCL of Alachua to US 441)	
Maximum Service Volume[1]	91,600	8,250
Existing Traffic[1]	36,000	3,780
Reserved Trips[1]	346	55
Available Capacity	55,254	4,415
Projected Trip Generation[2]	1,040	95
Available Capacity w/ Application approval	**54,214**	**4,320**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3b: Projected Impacts on Roadways, Segment 2

	AADT	PM
Traffic System Category	**I-75**	
	(From US 441 to SCL of Alachua)	
Maximum Service Volume[1]	91,600	8,250
Existing Traffic[1]	59,457	6,243
Reserved Trips[1]	152	17
Available Capacity	31,991	1,990
Projected Trip Generation[2]	5,201	473
Available Capacity w/ Application approval	**26,790**	**1,517**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Table 3c: Projected Impacts on Roadways, Segment 5

	AADT	PM
Traffic System Category	**U.S. Hwy 441**	
	(From SR 235 to NCL of Alachua)	
Maximum Service Volume[1]	39,000	3,510
Existing Traffic[1]	25,926	2,463
Reserved Trips[1]	1,825	216
Available Capacity	11,249	831
Projected Trip Generation[2]	10,402	945
Available Capacity w/ Application approval	**847**	**-114**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 3d: Projected Impacts on Roadways, Segment 8

	AADT	PM
Traffic System Category	**SR 235** (From 235/241 Intersection to US 441)	
Maximum Service Volume[1]	14,400	1,290
Existing Traffic[1]	10,305	979
Reserved Trips[1]	0	0
Available Capacity	4,905	311
Projected Trip Generation[2]	1,040	95
Available Capacity w/ Application approval	**3,865**	**216**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3e: Projected Impacts on Roadways, Segment CR 235A South

	AADT	PM
Traffic System Category	**CR 235A South** (South of US 441)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,780	359
Reserved Trips[1]	217	30
Available Capacity	11,123	970
Projected Trip Generation[2]	1,040	95
Available Capacity w/ Application approval	**10,083**	**875**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3f: Projected <u>Net</u> Impacts on Roadways, Segment 1

	AADT	PM
Traffic System Category	**I-75** (From NCL of Alachua to US 441)	
Maximum Service Volume[1]	91,600	8,250
Existing Traffic[1]	36,000	3,780
Reserved Trips[1]	346	55
Available Capacity	55,254	4,415
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**55,254**	**4,415**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3g: Projected Net Impacts on Roadways, Segment 2

	AADT	PM
Traffic System Category	**I-75** (From US 441 to SCL of Alachua)	
Maximum Service Volume[1]	91,600	8,250
Existing Traffic[1]	59,457	6,243
Reserved Trips[1]	152	17
Available Capacity	31,991	1,990
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**31,991**	**1,990**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Table 3h: Projected Net Impacts on Roadways, Segment 5

	AADT	PM
Traffic System Category	**U.S. Hwy 441** (From SR 235 to NCL of Alachua)	
Maximum Service Volume[1]	39,000	3,510
Existing Traffic[1]	25,926	2,463
Reserved Trips[1]	1,825	216
Available Capacity	11,249	831
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**11,249**	**831**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 3i: Projected Net Impacts on Roadways, Segment 8

	AADT	PM
Traffic System Category	**SR 235** (From 235/241 Intersection to US 441)	
Maximum Service Volume[1]	14,400	1,290
Existing Traffic[1]	10,305	979
Reserved Trips[1]	0	0
Available Capacity	4,905	311
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**4,905**	**311**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3j: Projected Net Impacts on Roadways, Segment CR 235A South

Traffic System Category	AADT	PM
	CR 235A South (South of US 441)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,780	359
Reserved Trips[1]	217	30
Available Capacity	11,123	970
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**11,123**	**970**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Conclusion: Per City LDR §2.4.14(H)(2) affected roadway segments are those within one-half mile of the subject property for developments generating greater than 1,000 external average daily trips (ADT). Under this criterion, three roadway segments are considered affected: Segment 1 (I-75 North), Segment 2 (I-75 South), and Segment 5 (U.S. 441 West). Additionally, affected roadways are also those in which the development's hypothetical impacts are ≥5% of the segment's maximum service volume. Consistent with this measure, four (4) roadways are considered affected: Segment 2 (I-75 South), Segment 5 (U.S. 441 West), Segment 8 (SR 235 from the 235/241 Intersection to US 441), and CR 235A South. This results in a total of five (5) affected roadway segments—1, 2, 5, 8, and CR 235A South.

As shown in Tables 3a through 3e, each affected roadway will be impacted to varying degrees with all but one (1) segment falling below LOS standards. Segment 5 (U.S. 441 West), as shown in Table 3c, is the only roadway segment that falls below the LOS standards at buildout. In accordance with LDR §2.4.14(I), necessary improvements to address roadway impacts directly related to the proposed development will be a condition of final development order approvals to ensure that the LOS standards will be maintained.

However, when considering Tables 3f through 3j—which calculates the projected *net* impacts of the requested FLU designations, **approval of this Ls-CPA application will reduce the total AADT trips currently permitted for the ±97.23-acre site.** Thus, the intended FLU designations *will not negatively impact* the adopted LOS for any affected roadway as each segment will continue to retain sufficient roadway capacity upon approval.

Potable Water / Sanitary Sewer

Table 4a: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,236,000
Reserved Capacity[1]	36,867
Residual Capacity[1]	1,027,133
Percentage of Permitted Design Capacity Utilized[1]	55.34%
Projected Potable Water Demand from Proposed Project[2]	256,102
Residual Capacity after Proposed Project	**771,031**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (157 du x 275 GPD) + (418 du x 275 GPD) + ((45,956 sq. ft. / 100 sq. ft.) x 15 gallons per day) + ((607,226 sq. ft. / 100 sq. ft.) x 15 gallons per day)*

Table 4b: Projected Net Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,236,000
Reserved Capacity[1]	36,867
Residual Capacity[1]	1,027,133
Percentage of Permitted Design Capacity Utilized[1]	55.34%
Projected Net Potable Water Demand from Proposed Project[2]	63,642
Net Residual Capacity after Proposed Project	**963,491**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: [(157 du x 275 GPD) + (418 du x 275 GPD) + ((45,956 sq. ft. / 100 sq. ft.) x 15 gallons per day) + ((607,226 sq. ft. / 100 sq. ft.) x 15 gallons per day)] – [(160 du x 275 GPD) + (288 du x 275 GPD) + ((461,736 sq. ft. / 100 sq. ft.) x 15 gallons per day)]*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Whether examining the hypothetical development's projected impact in Table 4a or the projected net impact in Table 4b, both tables reveal that there is sufficient residual potable water capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.

Table 5a: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	687,000
Reserved Capacity[1]	32,839
Residual Capacity[1]	780,161
Percentage of Permitted Design Capacity Utilized[1]	47.99%
Projected Sanitary Sewer Demand from Proposed Project[2]	241,727
Residual Capacity after Proposed Project	**538,434**

1. *Source:* City of Alachua July 2018 Development Monitoring Report
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (157 du x 250 GPD) + (418 du x 250 GPD) + ((45,956 sq. ft. / 100 sq. ft.) x 15 gallons per day) + ((607,226 sq. ft. / 100 sq. ft.) x 15 gallons per day)*

Table 5b: Projected Net Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	687,000
Reserved Capacity[1]	32,839
Residual Capacity[1]	780,161
Percentage of Permitted Design Capacity Utilized[1]	47.99%
Projected Net Sanitary Sewer Demand from Proposed Project[2]	60,467
Net Residual Capacity after Proposed Project	**719,694**

1. *Source:* City of Alachua July 2018 Development Monitoring Report
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: [(157 du x 250 GPD) + (418 du x 250 GPD) + ((45,956 sq. ft. / 100 sq. ft.) x 15 gallons per day) + ((607,226 sq. ft. / 100 sq. ft.) x 15 gallons per day)] – [(160 du x 250 GPD) + (288 du x 250 GPD) + ((461,736 sq. ft. / 100 sq. ft.) x 15 gallons per day)]*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. Whether examining the hypothetical development's projected impact in Table 5a or the projected net impact in Table 5b, both tables reveal that there is sufficient residual sanitary sewer capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.

Solid Waste

Table 6a: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[1]	2,883.37	526.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**2,522**

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (157 du x 2.6 persons per du x .73 per capita) + (418 du x 2.6 persons per du x .73 per capita) + (((12 lbs. / 1,000 sq. ft. / day x 45,956 ft^2) x 365) / 2000) + (((12 lbs. / 1,000 sq. ft. / day x 607,226 ft^2) x 365) / 2000)*

Table 6b: Projected Net Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[1]	2,883.37	526.22
New River Solid Waste Facility Capacity[1]	50 years	
Net Solid Waste Generated by Proposed Project[2]		**660**

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: [(157 du x 2.6 persons per du x .73 per capita) + (418 du x 2.6 persons per du x .73 per capita) + (((12 lbs. / 1,000 sq. ft. / day x 45,956 ft^2) x 365) / 2000) + (((12 lbs. / 1,000 sq. ft. / day x 607,226 ft^2) x 365) / 2000)] – [(160 du x 2.6 persons per du x .73 per capita) + (288 du x 2.6 persons per du x .73 per capita) + (((12 lbs. / 1,000 sq. ft. / day x 461,736 ft^2) x 365) / 2000)]*

Conclusion: Solid waste generated from the subject property will be served by the New River Solid Waste Facility. Whether examining the hypothetical development's projected impact in Table 6a or the projected net impact in Table 6b, both tables reveal that there is sufficient residual solid waste capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all Ls-CPA applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form based upon the maximum density permitted by the requested FLU designations. A completed copy of this form has been included within this application's submittal. The development's estimated impact and net impact on the City's Public School System is found in Tables 7a and 7b below:

Table 7a: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
(ITE)		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Single-Family Residential	157	.15	23	.07	10	.09	14
Multi-Family Residential	418	.08	33	.03	12	.03	12
Demand	**-**	**-**	**56**	**-**	**22**	**-**	**26**

1. *Source: City of Alachua School Concurrency Form*

Table 7b: Projected Net Public School Demand

Land Use	Units	Elem.		Middle		High	
(ITE)		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	157	.15	23	.07	10	.09	14
Multi-Family Residential	418	.08	33	.03	12	.03	12
Existing							
Single-Family Residential	160	.15	24	.07	11	.09	14
Multi-Family Residential	288	.08	23	.03	8	.03	8
Net Demand	**-**	**-**	**9**	**-**	**3**	**-**	**4**

1. *Source: City of Alachua School Concurrency Form*

Conclusion: If the project were to be developed utilizing the site's maximum development potential, this application's approval would result in a potential increase in student stations to the City's Public School system. However, this theoretical increase does not exceed the available capacity currently found within Alachua County School System.

Additionally, as described throughout this report, the intent of the proposed multi-family residential is to provide a similar number of multi-family dwelling units as currently permitted, but on a smaller portion of High Point Crossing. The City of Alachua does not have a FLU category and Zoning District classification that more closely reflects the desired ten (10) dwelling units per acre. Therefore, the maximum number residential units permitted within the proposed High Density Residential FLU and RMF-15 zoning district exceeds what is desired onsite.

Table 8a: Projected Recreational Facilities Impact

System Category	Acreage
Existing City of Alachua Acreage[1]	117.65
Acreage Required to Serve Existing Population[1]	49.68
Reserved Capacity[1]	.62
Available Recreation Acreage[1]	67.35
Projected Recreational Impact from Proposed Project[2]	7.48
Residual Capacity after Proposed Project	59.87

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: City of Alachua Comprehensive Plan - Formula used: (((157 du x 2.6 persons per du)/1,000) x 5 acres) + (((418 du x 2.6 persons per du)/1,000) x 5 acres)*

Table 8b: Projected <u>Net</u> Recreational Facilities Impact

System Category	Acreage
Existing City of Alachua Acreage[1]	117.65
Acreage Required to Serve Existing Population[1]	49.68
Reserved Capacity[1]	.62
Available Recreation Acreage[1]	67.35
Projected Net Recreational Impact from Proposed Project[2]	1.65
Net Residual Capacity after Proposed Project	65.70

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: City of Alachua Comprehensive Plan - Formula used: [(((157 du x 2.6 persons per du)/1,000) x 5 acres) + (((418 du x 2.6 persons per du)/1,000) x 5 acres)] – [(((160 du x 2.6 persons per du)/1,000) x 5 acres) + (((288 du x 2.6 persons per du)/1,000) x 5 acres)]*

Table 8c: Projected Improved Passive Park Space Impact Table

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.06
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	28.89%
Projected Recreational Impact from Proposed Project[2]	1.50
Residual Capacity after Proposed Project	33.32

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: City of Alachua Comprehensive Plan - Formula used: [(((157 du x 2.6 persons per du)/1,000) x 5 acres) + (((418 du x 2.6 persons per du)/1,000) x 5 acres)] x .20*

Table 8d: Projected Net Improved Passive Park Space Impact Table

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.06
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	28.89%
Projected Net Recreational Impact from Proposed Project[2]	.33
Net Residual Capacity after Proposed Project	34.49

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: City of Alachua Comprehensive Plan - Formula used: [(((157 du x 2.6 persons per du)/1,000) x 5 acres) + (((418 du x 2.6 persons per du)/1,000) x 5 acres)] x .20 - [(((160 du x 2.6 persons per du)/1,000) x 5 acres) + (((288 du x 2.6 persons per du)/1,000) x 5 acres)] x .20*

Conclusion: As calculated in Tables 8a though 8d, recreational capacity exists within the City to adequately serve the intended residential development. Approval of this application will not negatively impact the City's recreational facility LOS. In addition, both residential areas may have recreational facilities onsite. Thus, the intended residential development is expected to have a *minimal impact* on the City's current recreational infrastructure.

4. NEEDS ANALYSIS

This application has two major intentions:

1. Relocate and consolidate the land area dedicated to multi-family residential.

The High Density Residential FLU and RMF-15 Zoning designations replace the existing Medium Density Residential FLU and RMF-8 Zoning designations onsite. The intent is to offer a high-density development to City of Alachua residents that is currently only available in one other development, One 51 Place Apartments. Predominate housing options within the City of Alachua are single-family detached units. Introducing high-density development will expand the variety of housing types and housing price-points within the City limits.

This application's approval will relocate the potential apartment complex closer to the commercial development to the south, which is currently seeking final plat approval, and reduce the land area required to support the multi-family development. Both changes will maximize the efficiently-designed infrastructure within the apartment complex, reducing both short- and long-term infrastructure costs.

The 28-acres of High Density Residential FLU results in an overall net increase in dwelling units in comparison to the existing 36-acres of Medium Density Residential FLU. However, the desire is to provide the same number of dwelling units as currently permitted, but on a more compact, efficiently-designed land area. The only option to permit more than eight dwelling units per acre is to request High Density Residential FLU and RMF-15 Zoning designations, which inadvertently permits a significantly higher number of units than desired.

2. Introduce a more diverse FLU/Zoning District designation, Corporate Park.

To diversify the permitted nonresidential uses within High Point Crossing, this application and the companion Rezoning request the Corporate Park FLU and Zoning Districts, respectively. The Corporate Park FLU/Zoning replace a portion of existing Commercial and Moderate Density Residential FLU land areas.

Currently, there is only one other Corporate Park FLU/Zoning designated area within the City of Alachua, south of Progress Park and east of CR 241. The proposed land area offers a second location with direct access to US 441 and high visibility directly on I-75 that may be more desirable than the current offering.

The proposed Corporate Park FLU/Zoning designated area is adjacent to Alachua County Agriculture FLU/Zoning to the north, I-75 to the east, proposed High Density Residential to the south, and Moderate Density Residential to the west. Adjacent uses will support the future corporate park employees by providing a variety of housing and retail sales and service options within walking distance.

The two other FLU categories, Commercial and Moderate Density Residential will have a net reduction in land area if this application is approved. The existing and proposed FLU designations are shown below to better illustrate the proposed amendments.

The following are applicable Florida Statues that address the need for proposed Future Land Use amendments. Each statute is followed by a response of how this application meets the applicable statute.

Florida Statute §163.3177(1)(f)3:

The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

According to the City of Alachua *Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future* report, the City is expected to have 15,316 residents by the Year 2030 and 19,914 residents by the Year 2040. With Alachua County's population steadily increasing over the next 20 years, the proposed project will support the growing housing and economic needs of the increased population. Specifically, the requested amendments will provide more diverse housing options, retail, sales and service needs, and employment opportunities for both City of Alachua and Alachua County residents.

Florida Statute §163.3177(6)(a)4:

The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

High Point Crossing already consists of Commercial, Moderate Density Residential, and Medium Density Residential FLU categories. Each land use component of the development works collectively to provide a community that is cohesively designed, contrary to piecemeal, outdated, and/or disconnected development patterns. The development consists of a mix of compatible uses, interconnected multi-modal transportation systems, as well as shared open space and stormwater management facilities. This cohesive design results in a development pattern that is both compatible with adjacent uses, but also fosters a vibrant community, enhancing economic development opportunities within the City of Alachua.

This application requests to amend the specific configuration of FLU categories to meet real estate market demands. First, this application requests to change the Moderate

Density Residential FLU to High Density Residential FLU. Currently, the housing stock within the City of Alachua is predominately single-family detached units. The City only has one other apartment complex, One 51 Place Apartments and a single site (±35-acres) designated High Density Residential that is not developed. Approval of this application will permit the second apartment complex within the City of Alachua, diversifying the City's housing type options. Apartment-type housing could be utilized by either permanent residents who are interested in lower cost housing or lower maintenance requirements. Apartment-type housing may also benefit seasonal residents that require short-term leases.

Second, this application requests to replace a portion of Commercial FLU, which is predominately permits retail sales and service uses, with Corporate Park FLU. Corporate Park FLU allows for research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors, providing future centers of employment for an increasing population. Currently, there is only a single, undeveloped site within the City of Alachua that is designated Corporate Park FLU. The Corporate Park FLU has not been applied to any other sites within the City. Introducing Corporate Park FLU to another portion of the City that is consistent with Comprehensive Plan and LDR regulations will enhance economic development opportunities within the City.

Florida Statute §163.3177(6)(a)8:

Future land use map amendments shall be based upon the following analyses:

a. *An analysis of the availability of facilities and services.*

Illustrated in Sections 3 and 5 of this report, the proposed project will not negatively impact the City of Alachua Public facilities LOS. Future development onsite will connect and utilize the City's existing utility infrastructure and continue to meet adopted LOS standards.

b. *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

According to the NRCS soil database, onsite soils (illustrated on Figure 5) are conducive to residential and nonresidential developments of this nature with minimal limitations. Figure 6 of this report show that there are no existing significant environmental features, natural resources, or historical resources within the project site to inhibit development on the site.

c. *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

The 28-acres of High Density Residential FLU is requested to replace the existing 36-acres of Medium Density Residential FLU. Although the request results in a net increase in maximum permitted density, the desire is to provide the same number of dwelling units as currently permitted, but on a more compact, efficiently-designed land area. The only option to permit more than eight dwelling units per acre is to request High Density Residential FLU and RMF-15 Zoning designations, which inadvertently permits a significantly higher number of units than desired.

5. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

Policy 1.2.a: 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, conventional dwelling 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 (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The site currently has Moderate Density Residential FLU and RSF-4 zoning designations. This application and the companion Rezoning seek to preserve these designations with only minor changes to the specific FLU/Zoning boundaries. Lands within the Moderate Density Residential FLU are intended for single family conventional dwelling units.

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

The High Density Residential FLU and RMF-15 Zoning designations are intended to replace the existing Medium Density Residential FLU and RMF-8 Zoning designations onsite. The intent is to offer a high-density development to City of Alachua residents that is currently only available in one other development, One 51 Place Apartments. Predominate housing options within the City of Alachua are single-family detached units. Introducing high-density development will expand the variety of housing types and housing price-points within the City limits.

This application's approval will relocate the potential apartment complex closer to the commercial development to the south, which is currently seeking final plat approval, and reduce the land area required to support the multi-family development. Both changes will maximize the efficiently-designed infrastructure within the apartment complex, reducing both short- and long-term infrastructure costs.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

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

Currently, ±21.2 acres of onsite area possess the Commercial FLU designation. Approval of this Ls-CPA and concurrent Rezoning application will reduce this commercially-designated area by ±19.09 acres (or 90%). The remaining ±2.11 acres will be located adjacent to the outstanding commercial property within High Point Crossing along US 441. Proposed nonresidential uses shall be consistent with Policy 1.3.b.1-14.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site is located within the High Point Crossing development, which is seeking final plat approval for the primary commercial portion along US 441. The plat encourages interconnectivity between development lots both internally and to adjacent properties. Access to High Point Crossing includes driveway on US 441, as well as a connection to the west. Another cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.

2. Buffering from adjacent existing/potential uses;

The Commercial FLU and CI Zoning area is presently adjacent to single-family and multi-family FLU/Zoning designations within High Point Crossing. This will remain upon approval of this application. The commercial area will appropriately buffer these adjacent uses consistent with City LDR regulations.

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

High Point Crossing will be cohesively designed to meet the required minimum open space of 10% of the gross site area as mentioned in Table 6.7-1. of the City of Alachua LDR.

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

High Point Crossing will be designed to have onsite drainage and stormwater management that meets the overall development's needs, as well as LDR requirements and water management district standards.

5. Placement of signage;

High Point Crossing signage will be designed on a development-wide basis and will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

High Point Crossing will have adequate site lighting to aid in safe pedestrian and vehicular circulation while minimizing potential impacts to adjacent properties. City LDR §6.4. – Exterior Lighting Standards includes design standards that prohibit "tall light fixtures that unnecessarily disperse light and glare to surrounding properties." Required design standards address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.

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

During the development review process, on-site circulation patterns, parking layout, and drive aisles will be consistent with the policies of both the City of Alachua Comprehensive Plan and LDR.

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

Landscaping within High Point Crossing will adhere to the policies found in Section 6.2. of Article 6 in the City of Alachua LDR.

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

Onsite soils do not show any severe limitations and are conducive to both residential and nonresidential development. No significant existing vegetation or historically significant structures have been found onsite.

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

High Point Crossing is intended to be a mixed-use development within standard FLU and Zoning Districts. No unique performance based zoning requirements are proposed at this time.

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

The total acreage for High Point Crossing is ±97.23 acres. The commercial areas on the site will be consistent with the FAR standards outlined in this policy.

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,

2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Currently, there is only one other Corporate Park FLU/Zoning designated area within the City of Alachua, south of Progress Park and east of CR 241. The proposed land area offers a second location with direct access to US 441 and high visibility directly on I-75 that may be more desirable than the current offering.

The proposed Corporate Park FLU/Zoning designated area is adjacent to Alachua County Agriculture FLU/Zoning to the north, I-75 to the east, proposed High Density Residential to the south, and Moderate Density Residential to the west. Adjacent uses will support the future corporate park employees by providing a variety of housing and retail sales and service options within walking distance.

Permitted uses within the Corporate Park FLU/Zoning District are diverse, ranging from office and supportive retail to light manufacturing and general industrial service. Although more intense uses, such as light manufacturing and general industrial service are permitted, they are not anticipated to be a predominate use within a corporate park. More probable uses will be office-oriented.

The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

The developed uses in the Corporate Park will be developed in a manner compatible with surrounding land uses and minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such

as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

A development plan and concept plan are currently not being submitted with this application. However, development will remain consistent with the policies as stated in the City of Alachua Comprehensive Plan and LDR.

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site is located within the High Point Crossing development which is seeking final plat approval for the primary commercial portion along US 441. The plat encourages interconnectivity between development lots both internally and to adjacent properties. Access to the subject property includes a direct access point to US 441, as well as a connection to the west. Another cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to existing agricultural lands.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

The City of Alachua LDR enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

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

High Point Crossing will have the required minimum open space of 10% of the gross site area as mentioned in Table 6.7-1. of the City of Alachua LDR.

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

High Point Crossing will be designed to have onsite drainage and stormwater management that meets the overall development's needs, as well as LDR requirements and water management district standards.

5. Placement of signage;

High Point Crossing signage will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

High Point Crossing will have adequate site lighting to aid in safe pedestrian and vehicular circulation while minimizing potential impacts to adjacent properties. City LDR §6.4. – Exterior Lighting Standards includes design standards that prohibit "tall light fixtures that unnecessarily disperse light and glare to surrounding properties." Required design standards address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.

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

During the development review process, on-site circulation patterns, parking layout, and drive aisles will be consistent with the policies of both the City of Alachua Comprehensive Plan and LDR.

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

Landscaping within High Point Crossing will adhere to the policies found in Section 6.2. of Article 6 in the City of Alachua LDR.

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

Onsite soils do not show any severe limitations and are conducive to both residential and nonresidential development. No significant existing vegetation or historic significant structures have been found onsite.

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

High Point Crossing is intended to be a mixed-use development within standard FLU and Zoning Districts. No unique performance based zoning requirements are proposed at this time.

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

greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The total acreage for the site is ±97.23 acres. The commercial areas on the site will be consistent with the FAR outlined in this policy.

12. Clustering of residential uses.

The proposed ±28-acre land area does not permit residential uses.

Objective 5.2: Availability of facilities and services:

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

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

Onsite development will be proposed consistent with the available public facilities and services to ensure that the adopted level of service does not fall below standards. If public facilities and services are unavailable at the time development is proposed, necessary improvements to address needs directly related to the proposed development will be made.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

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

The proposed development shall connect to the City of Alachua's potable water and wastewater systems. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below their adopted level of service. If public facilities and services do not adequately meet the needs of the proposed development, necessary improvements to address impacts directly related to the proposed development will be made.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City

of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

The proposed development shall connect to the City of Alachua's potable water and wastewater systems. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below their adopted level of service. If public facilities and services do not adequately meet the needs of the proposed development, necessary improvements to address impacts directly related to the proposed development will be made.

Objective 10.1:

The City of Alachua shall limit the development potential for each of the properties on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06 to less than 1,000 dwelling units per property and less than Development of Regional Impact thresholds.

Policy 10.1.a: Development applications for each of the properties listed on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06 shall NOT exceed 1,000 dwelling units and shall NOT exceed the Development of Regional Impact (DRI) thresholds as set forth in Florida Statutes, Chapter 380, (2007) and as specified in Florida Administrative Code, Chapter 28-24, (2007). In addition, each property on exhibit "A" shall undergo a DRI threshold review by the Department of Community Affairs (DCA) if requested by the City of Alachua, in the City's sole discretion, to ensure that any proposed development will be below the DRI thresholds for Alachua County. Dwelling unit shall mean a single room or unified combination of rooms, regardless of form of ownership, that is designed for residential use by a single family. Dwelling unit shall include, but is not limited to, condominium units, individual apartments and individual houses.

The proposed development has a maximum potential of developing 575 dwelling units, which is well below the 1,000 dwelling units per property. Section 3 of this report further demonstrates how the proposed development will not negatively impact the City's public facilities and services.

Policy 10.1.b: All development associated with the Future Land Use Map amendments, Cycle 1-08 and 1-09, shall be required to connect to and utilize City of Alachua potable water and sanitary sewer services.

The proposed development shall connect to the City of Alachua's potable water and sanitary sewer services. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and sanitary sewer services to operate their adopted below level of service.

TRANSPORTATION ELEMENT

GOAL 1: Provide for a traffic circulation system, which serves existing and future land uses.

The High Point Crossing infrastructure has been cohesively designed to ensure the City's motorized and non-motorized transportation systems continue to meet adopted Level of Service (LOS) standards. Section 3 within this report examines proposed development impacts to transportation facilities.

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.

The High Point Crossing infrastructure has been cohesively designed to ensure the City's motorized and non-motorized transportation systems continues to meet adopted Level of Service (LOS) standards. Section 3 within this report examines proposed development impacts to transportation facilities.

COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

GOAL 1: Wastewater

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

Any future development within High Point Crossing will connect and utilize the City's wastewater systems and continue to meet the adopted LOS standards. Section 3 of this report examines development impacts to wastewater facilities.

GOAL 2: Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Any future development within High Point Crossing will meet the adopted LOS standards. Section 3 of this report examines development impacts to solid waste facilities.

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.

High Point Crossing will have common stormwater management systems that minimize flooding, protects, preserve and enhance desirable water quality conditions, and, where possible, preserve and utilize existing natural features.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

Any future development within High Point Crossing will connect and utilize the City's potable water systems and continue to meet the adopted LOS standards. Section 3 of this report examines development impacts to potable water facilities.

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.

As shown in Figure 6 in this report, no significant environmental features such as FEMA floodplains, NWI wetlands, or protected habitats were identified within the ±97.23-acre site. There is a wetland located ±267 ft. from the project site's southern boundary on a portion of High Point Crossing that is not subject to this application. The wetland and associated 35' minimum buffer (required by Policy 1.10h of the Comprehensive Plan Conservation and Open Space Element) is completely contained within a designated conservation area on a pending final plat for the remainder of High Point Crossing.

No other significant natural and environmental resources were found onsite. If any other significant natural and environmental resources are found onsite, appropriate measures will be taken to conserve, protect, manage, and restore the resources.

OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six types of soils located onsite (Figure 5):

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo-Urban Land Complex, 0 – 5% Slopes (Hydro Group A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Kendrick Sand, 5 – 8% Slopes (Hydro Group: B)**
- **Bivens Sand, 5 – 8% Slopes (Hydro Group: C/D)**

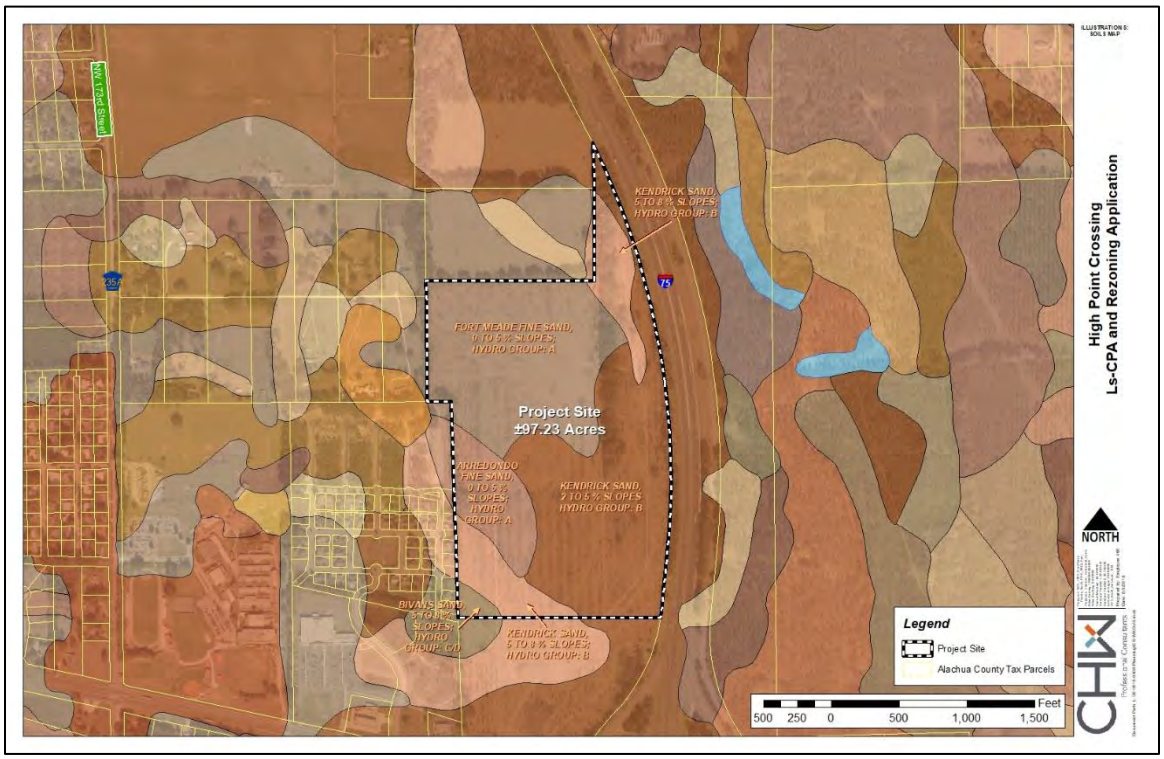


Figure 5: Soils Map

According to the NRCS soil database, each of the six (6) sandy soil types found onsite are conducive to residential and nonresidential developments of this nature with minimal limitations. Site design will address any soil composition limitations with properly-designed drainage and stormwater management facilities.

OBJECTIVE 1.10: Wetlands

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

As shown in Figure 6, no wetland features identified by the NWI were located within the ±97.23-acre project site.

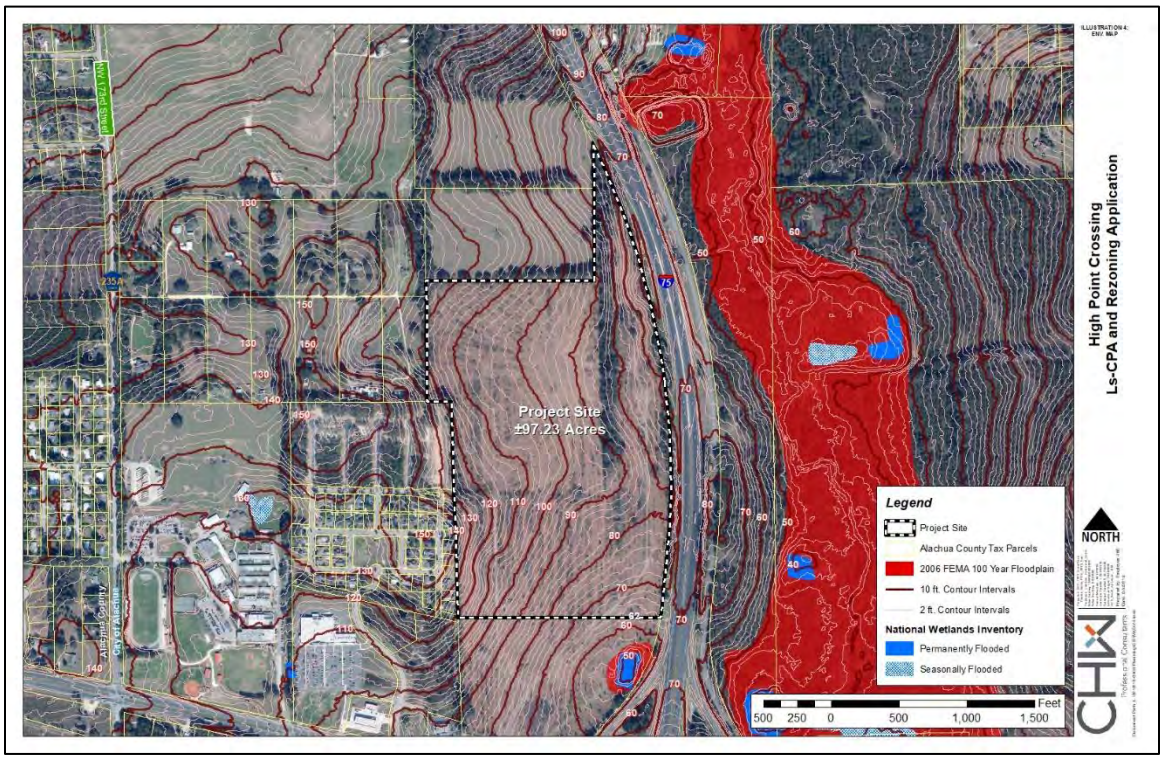


Figure 6: Environmental Map

ECONOMIC ELEMENT

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

This application is being submitted to allow for a variety of uses onsite, including commercial, residential, and office. Approval of this application will allow for the economic growth to support existing and future developments in the City.

6. URBAN SPRAWL ANALYSIS

The approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

> "The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Alachua and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed Commercial, High Density Residential, Moderate Density Residential, and Corporate Park FLU designations allow the overall site to develop as a mixed-use development with residential and non-residential uses at varying degrees of density and intensity.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The project site is located in the City of Alachua within close proximity to US 441 and adjacent to I-75 and existing development. This application is being submitted to amend the FLU designations to Commercial, High Density Residential, Moderate Density Residential, and Corporate Park, which is consistent with surrounding FLU and Zoning designations and is compatible with the surrounding development pattern. The site will be served by City of Alachua utilities.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The site is adjacent to developed urban areas and within close proximity to City of Alachua's Main Street. Proposed land uses follow the same development pattern as other urban developments by having commercial uses closer to US 441/I-75 and residential uses to the rear. Overall, High Point Crossing will be mixed-use development that links residential and non-residential uses, provides for common access points and other infrastructure, and promotes non-strip development patterns.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Figure 6 does not illustrate any wetland area within the project site. No other onsite environmental features that require protection have been identified.

During the development plan review for each phase of the development, natural features that require preservation will be accurately delineated by a professional environmental scientist and site layout will address these features accordingly. Furthermore, development on the project site, which is located within the City of Alachua and its urban areas, will reduce development pressure in the rural areas of unincorporated Alachua County.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Adjacent properties to the north are located in unincorporated Alachua County and have Agriculture FLU and Rural/Agriculture Zoning District designations. These lands are dormant or passive agricultural lands and may be annexed into the City of Alachua and developed at urban-scale densities/intensities in the future. To protect these rural lands, and similar rural lands elsewhere within the City, the City should encourage urban-scale development adjacent to existing infrastructure, including roads, potable water, and sanitary sewer.

The High Point Crossing site is adjacent to the I-75/US 441 interchange with direct access to US 441 and City potable water and sanitary sewer. The site is within the City of Alachua's urbanized area and adjacent to other commercial and residential developments. High Point Crossing fosters cohesive, compact development by including a mix of uses that will share supportive infrastructure and include an interconnected multi-modal transportation network. By maximizing urban-type, cohesively designed development in this area will reduce development pressure in rural areas.

The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

6. Fails to maximize use of existing public facilities and services.

City of Alachua utilities currently serve adjacent properties and will be extended to serve this site.

7. Fails to maximize use of future public facilities and services.

Future onsite development shall connect to any future public facilities and services.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The project site is adjacent to existing residential and commercial developments. Sufficient public facilities and services are available and will serve this project site.

9. Fails to provide a clear separation between rural and urban uses.

High Point Crossing currently has urban FLU and zoning designations, including Commercial, Moderate Density Residential and Medium Density Residential. The site has direct access to a major arterial roadway (US 441), is located in the City's urban area, and is located adjacent to a major interchange (US 441/I-75). Approval of this application and the accompanying Rezoning application will further define the separation between urban and rural lands by encouraging urban-type development in a location that is supported by existing infrastructure, including major roadway access and City potable water and sanitary sewer.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed development is considered infill development, as it is surrounded by developed residential and commercial uses and public rights-of-way. The site is also conveniently located proximate to the City of Alachua's urbanized area and major roadways (US 441 and I-75).

11. Fails to encourage a functional mix of uses.

Approval of this Ls-CPA application will further diversify the residential and commercial uses within this area, allowing residents to have more housing options, a greater variety of goods and services, and increased employment options.

12. Results in poor accessibility among linked or related land uses.

The site is located within the High Point Crossing development, which is seeking final plat approval for the primary commercial portion along US 441. The plat encourages interconnectivity between development lots both internally and to adjacent properties. Access to High Point Crossing includes driveway on US 441, as well as a connection to the west. Another cross-access connection may be

made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.

13. Results in the loss of significant amounts of functional open space.

High Point Crossing does not currently function as open space. Future development plans for the project site meet the minimum 10% open space required per LDR Table 6.7-1. Common open spaces shall be easily accessible by community residents and employees within the development. These areas will incorporate natural areas while enhancing native landscaping and removing invasive exotic species.

The project site does not have any significant natural systems or any functional environmental connections, such as connected wetlands, streams, or other significant habitats that need to be preserved following onsite development.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The project site is located in an area that already has residential and commercial development and adjacent to a major arterial corridor. By placing a variety of residential and commercial options within close proximity to these new/expanded developments will reduce development pressure on lands less suitable for development.

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The site is adjacent to uses currently served by City of Alachua public facilities and City of Alachua and/or Alachua County services. The project site will ensure future phases will also make efficient use of public facilities and services.

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

This Ls-CPA application is requested to allow for a variety of uses within a cohesively designed development. The proposed amendment will allow for compact and efficiently-designed development that maximizes onsite natural features, allows interconnectivity for multiple transportation modes, provides common open space and stormwater management facilities, and ensures a variety of residential and nonresidential options.

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

The site is located adjacent to I-75 and within close proximity to US 441, which are characterized as major commercial corridors serving the region and state, respectively. Approval of this Ls-CPA application will diversify the commercial uses and provide more housing and employment options to area residents.

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. **Attachments**
    a. **School Concurrency Form**
    b. **Map Set**

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. **Attachments**
    a. **School Concurrency Form**
    b. **Map Set**

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 16-0506.02 **APPLICATION DATE** July 31, 2018

NAME & DESCRIPTION OF PROJECT High Point Large-scale Comprehensive Plan

Amendment and Rezoning

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 16119 NW US HWY 441

Tax Parcel Numbers A Portion of 03049-000-000

Acreage ±97.23 acres

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 157

☑ Multi Family — Number of Units 418

☐ Exempt (See exemptions on page 2)

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 can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	157	**units X 0.15 Elementary School Multiplier**	23	**Student Stations**
MIDDLE	157	**units X 0.07 Middle School Multiplier**	10	**Student Stations**
HIGH	157	**units X 0.09 High School Multiplier**	14	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	418	**units X 0.08 Elementary School Multiplier**	33	**Student Stations**
MIDDLE	418	**units X 0.03 Middle School Multiplier**	12	**Student Stations**
HIGH	418	**units X 0.03 High School Multiplier**	12	**Student Stations**

Source: School Board of Alachua County 2015 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: CHW

Mailing Address: 11801 Research Dr.

Alachua, FL 32615

Phone: 352-331-1976

Email: ryant@chw-inc.com

PROPERTY OWNER

Name: Alachua A One LLC

Mailing Address 15260 NW 147th Drive, Suite 100

Alachua, FL 32615

Phone:

Email

CERTIFICATION

PROJECT NAME : **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 2015-2016 Capacity Tables)

Elementary SCSA Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 3 yrs Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 3 yrs Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

High SCSA

☐ Capacity Available Available Capacity

☐ Capacity Available in 3 yrs Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Vicki McGrath
Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

Date:

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. **Attachments**
    a. **School Concurrency Form**
    b. **Map Set**

ILLUSTRATION 1B:
AERIAL MAP

High Point Crossing
Ls-CPA and Rezoning Application

NORTH

Projection: NAD_1983_StatePlane
Coordinate System: NAD 1983
Projection: Lambert_Conformal_Conic
False Easting: 0.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 30.750000
Units: Meter, Foot, Foot
GCS_North_American_1983

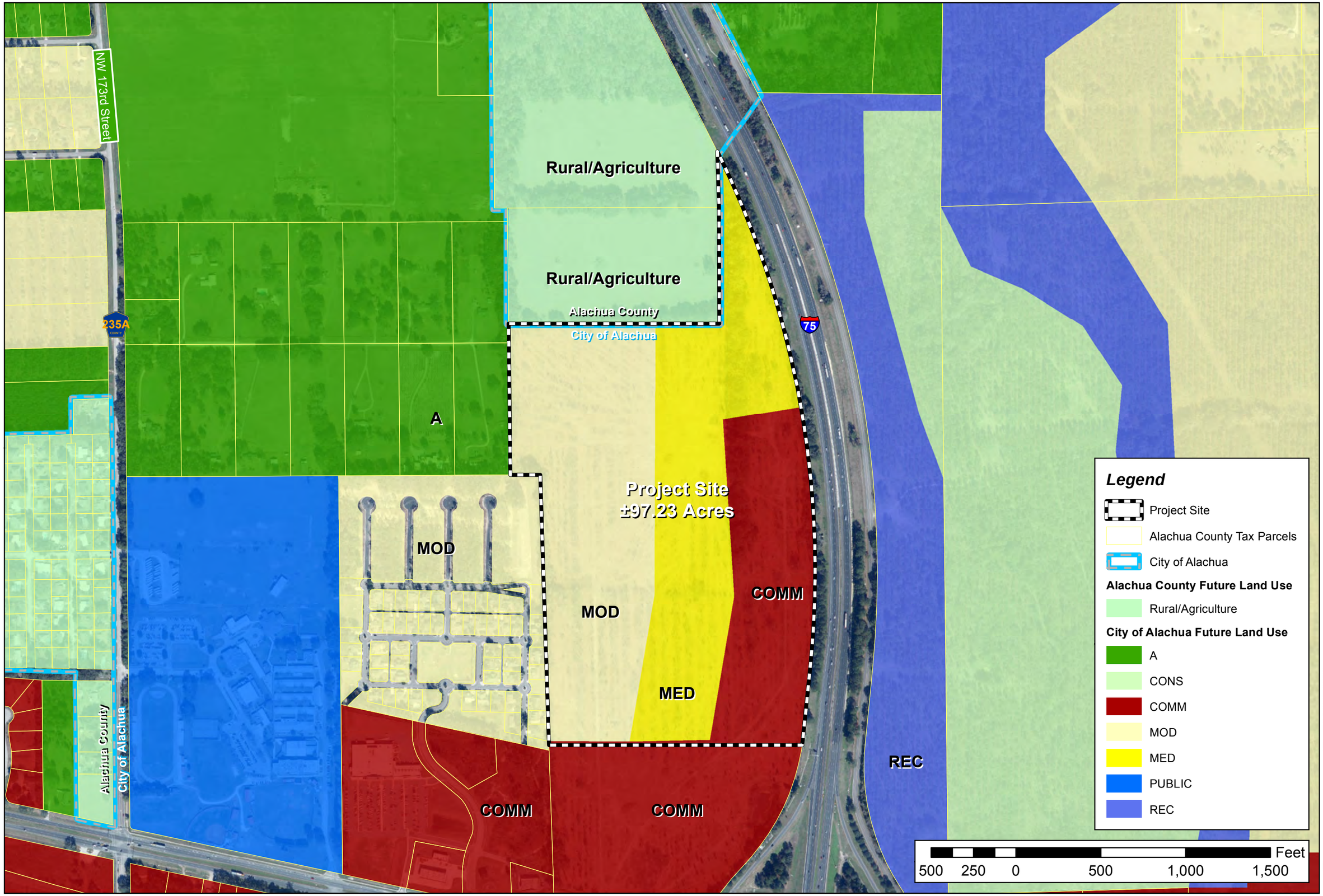
Prepared by: Emplryes 466
Date: 8/9/2018

CHM Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\1B.mxd

ILLUSTRATION 2A:
EXISTING FLU MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

Projection: NAD, 1983, State Plane
Projection: Lambert Conformal, Conic
Zone: Florida North Zone 0903
False Northing: 0.000000
False Easting: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

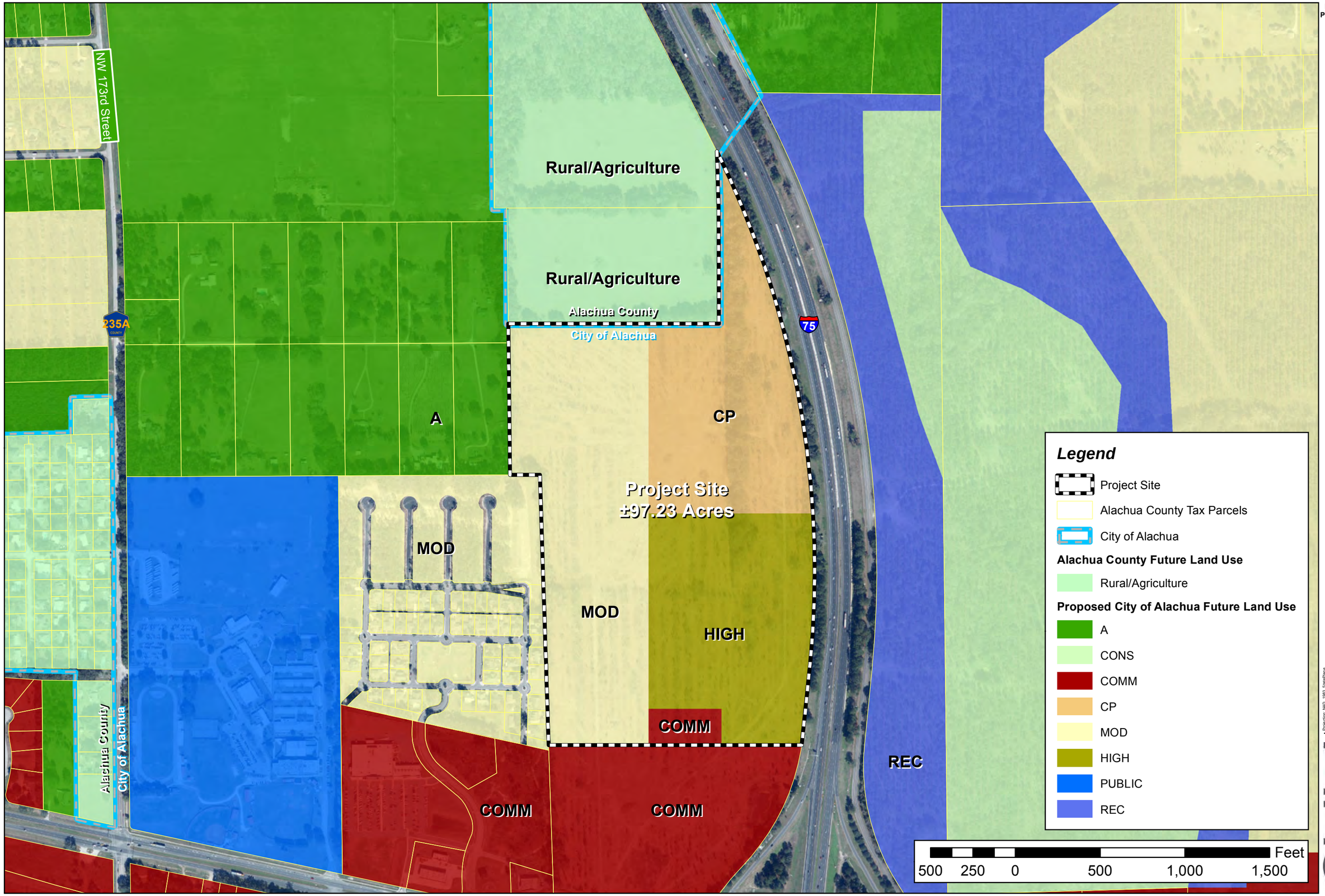
Prepared by: Employee 466
Date: 8/29/2018

CHW Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\2A.mxd

ILLUSTRATION 2B:
PROPOSED FLU MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

Projection: NAD, 1983, State Plane
Projection: Lambert Conformal, Conic
Datum: North American 1983
Units: Feet
False Northing: 0.000000
False Easting: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

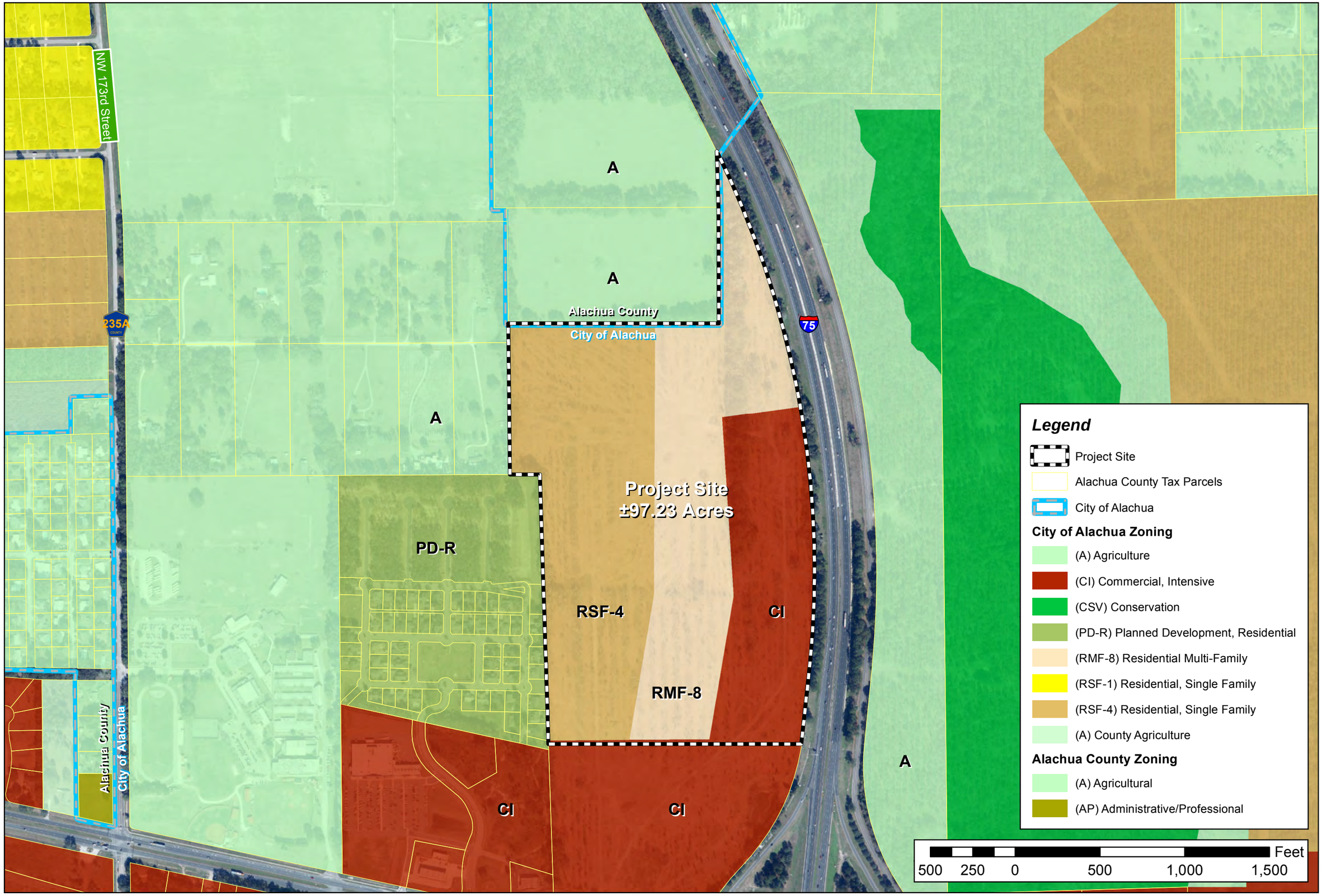
Prepared by: Employee 466
Date: 8/29/2018

CHW
Professional Consultants

Document Path: L:\20161\6-0506\Planning\GIS\MXDs\2B.mxd

ILLUSTRATION 3A:
EXISTING ZON. MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 656166.667000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS_North_American_1983

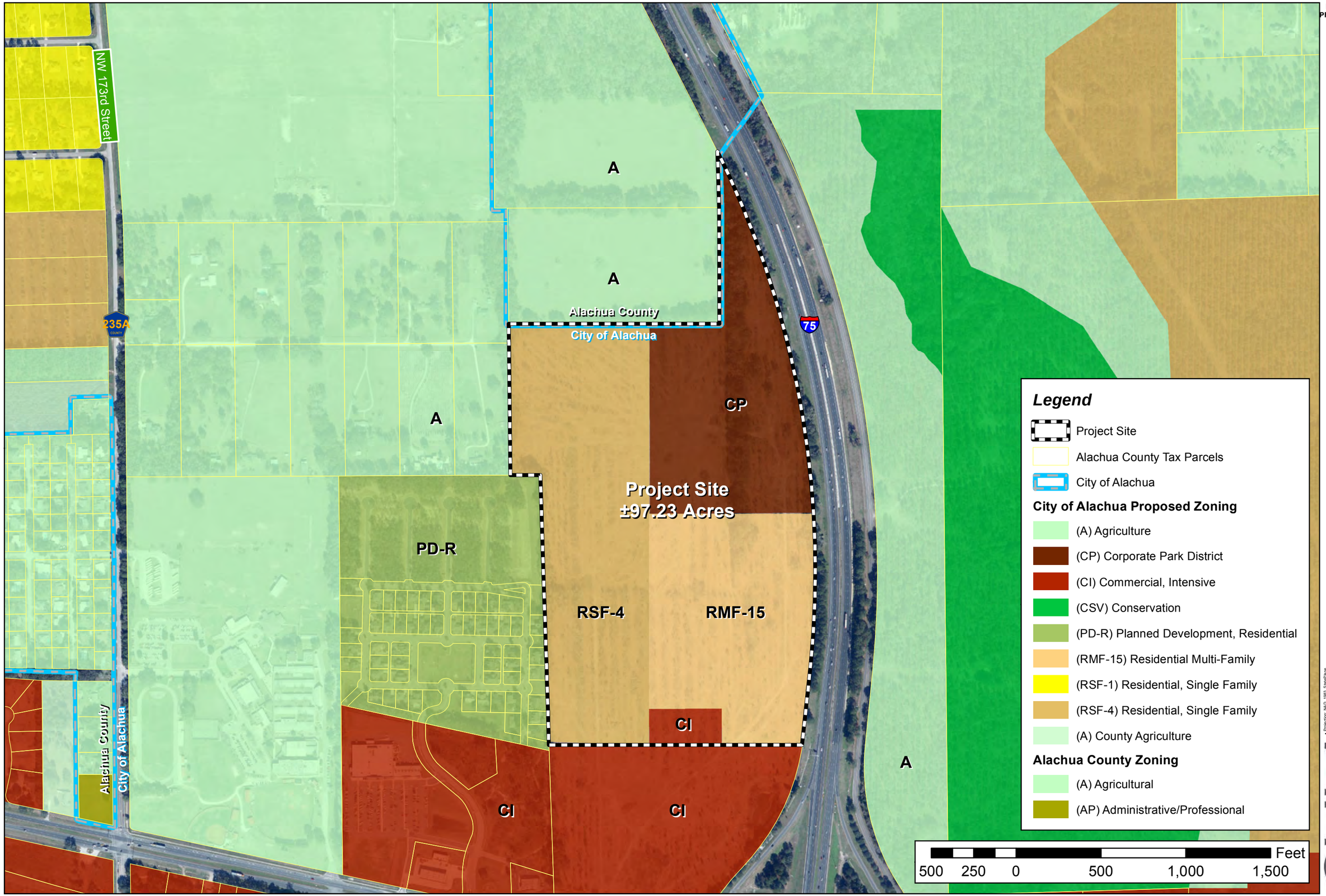
Prepared by: Employee 466
Date: 8/9/2018

CHW Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\3A.mxd

ILLUSTRATION 3B:
PROPOSED ZON. MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,503.937000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 30.750000
Linear Unit: Foot_US
GCS_North_American_1983

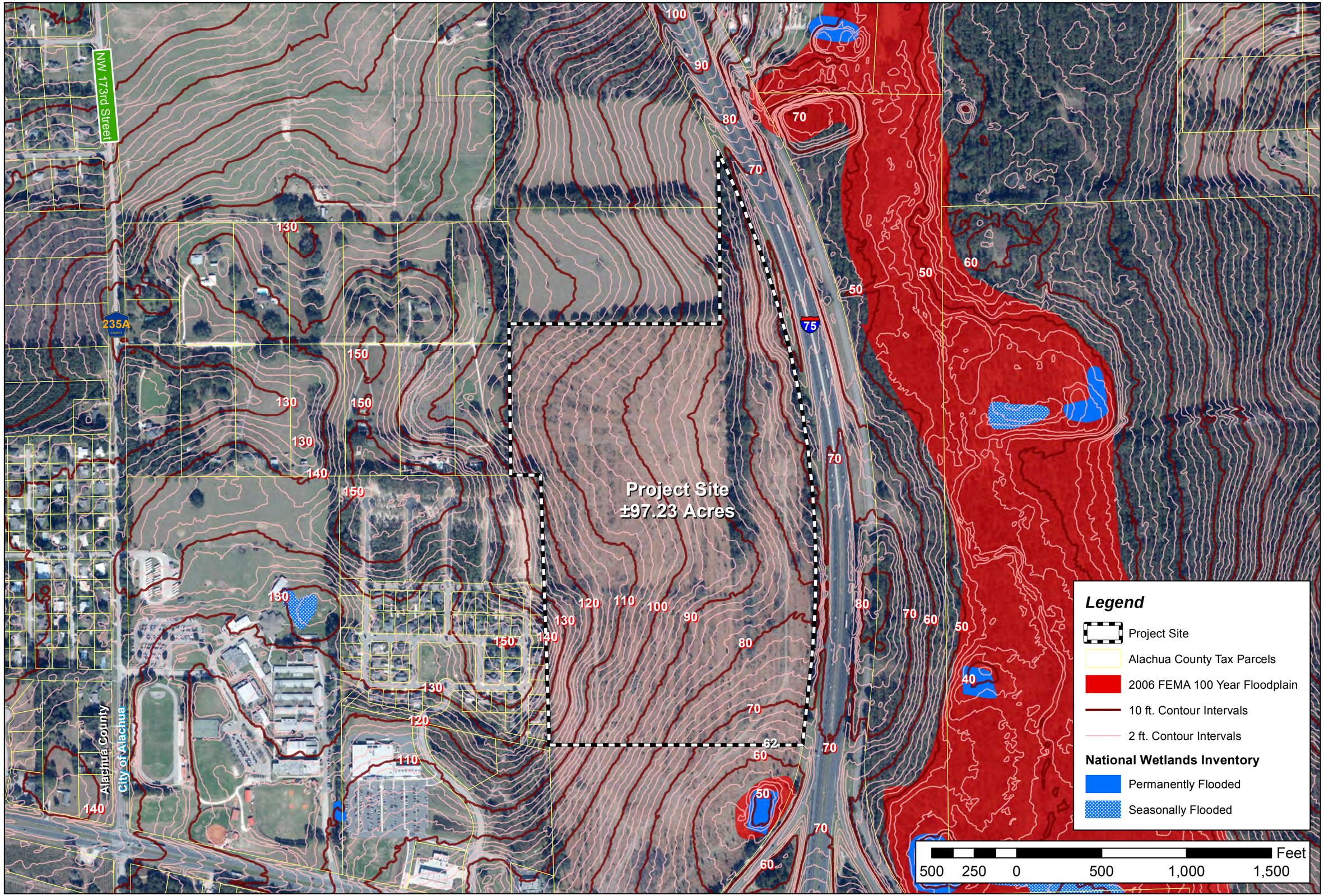
Prepared by: Employee 466
Date: 8/9/2018

CHW Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\3B.mxd

ILLUSTRATION 4:
ENV. MAP

High Point Crossing
Ls-CPA and Rezoning Application



Projection: NAD_1983_StatePlane
FLORIDA_NORTH_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,503.937000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

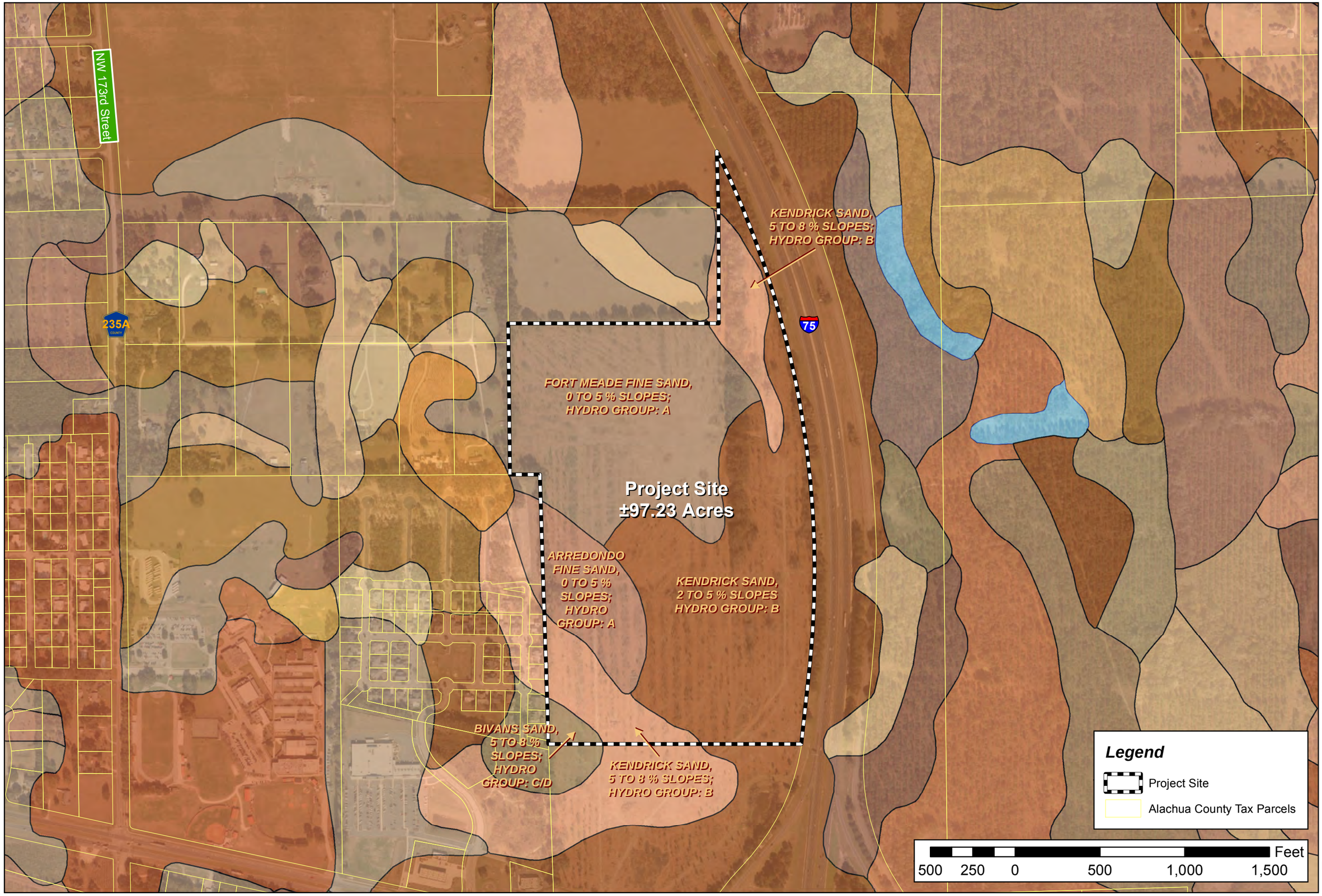
Prepared by: Employee 466
Date: 8/9/2018

CHM Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\4.mxd

ILLUSTRATION 5:
SOILS MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

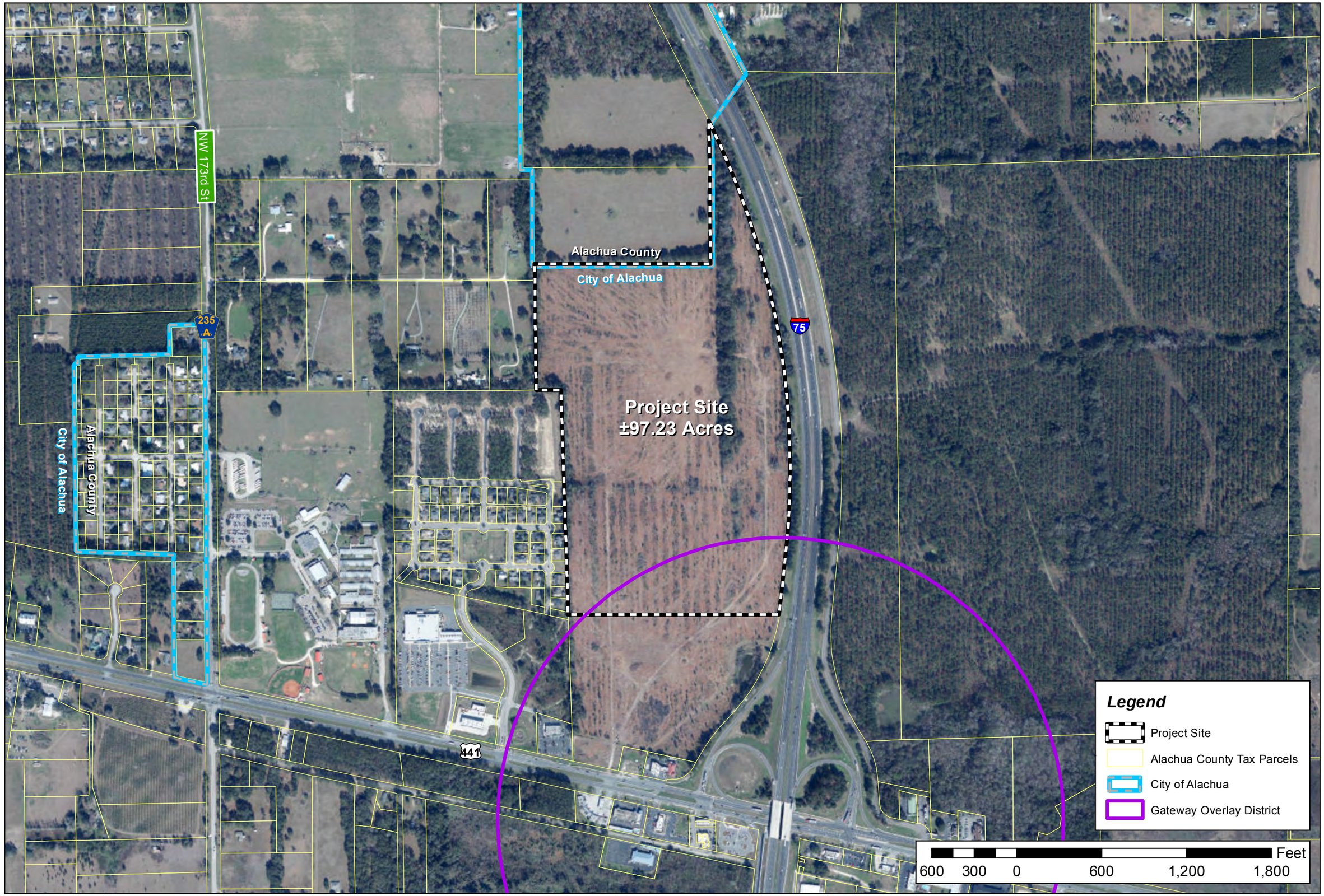
Projection: NAD, 1983, StatePlane
Florida East FIPS 0901 Feet
Projection: Lambert Conformal Conic
False Easting: 656166.6667000000
False Northing: 0.0000000
Central Meridian: -84.3500000
Latitude of Origin: 29.0833333
Standard Parallel 1: 30.7500000
Standard Parallel 2: 29.7500000
Linear Unit: Foot US (0.3048006096)
GCS: North American 1983

Prepared by: Employee 466
Date: 8/9/2018

CHW Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\5.mxd

ILLUSTRATION 6:
OVERLAYS MAP



High Point Crossing
Ls-CPA and Rezoning Application

NORTH

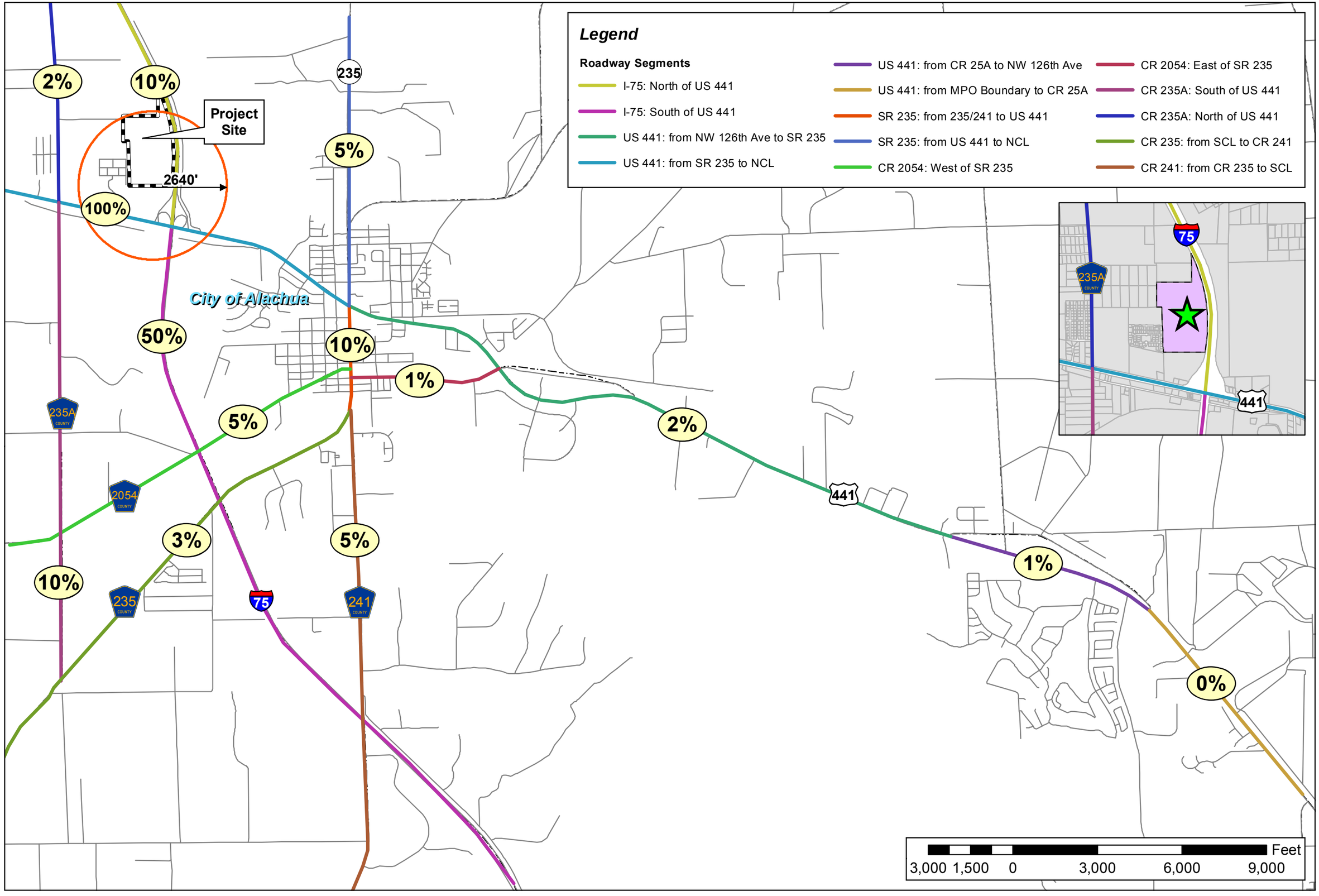
Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 656166.666667000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS: North_American_1983

Prepared by: Employee 427
Date: 8/10/2018

CHM Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\6.mxd

ILLUSTRATION 6:
CONCUR. MAP



High Point
Ls-CPA and Rezoning Applications

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US
GCS_North_American_1983

Prepared by: Employee 481
Date: 8/10/2018

CHM Professional Consultants

Document Path: L:\20161\6-0506\Planning\GIS\MXDs\Concurrency.mxd

DAYLILY

From Page B5

orange, and fulvous red. Today, we have colors ranging from near-whites, pastels, yellows, oranges, pinks, vivid reds, crimson, purple, nearly true-blue and fabulous blends."

The material states that many people are familiar with only the common yellow or orange daylilies, which are often seen along roadsides. These daylilies are cultivated forms of the wild types that have "escaped" and are growing as if they are wild.

"All modern daylilies have been developed through a complicated history of hybridization among these and other wild types," the material notes.

Sally Doggett, of McIntosh, is secretary of the Ocala Area Daylily Society, of which she has been a member for three years. She has lived in Florida for about nine years and has grown daylilies both in Florida and Ohio.

Doggett said that she has participated in regional and national meetings and that hosting the fall regional meeting was a challenge for such a small group, but that everything was going well.

"It is a fun group that has a good time learning about something we are all interested in," she said.

"This is exciting because you get to meet and learn from others in different parts of the state," she said of the Saturday event.

Barbara Wachter, of Belleview, became involved with the Ocala Area Daylily Society the first year it formed, in 2015. She said she first saw daylilies growing in North Carolina and was hooked.

"I just grow them because I love the flower, the yard and gardening," she said, adding that she also likes to meet others interested in daylilies and learn more about them.

The Ocala Area Daylily Society meets at 2 p.m. the fourth Sunday from January-May and September-December at the Marion County Public Library Headquarters, 2720 E. Silver Springs Blvd, Ocala. To learn more, call 591-3120.

PROGRAM

From Page B1

market value of the home, making them affordable for people who earn 50 to 80 percent of the area's median income, Davis said.

"That means someone making $20,000 to $30,000 a year will be able to make mortgage payments without it being a burden to them," Reynolds said.

Buying homes through CLTs are a pathway to economic stability and much better than renting, in most cases, Reynolds said.

"They allow families to use more of their income for food and other necessities," Reynolds said. "CLTs provide a stepping stone for building wealth."

Reynolds acknowledged that, arguably, the most significant stigma with the program is that the homeowner doesn't own the land.

The CLT maintains ownership of the land and buyers typically lease the land for for 99 years, and if they choose to sell the home, they can receive a percentage of the resale value of the home, which is 25 percent in Hannibal Square, Reynolds said.

Also, CLTs serve as an intermediary between home buyers, mortgage holders and local government, Reynolds said.

New Communities Inc. was the first organization to use the term "community land trust" in the United States. It was founded in 1969 near Albany, Georgia, by leaders of the civil rights movement with the purpose of helping black farmers in the rural South gain access to farmland and to work it with security, according to Maryland's Affordable Housing Land Trust Act.

One of the founders of New Communities Inc. was Slater King, a cousin of civil rights' icon Martin Luther King Jr., according to Reynolds' PowerPoint presentation.

The presentation showed how Hannibal Square, a black community started in Winter Park in the late 1800s with homes for domestic workers and Pullman porters, established its CLT in 2004. The older wood-framed homes in the neighborhood are slowly being replaced with modern expensive homes. However, since the Hannibal Square CLT was created, 26 affordable homes have been built, with 21 of them belonging to the community land trust, Reynolds said.

She showed a slide of a modern, luxurious home next to an older wood-framed home.

"This has not been photo bombed," she joked.

SOULS

From Page B1

the feedings, but has been using its partnership with the Bread of the Mighty Food Bank in recent years to trim costs.

"One week we may feed them fried chicken, and the next week it may be spaghetti and meatballs," King said.

The church also gives away bread and other food items donated by Publix, King said.

"This is an important part of our ministry because in the Bible it says, 'I was hungry, and you fed me not,'" King said. "It is the desire of the Lord that we serve the poor among us."

Those who visit the church for the hot meals often return on Sundays to feed their spirit, King said.

"We started out using our vans to go get the homeless from the different areas in the community where the homeless spend time, but in the past couple of years, the people have begun making their own way here," King said. "It makes us feel good knowing the people feel welcome here, not just to get a meal, but to also hear a word of encouragement from the Lord."

The meals and fellowship at the church have kept Leon Young, 61, coming back.

"This is awesome," Young said after finishing his meal Thursday. "They are the best in the world. You can't get no more better service than this here. I've known the pastor since we were raised together up in Archer, and he's the same old down-to-earth person like he's always been."

SCOTT

From Page B1

Treasure Coast and last week, a shouting crowd prompted the governor to hastily cut short an appearance in Venice, a usually reliable Republican stronghold.

Scott on Wednesday said the state has spent more than $17 million on red tide research since 2011, including $5 million in a partnership with Sarasota's Mote Marine Laboratory on the origins of red tide.

The governor steered another $2.2 million to Mote this week for work aimed at easing the effect of red tide. Scott also is asking the Fish and Wildlife Commission to seek approval from the Legislature next year for a Florida Center for Red Tide Research.

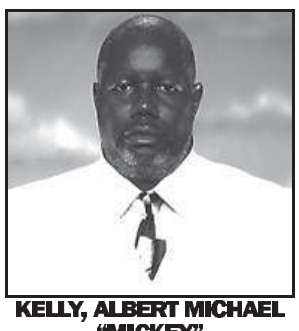
Still, the commission also took immediate steps to extend to May a current restriction on fishing for red drum and snook, lengthening it along the Southwest Coast from Naples to now include Pasco County.

The mandatory catch-and-release order, aimed at helping the hard-hit fish population rebuild, had been set to expire Oct. 12.

Charter boat captains from Gulf communities attended Wednesday's hearing, with most saying they support the restriction so that fish can replenish.

OBITUARIES

Funeral Notices



KELLY, ALBERT MICHAEL "MICKEY"

Albert Michael Kelly, age 66, A Native of Gainesville who lived in Fort Pierce, Florida & son of the late Albert & Marie Johnson Kelly, surrendered to the Will of God on Wednesday, September 18, 2018, in Fort Pierce.

Following his education at Lincoln High School & Job Corp, he later attended Florida A&M University where he was a star athlete with the FAMU Rattlers Football Team. Brother Kelly began his work ethics with the Florida Department of Corrections where he achieved the rank of Corporal. He was also employed with Eckerd's Juvenile Program (of Tampa, FL); and later with the St. Lucie School Board (of Fort Pierce, FL) – joining the family of St. Lucie West Centennial High School as a Football Coach and Support Staff Member until his retirement. Coach Kelly has mentored, trained and motivated numerous athletes throughout his career.

Coach Kelly was a devoted Member of 13th Street Church of God/Greater Faith.

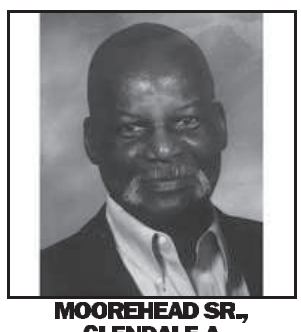
The Homegoing Celebration will be held 1:00PM Saturday, September 29, 2018, at 13th Street Church of God/ Greater Faith (Fort Pierce, FL) with Bishop William Adderly officiating. The Burial will follow at Riverview Memorial Park Cemetery under the direction of STONE BROTHERS' FUNERAL HOME, Fort Pierce, FL.

Coach Kelly leaves endearing memories with his devoted and loving wife – Victoria Kelly of Fort Pierce, FL; daughters – Cykeithia Kelly and Natassiha Kelly; step daughter - Kennithia Williams; sisters – Ruby Ford, Gloria Kelly, Christine Kelly, Elizabeth Brooks (Ida M. Williams – deceased); brothers – James Johnson of Brooklyn, NY, Lawrence Kelly and Roger Kelly Clarence Kelly – deceased) – all originally of Gainesville, FL; in-laws – Charlene Kelly of Gainesville, FL, Loretta Rolle, Lettia Rolle-Chester (& Charles), Cynthia Rolle (& Peter) and Wanda Rolle, Victor Rolle Jr. and Prince Rolle - all of Orlando, FL; and a host of nieces, nephews, cousins, & friends.

Local Expressions
May Be Directed To
DUNCAN BROTHERS'
FUNERAL HOME
428 NW 8TH St
Gainesville, FL

Contribute your thoughts, reflections, and love.
Visit the obituary sections at
gainesville.com/obits

Funeral Notices



MOOREHEAD SR., GLENDALE A.

Glendale A. Moorehead Sr., age 80 went home to be with his beloved wife, Dorothy on September 20, 2018. He was born on September 8, 1938 in Antigua to George William Moorehead and Adella Ann Moorehead. He lived in St. Thomas, USVI for many years before moving to the states. In 1977 he and his wife moved to Englewood, New Jersey and resided there until 1999 before moving to McAlpin Florida.

He worked most of his life as an independent truck owner operator. He enjoyed building things around his home and was a jack of all trades, master of one, fatherhood. He also enjoyed spending time with his family and German Shepherds.

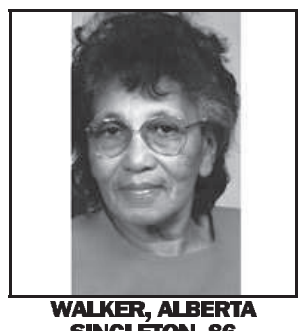
He was preceded in death by his wife, Dorothy A. Moorehead of 37 years. He is survived by his children, Glendale Moorehead Jr and spouse, Angela; Paqueta Moorehead, Scott Bussey and spouse, Mary; Kim Miatke and spouse, Rex and Lisa Verrano; ten grandchildren and one great granddaughter.

Mass of Christian burial will be celebrated Thursday, September 27, 2018 at 10:00a.m. at Epiphany Catholic Church, 1905 Epiphany Ct, Lake City, FL with Fr. Robert Trujillo as celebrant. Interment will follow at the City of Live Oak Main City Cemetery. In lieu of flowers, donations may be made to The American Glaucoma Society Foundation or Alzheimer's Association. Please visit his memorial page at *www.williamsthomas funeralhome.com.*

FOR FURTHER INFORMATION
WILLIAMS-THOMAS
DOWNTOWN
(352) 376-7556

Post your personal message and condolences to the family by signing the online guest books at
gainesville.com/obits

Funeral Notices



WALKER, ALBERTA SINGLETON, 86

Mother Walker was born on October 10, 1931 in Jonesville, FL. She was the daughter of the late Alphonso Singleton and Rosa Buchanan. On August 1, 1949 she was joined in holy matrimony to the late Elder Barney M. Walker Sr. They were blessed to celebrate 56 years of marriage together.

Mother Walker graduated from Old Lincoln High School. She accepted Jesus Christ in her life and faithfully served many years in the Church of God By Faith as a member of Newnans Lake, Hopewell and Fairbanks. She served in various capacities including First Lady of Hopewell and Fairbanks, Mother's Board, Choir Member and Usher (National, District and Local Usher Board). As a devoted wife and mother, she affectionately nurtured and supported her family as a Homemaker.

Preceded in death by: husband, Elder Barney Walker Sr.; sisters, Theola Hines, Alene Nattiel; brother, Alphonso Singleton Jr.; and daughter-in-law, Betsy Walker.

She leaves to cherish her memory: daughter, Vernell Bryant, Jonesboro, GA; sons, Barney Walker Jr., Rev. Bernard Walker (Cathy), Ronnie Walker, Albert Walker (Nannette), Charles Walker (Ann), all of Gainesville, FL, Carlos Walker (Davonne), Tampa, FL; sister, Annese Spencer (Albert), Lynchburg, VA; brother-in-law, George Walker (Joan), Alachua, FL; close friend, Mother Nazalee Hicks; a host of grands, great grands, great-great grands, nieces, nephews, cousins, Godchildren, spiritual sons and daughters, and friends.

Celebration of Life Service will be held 11:00 a.m. Saturday, September 29, 2018 at Fairbanks Church of God By Faith, Elder Jeremiah Lee is Pastor. Burial will be in Forest Meadows Cemetery - Central. Viewing on Friday at PINKNEY-SMITH FUNERAL HOME 727 NW 2nd Street, Gainesville, FL, 2:00 p.m. - 4:30 p.m. Viewing with family receiving friends on Friday at Fairbanks Church of God By Faith from 6:00 p.m. - 8:00 p.m. Viewing on Saturday 10:15 a.m. - 11:00 a.m. No viewing after words of comfort. On Saturday the cortege will form 10:15 a.m. at 222 NE 45th Terrace, Gainesville, FL.

PINKNEY-SMITH FUNERAL
HOME OF GAINESVILLE.

OBITUARIES

WILLIAMS, GLEN INEZ CAVE

Glen Inez Cave Williams, age 68, Retired Sterile Supply Technician of Shands Hospital & 1968 Graduate of A.L. Mebane High School who later attended Santa Fe Community College, suddenly left this earthly scene on Monday, September 17, 2018 at her residence (Hague, FL).

The Homegoing Service will be 11:00AM Saturday, September 29, 2018, at Johnson Chapel Missionary Baptist Church (Gainesville, FL) with the Pastor, Reverend Samuel R. Seales Jr., delivering the Eulogy. The Burial will follow at Newnansville Cemetery (Alachua, FL). Mrs. Williams will be viewed at the Funeral Home on Friday 2:00-7:00PM – At the Church on Saturday 30 Minutes prior to the Services – And with the Processional. The Procession will form at the residence of her Sister – Josie Reynolds, 1110 SE 6th Avenue, Gainesville at 10:15AM.

Loving Memories will remain with her son – Christopher Reynolds of Gainesville, FL; grandson – Levoris Turner of Johnson, FL; Step Daughter – Vanessa Taylor of Gainesville, FL; sisters – Josie Reynolds and Helen Bartee (Beatrice Cave and Juanita Daniels preceded her in death); Brothers – Lenord Cave of Hague, FL (James Cave preceded her in death); aunt – Neva Smith of Gainesville, FL; sister-in-law – Maggie Cave Bryant of Gainesville, FL; nieces, nephews, cousins & friends.

Arrangements Entrusted To
DUNCAN BROTHERS'
FUNERAL HOME
428 NW 8TH St
Gainesville, FL

Obituary Information

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

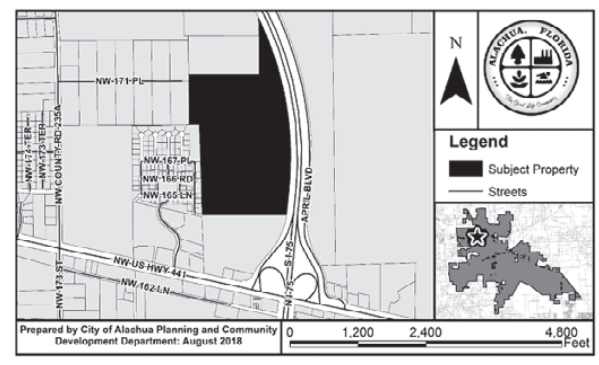
For more information:
337-0304 or 374-5017
obits@gvillesun.com
fax: (352) 338-3131

Contribute your thoughts, reflections, and love.
Visit the obituary sections at
gainesville.com/obits

GF-GH045806

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 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) from Commercial (±21.2 acres), Medium Density Residential (±36.0 acres), and Moderate Density Residential (±40.0 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay District.



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

than the rolled-back rate by 3.60 percent, which required a majority vote by the commission. The rolled back rate would have produced $153,051 less than the higher proposed rate. The higher rate will enable the City to undertake infrastructure maintenance and adjust for future growth

$11,269,716 difference accounts for carry forward of encumbered obligations and a re-appropriation for unfinished projects or services which are anticipated to continue into Fiscal Year 2018-19. The City Commission gave final approval for both the millage rate increase and

tobacco retail license. The organization has found that schools that have retailers selling tobacco or vape products nearby have a higher rate of smoking among students. The organization hopes to garner support for raising the minimum age for purchasing tobacco from 18 to 21 on a state level.

Gibney said that 21states have already raised the age requirement and studies have shown that people who start smoking later are less likely to continue smoking

already established in the range, but would limit future development within 1,000 feet.

In another matter, Randy Dexter, Director of the K-9 for Warriors project, which established a campus in Alachua last year, announced the organization's first graduation since opening. The organization helps match and train service dogs to veterans with disabilities or suffering from Post-Traumatic Stress Disability (PTSD).

Gold family. The house has nine bedrooms, seven bathrooms and is powered by $1 million worth of solar panels that makes the home energy independent. On Oct. 18, the group will host an event to honor the first graduating class from the facility.

The Commission also approved final reading for the designation and creation of infrastructure improvement areas, two of which are located west of the city and one to the east. The infrastructure plans are for improvements to

approved a 2 percent cost of living increase for all employees in the 2019 budget. This increase of $118,000 is already included in the City's 2019 budget. In addition to providing a cost of living increase for current employee, the increase will make positions more competitive with other municipalities and help attract qualified candidates for City positions.

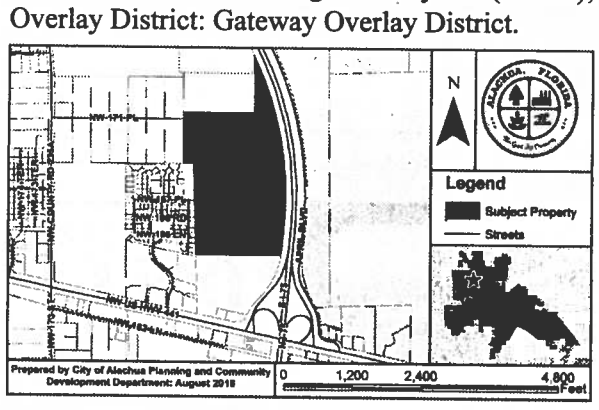
# # #

Email rcarson@ alachuatoday.com

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) from Commercial (±21.2 acres), Medium Density Residential (±36.0 acres), and Moderate Density Residential (±40.0 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay District.



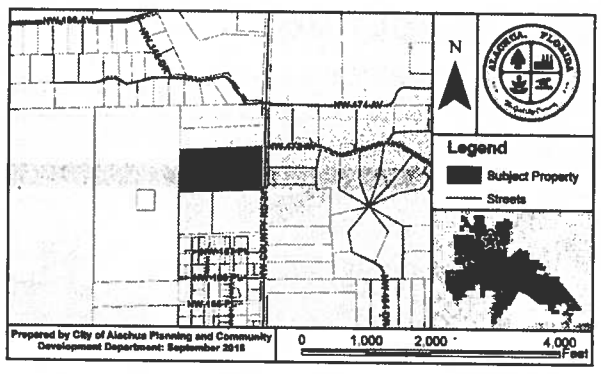
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - September 27, 2018)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent, for Wallace Cain, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241, south and west of the intersection of NW County Road 241 and NW 172nd Avenue, consisting of a portion of Tax Parcel Number 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Existing Zoning: Community Commercial (CC).



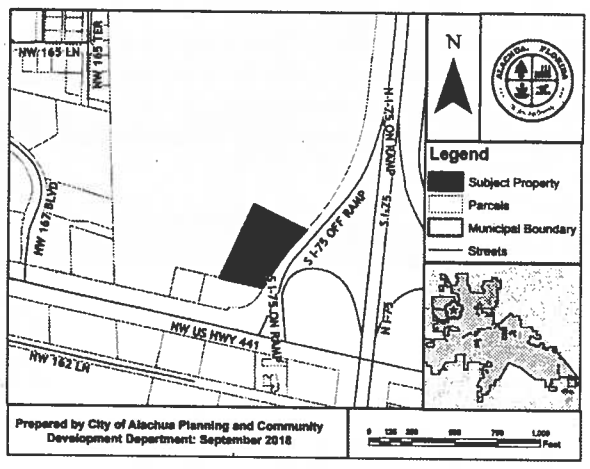
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - September 27, 2018)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Robert Walpole, P.E., of CHW, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site Plan to construct a ±60,563 square foot, 101 room hotel with associated paving, grading, landscaping and infrastructure improvements, on a ±2.73 acre subject property, located west of I-75, north of Bob's Fuel/Dunkin'Donuts, east of Heritage Oaks and Alachua Marketplace Plaza. Tax Parcel Number 03049-000-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

(Published: Alachua County Today - September 27, 2018)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Sandra B. Thomas, POSTED THE LAND USE
(name)
SIGN ON 9/20/18 FOR THE HighPoint Crossing LSCPA - PZB
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Sandra B. Thomas
(signature)

7
(number of signs)

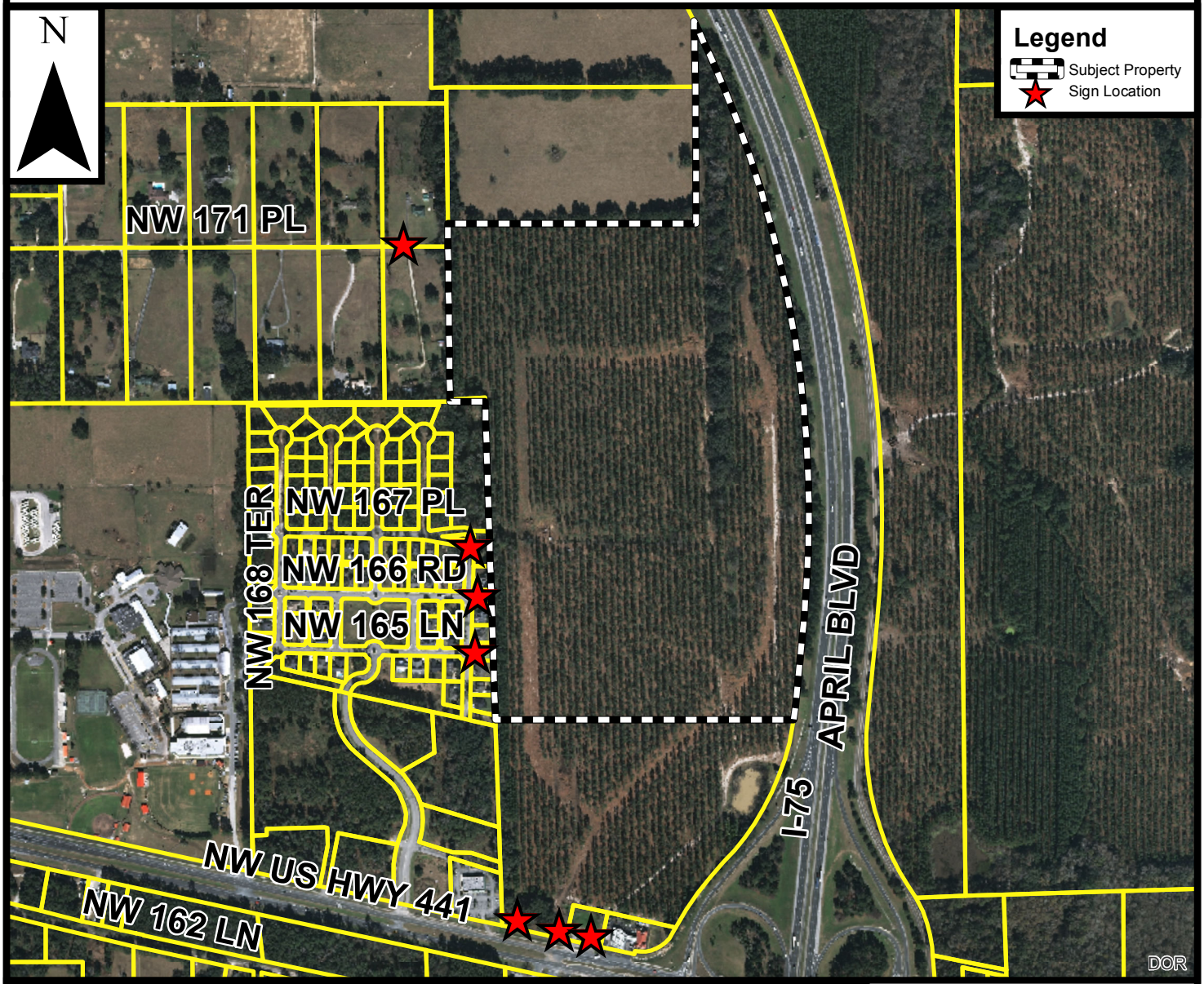
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

HighPoint Crossing
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared August 2018

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 300 600 1,200 Feet

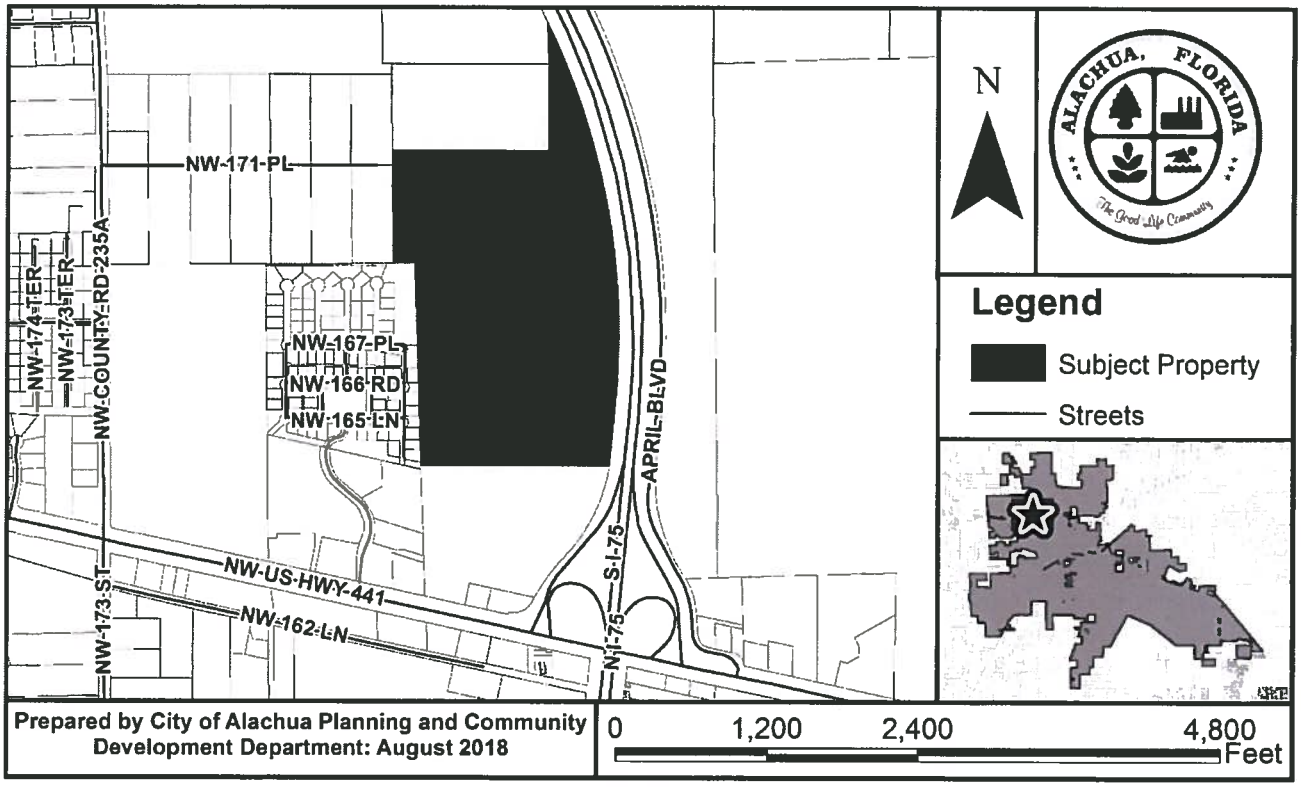
Mailed 9/24/2018
KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) from Commercial (±21.2 acres), Medium Density Residential (±36.0 acres), and Moderate Density Residential (±40.0 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay District.



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

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

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA FL 32615

03049-001-002
BURGETTO GAETANO &
STELLA M
16615 NW 171ST PL
ALACHUA FL 32615

03053-020-063
RICHMAN & RICHMAN-
SANFORD H/W
16778 NW 166TH DR
ALACHUA FL 32615

03053-020-069
GALLMAN BRITTANY F &
MATTHEW C
16879 NW 167TH ST
ALACHUA FL 32615

03053-020-060
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-061
KARA BOLTON HOMES INC
9145 SW 49TH PL STE A
Gainesville FL 32608

03053-020-000
HERITAGE OAKS PROPERTY
OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA FL 32615

03053-001-002
TALAL PROPERTIES LTD &
TAREK PROPERTIES LTD
1326 E LUMSDEN RD
BRANDON FL 33511

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA FL 32615

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03053-020-056
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-059
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-055
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-070
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA FL 32615

03053-001-008
ALACHUA COUNTY FARM
BUREAU INC
14435 NW US HIGHWAY 441 STE
20

03053-001-010
THE CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03053-001-009
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03050-000-000
SPENCER, ARTHUR PRESCOTT
JR TR
4145 STATE RD 11
DELAND FL 32724

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA FL 32615

03053-020-062
VISION CONSTRUCTION INC
3201 NW 202ND ST
NEWBERRY FL 32669

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA FL 32615-4863

03053-020-057
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-010-000
HERITAGE OAKS PROPERTY,
OWNERS
PO BOX 969
Alachua FL 32615

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG FL 33701

03053-001-001
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA FL 32615

03053-010-052
CAMPBELL MICHAEL PATRICK
& ADRIENEE MARIE
16644 NW 165TH TER
Alachua FL 32615

03053-010-050

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA FL 32615

03053-010-037
FLOYD & RUTTENBER
16518 NW 166TH RD
ALACHUA FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE FL 32606

03053-010-051
HARRIS AARON A
16609 NW 166TH DR
ALACHUA FL 32615

03049-002-000
MILLIKEN, ROBERT P
16091 NW US HIGHWAY 441
ALACHUA FL 32615

03049-001-010
BULLARD DONALD E & GLENDA
M
PO BOX 417
ALACHUA FL 32616

03053-010-018
WALLACE CHARLES E &
PATRICIA A
16621 NW 165TH LN
ALACHUA FL 32615

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE FL 32308

03053-010-054
SCHULTZ, RICHARD B &
CECILIA
1171 APPIAN WAY
SANTA ANA CA 92705

03061-004-000
DWARKADHISH INVESTMENTS
INC
1800 S ATLANTIC AVE
DAYTONA BEACH FL 32118

03061-004-001
T & H PROPERTY GROUP LLC
300 SW 143RD ST
NEWBERRY FL 32669

03049-001-000
DONOFRIO, JACQULYN MARIE
5810 SW 164TH TER
SOUTHWEST RANCHES FL
33331-1397

03053-002-000
PATEL, INDIRA K
8706 SADDLEHORN DR
IRVING TX 75063

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA FL 32615

03053-010-010
BOUTON MATTHEW J & AMBER
M
16631 NW 165TH TER
ALACHUA FL 32615

03017-002-000
SPENCER, ARTHUR PRESCOTT
JR TR
4145 STATE RD 11
DELAND FL 32724

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA FL 32615-4992

03053-010-011
GRAY BRIAN S & MISTY D
16611 NW 165TH TER
ALACHUA FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA FL 32615

03053-010-014
FORD NATHANIEL M III &
TIROSHSA T
16515 NW 165TH TER
ALACHUA FL 32615

03053-010-015
MITCHELL CHARLES E &
NANCY E
16530 NW 165TH TER
ALACHUA FL 32615

03053-010-034

03053-010-035

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
Alachua FL 32615

03053-010-049
MEADOWS & MEADOWS
16649 NW 166TH DR
ALACHUA FL 32615-4996

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5960™

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT OF TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de
révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

03053-020-064
VISION CONSTRUCTION INC
3201 NW 202ND ST
NEWBERRY FL 32669

03053-020-067
LILKENDEY JAMES H &
FRANCES C
16819 NW 167TH ST
ALACHUA FL 32615

03053-020-069
GALLMAN BRITTANY F &
MATTHEW C
16879 NW 167TH ST
ALACHUA FL 32615

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/9/2018
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One LLC, property owner, to amend the Official Zoning Atlas of the City of Alachua from Commercial Intensive (CI), Residential Multiple Family -8 (RMF-8), and Residential Single Family- 4 (RSF-4), to Commercial Intensive (CI), Corporate Park (CP), Residential Multiple Family -15 (RMF-15) and Residential Single Family-4 (RSF-4) on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000) (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One, LLC., property owner, for the consideration of the rezoning of the subject property from from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres).

The subject property is comprised of a portion of Tax Parcel Number 03049-000-000, and is approximately 97.23 acres in size. The subject property is located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision. The subject property is currently undeveloped.

The subject property presently has Moderate Density Residential, Medium Density Residential and Commercial Future Land Use Map (FLUM) Designations. A companion Large Scale Comprehensive Plan Amendment application has been submitted concurrently with this rezoning application. The proposed zoning designations are compatible with the proposed Future Land Use Map designations.

The Commercial Intensive ("CI"), Corporate Park ("CP"), Residential Multiple Family – 15 (RMF-15) and Residential Single Family – 4 (RSF-4) are described as follows in Section 3.5.2 of the City of Alachua Land Development Regulations.

> ***CI, Commercial Intensive District.*** *The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.*

CP, Corporate Park District.
(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.
(2) Clustered residential development criteria. Development within the Corporate Park zoning district that consists of greater than 100 acres of contiguous land may provide clustered residential development. The amount of residential development available on any property zoned Corporate Park is further limited by subsections (a) and (b) below and as set forth in Table 5.1-3.

(a) Clustered residential development:
(i) Consist of at least 60 percent of the total allowed residential units within the contiguous area zoned Corporate Park.
(ii) Must be developed at a net density of six to 12 dwelling units per acre.
(b) For purposes of calculating available residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

RMF-15, Residential Multiple Family District-15*. The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.*

RSF-4, Residential Single-Family-4*. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.*

The US Highway 441/Interstate 75 Gateway Overlay District is described as follows in Section 3.7.2 (C) of the City of Alachua Land Development Regulations.

U.S. Highway 441/Interstate 75 Gateway Overlay District.

(1) General purposes. In recognition of the importance of promoting the City as an attractive, vibrant, and economically prosperous community, and in accordance with the requirements of Future Land Use Element Policy 1.3.f.1 of the City's Comprehensive Plan, the City hereby creates the U.S. Highway 441/Interstate 75 Gateway Overlay District for the purpose of:
(a) Welcoming existing and future residents and visitors to the City;
(b) Promoting Alachua as an attractive, vibrant, and economically prosperous community;
(c) Establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District;
(d) Creating an enhanced visual gateway to an area that serves as a main entrance to the City;
(e) Improving the sense of place and community;

(e) Improving the sense of place and community;
(f) Creating a positive impression of the City, reflecting community values;
(g) Maintaining and enhancing property values; and
(h) Protecting the public health, safety, and welfare.

ATTACHMENTS:

Description

- Staff Report
- Exhibit "B" to Staff Report: Staff Supporting Application Materials
- Application and Supporting Materials
- Public Notice Materials for 10/09/2018 PZB Hearing
- Draft HighPoint Crossing RZ Ordinance

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: October 9, 2018

Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres)
APPLICANT/AGENT:	Ryan Thompson, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	West of Interstate 75; East of the Heritage Oaks Subdivision, Holiday Inn Express, & Hungry Howie's; North of the HighPoint Crossing Subdivision and US 441
PARCEL ID NUMBER(S):	A portion of 03049-000-000
ACREAGE:	±97.23 acres
OVERLAY:	I-75/441 Gateway Overlay
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Alachua A One, LLC., property owner, for the consideration of the rezoning of the subject property from from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres).

The subject property is comprised of a portion of Tax Parcel Number 03049-000-000, and is approximately 97.23 acres in size. The subject property is located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision. The subject property is currently undeveloped.

The subject property presently has Moderate Density Residential, Medium Density Residential and Commercial Future Land Use Map (FLUM) Designations. A companion Large Scale Comprehensive Plan Amendment application has been submitted concurrently with this rezoning application. The proposed zoning designations are compatible with the proposed Future Land Use Map designations.

The Commercial Intensive ("CI"), Corporate Park ("CP"), Residential Multiple Family – 15 (RMF-15) and Residential Single Family – 4 (RSF-4) are described as follows in Section 3.5.2 of the City of Alachua Land Development Regulations.

> ***CI, Commercial Intensive District.*** *The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.*
>
> ***CP, Corporate Park District.***
> *(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.*
> *(2) Clustered residential development criteria. Development within the Corporate Park zoning district that consists of greater than 100 acres of contiguous land may provide clustered residential development. The amount of residential development available on any property zoned Corporate Park is further limited by subsections (a) and (b) below and as set forth in Table 5.1-3.*
>
> *(a) Clustered residential development:*

(i) Consist of at least 60 percent of the total allowed residential units within the contiguous area zoned Corporate Park.

(ii) Must be developed at a net density of six to 12 dwelling units per acre.

(b) For purposes of calculating available residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.

***RMF-15, Residential Multiple Family District-15**. The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.*

***RSF-4, Residential Single-Family-4**. The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.*

The US Highway 441/Interstate 75 Gateway Overlay District is described as follows in Section 3.7.2 (C) of the City of Alachua Land Development Regulations.

U.S. Highway 441/Interstate 75 Gateway Overlay District.

(1) General purposes. In recognition of the importance of promoting the City as an attractive, vibrant, and economically prosperous community, and in accordance with the requirements of Future Land Use Element Policy 1.3.f.1 of the City's Comprehensive Plan, the City hereby creates the U.S. Highway 441/Interstate 75 Gateway Overlay District for the purpose of:

(a) Welcoming existing and future residents and visitors to the City;

(b) Promoting Alachua as an attractive, vibrant, and economically prosperous community;
(c) Establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District;
(d) Creating an enhanced visual gateway to an area that serves as a main entrance to the City;
(e) Improving the sense of place and community;
(f) Creating a positive impression of the City, reflecting community values;
(g) Maintaining and enhancing property values; and
(h) Protecting the public health, safety, and welfare.

EXISTING USES

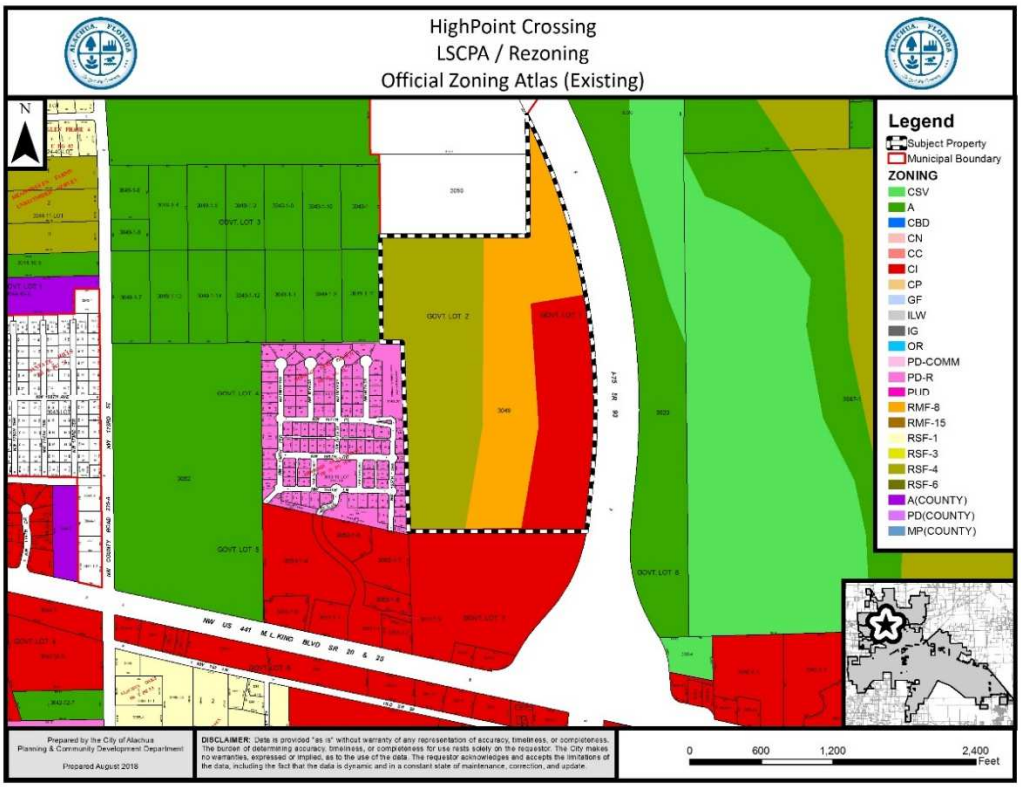
The subject property is currently undeveloped.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

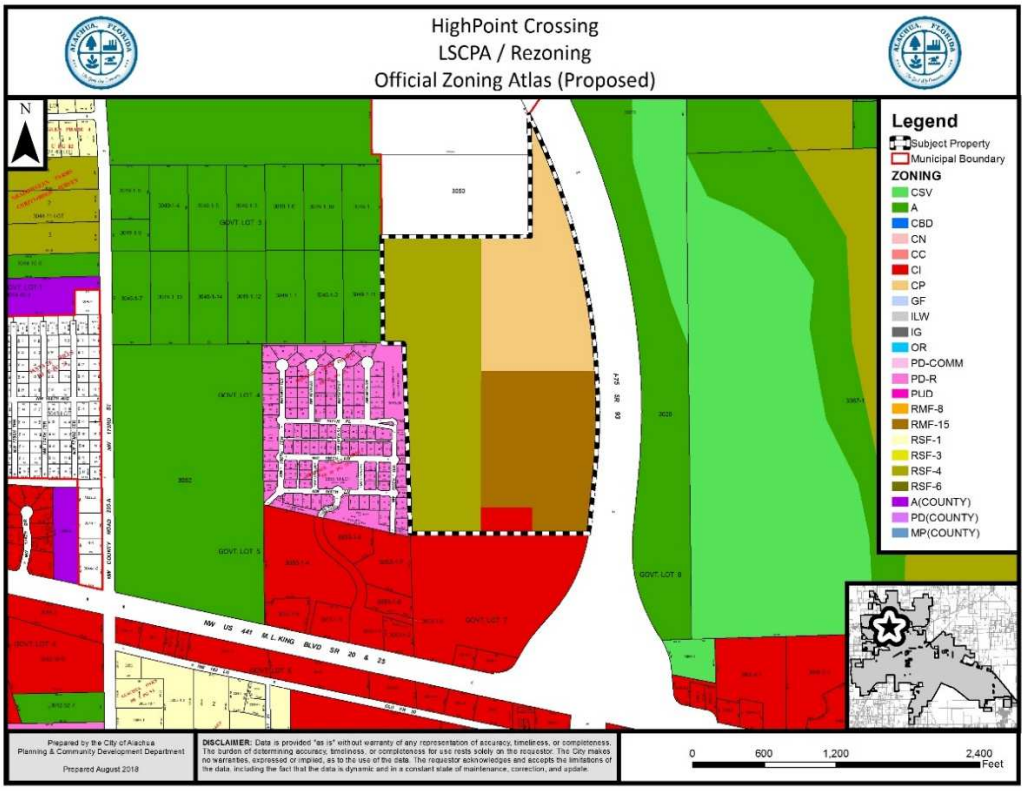
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Commercial Intensive ("CI"), Residential Multiple Family – 8 ("RMF-8"), Residential Single Family -4 ("RSF-4")	Commercial Intensive (CI) ,Corporate Park , Residential Multiple Family – 15 (RMF-15) , and Residential Single Family – 4 (RSF-4)
Max. Gross Density:	*CI: NA* *RMF-8: 8 du/acre* *RSF-4: 4 du/ acre*	*CI: NA* *CP: NA* *RMF-15: 15 du/acre* *RSF-4: 4 du/ acre*
Floor Area Ratio:	CI: .5 FAR	CI/ CP: .5 FAR
Permitted Uses:	CI : Eating establishments, offices, retail sales and services, vehicle sales and services RMF -8: Single family detached, single family attached, multiple family, two-four family residential dwellings RMF-4: Single family detached residential dwellings	CI : Eating establishments, offices, retail sales and services, vehicle sales and services CP: Medical and dental labs, restaurants with indoor seating only, business, financial, and professional services, financial institution, light manufacturing RMF -15: Single family detached, single family attached, multiple family, two-four family residential dwellings RMF-4: Single family detached residential dwellings

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located to the west of Interstate 75; East of the Heritage Oaks Subdivision, Holiday Inn Express, & Hungry Howie's; North of the HighPoint Crossing Subdivision and US 441

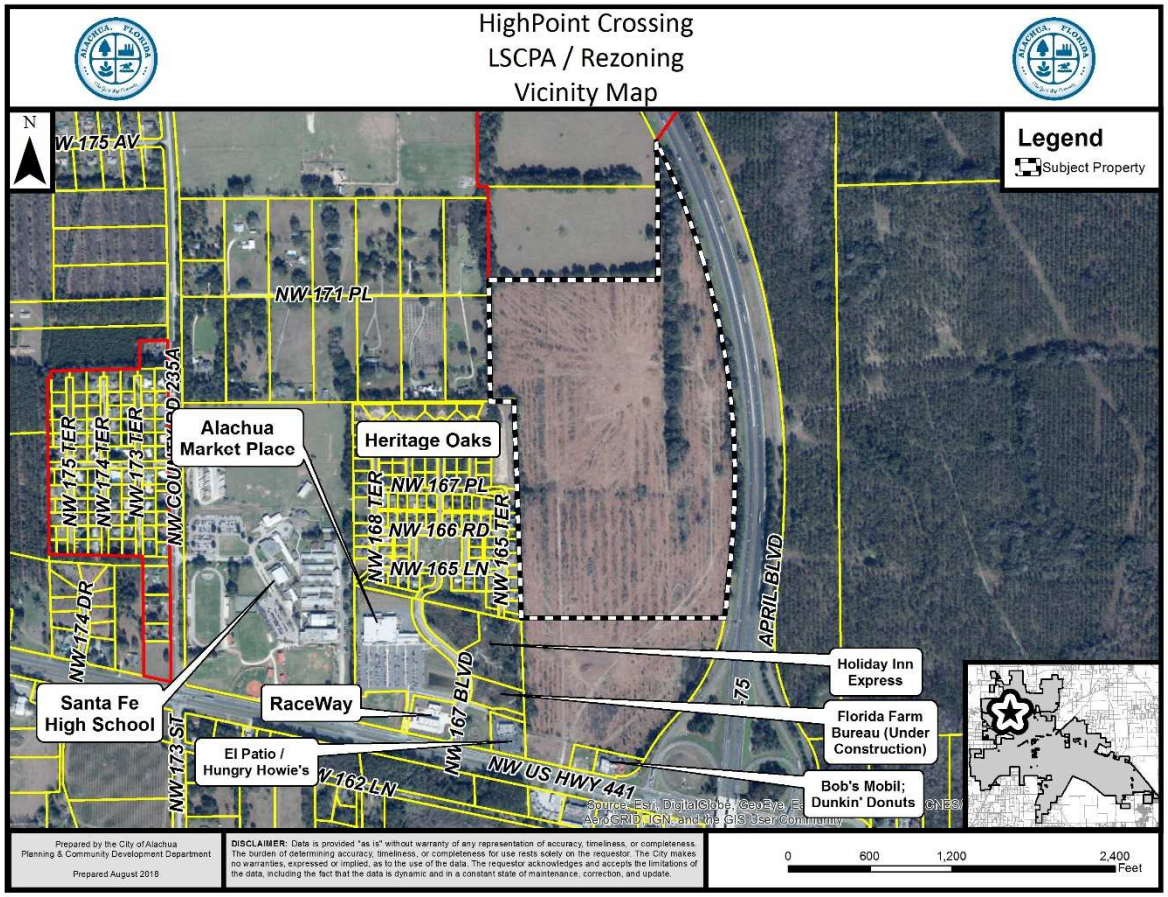
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It 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	Vacant Lands	Rural / Agriculture (Alachua County)	Agriculture (Alachua County)
South	HighPoint Crossing Subdivision / Vacant Commercial Lands / US Highway 441	Commercial	Commercial Intensive (CI)
East	Interstate 75	N/A	N/A
West	Heritage Oaks Subdivision; Rural Residential Uses	Moderate Density Residential; Agriculture	Planned Development – Residential (PD-R); Agriculture

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on May 23, 2018, at the CHW, Inc. offices located in Progress Park, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 5 (five) members of the public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: 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, conventional dwelling 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;

8. Group living;
1. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
2. Supporting community services, such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Objective 1.2, Policy 1.2.a, and Policy 1.2.c: The subject property is presently designated for urban land uses on the Future Land Use Map. Approximately 36 acres of the subject property is designated as Medium Density Residential (4 – 8 dwellings per acre), and an additional 40 acres is designated as Moderate Density Residential (0-4 dwellings per acre). The companion Future Land Use Map amendment would increase the maximum density permitted on the subject property by ±127 dwelling units, and is consistent with surrounding development patterns. The companion Future Land Use Map Amendment application proposes to locate lower density residential areas near existing single family residential and agricultural uses, with higher density located closer to nonresidential uses and Interstate 75.

Objective 1.3: Commercial
The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

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

Analysis of Consistency with Objective 1.3 and Policy 1.3.b: The applicant states that the intention of the amendment is to reconfigure the FLUM Designations of the subject property "*... to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks*." The companion Future Land Use Map amendment would retain approximately 2 acres of lands designated as Commercial, and apply the Corporate Park land use category to approximately 27 acres of the subject property.

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

(1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,

(2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Analysis of Consistency with Objective 1.4 and Policy 1.4.a: The applicant states that the intention of the amendment is to reconfigure the FLUM Designations of the subject property "*... to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks*." The companion Future Land Use Map amendment would apply the Corporate Park land use category to approximately 27 acres of the subject property.

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.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the subject property will be required to comply with all applicable environmental protections as set forth in the City of Alachua Comprehensive Plan and Land Development Regulations.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural

Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area, and as such must connect to those systems at the time of development.

Housing Element

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.

Analysis of Consistency with Policy 1.1.a: This project would support future development and additional housing within the City, thereby furthering Policy 1.1.a.

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.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

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.

Analysis of Consistency with Objective 1.1: At the maximum development potential, the proposed amendment would degrade the level of service standard of a segment of US Highway 441. Concurrency and impacts to the City's transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development. A complete analysis can be found in the Public Facilities Impact analysis in this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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:

1. 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

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.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

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

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3: An environmental conditions and site suitability analysis is provided in this report. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

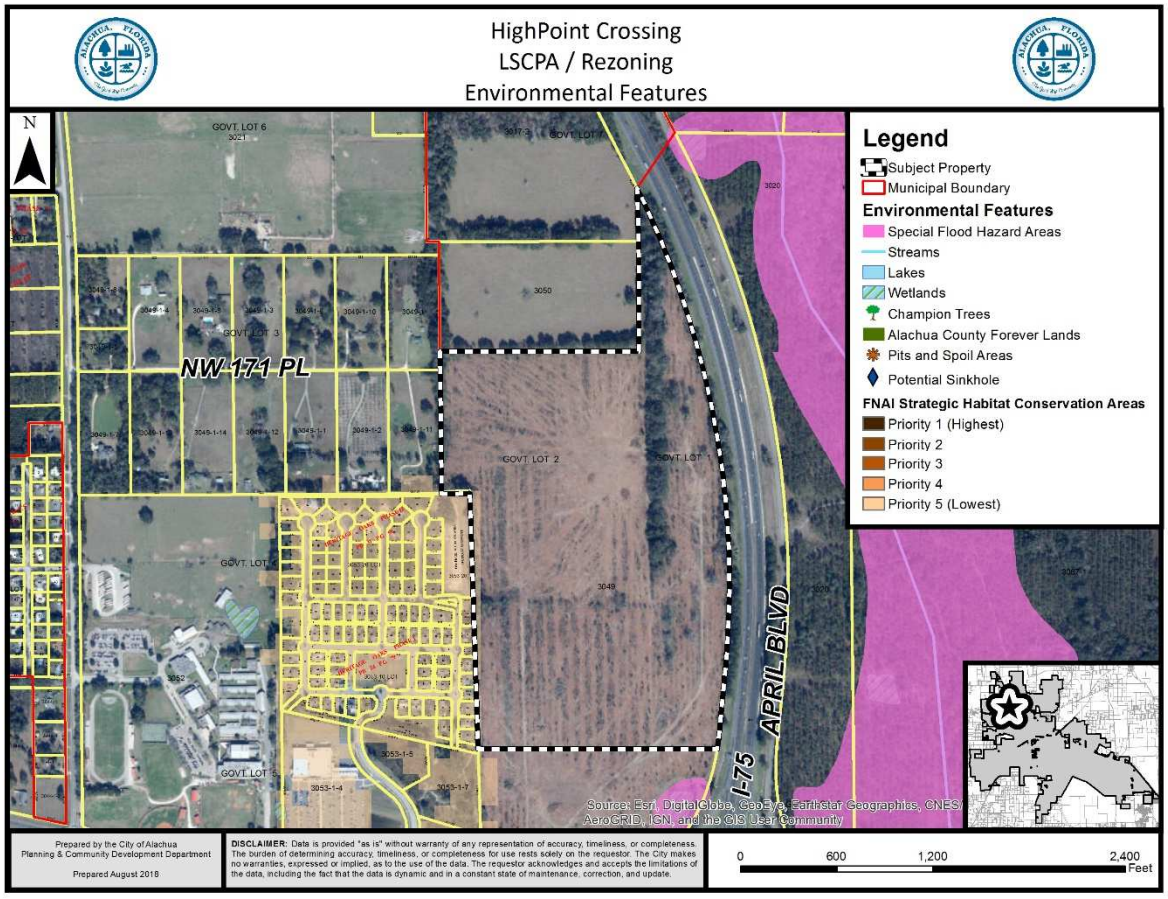
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Map 4. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. Lands to the west of the subject property are identified as "Priority 5" in the PNA data layer, which is the lowest priority category. This area has been previously developed.

While the FNAI PNA data layer indicates that the potential for lands that could support species identified as endangered, threatened, or of special concern, this 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. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-

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

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

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

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

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

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

Kendrick Sand (2% – 5% slopes)
Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid at the surface. Surface runoff is moderately slow. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: B

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

Bivans Sand (5% to 8% slopes)
Hydrologic Soil Group: C/D

This soil type is poorly drained with rapid surface runoff. Permeability is moderate. This soil poses severe limitations for most urban uses.

Evaluation: All soils, with the exception of Bivans Sand (which consists of a small area in the northwest corner of the subject property), pose only slight or moderate limitations for local roads and streets and commercial buildings. Where moderate limitations are presented by soils, the limitations are due to the slope. A more detailed geotechnical analysis will be performed prior to any commercial development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

Flood Potential

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

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

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

(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.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would retain single family detached development adjacent to existing single family residential development, and maintain non-residential/ multiple family development closer to existing commercial areas near US Highway 441 and Interstate 75.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The subject property is located adjacent to existing development and near the intersection of two major roads (US Highway 441 and Interstate 75).

(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.

Evaluation: The uses permitted by the proposed zoning districts are comparable to those presently located on nearby properties. Generally, the single family residential uses will be adjacent to existing single family uses, and commercial uses will be adjacent to existing commercial uses or commercial designated lands. Where incompatibilities may exist, impacts are mitigated by the City's buffering and setback requirements.

(f) ***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.

Evaluation: The proposed amendment would permit a variety of residential and non-residential uses in areas where both uses are present. The Intersection of US Highway 441 and Interstate 75 is a major hub for commercial and residential activity. No adverse effect on local character is expected.

(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 the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The proposed amendment would permit a variety of residential and non-residential uses in areas where both uses are present. The Intersection of US Highway 441 and Interstate 75 is a major hub for commercial and residential activity. No adverse effect on local character is expected.

(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.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located proximate to lands zoned CI and RSF-3 and will be served by short connections to existing infrastructure including water, wastewater, and roads.

The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains will be extended as part of the Highpoint Crossing Plat to serve the subject property.

(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).

Evaluation: The proposed zoning amendment is not considered spot zoning as it consists of a large tract of land with compatible zoning categories proposed to be adjacent.

(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, 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.

Evaluation: The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains will be extended as part of the Highpoint Crossing Plat to serve the subject property.

(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, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: An environmental conditions and site suitability analysis has been provided with this report.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning Designations	**Proposed Zoning Designations**
Zoning Designations:	CI (±21.2 acres); RMF-8 (±36 acres); RSF- 4 (±40 acres)	CI (±2.11 acres); CP (±27.88 acres); RMF-15(±27.88 acres); RSF- 4 (±39.36 acres)
Max. Gross Density:	4 dwellings / acre (RSF-4) 4 – 8 dwellings / acre (RMF-8)	4 dwellings / acre (RSF-4) 8 – 15 dwellings / acre (RMF-15)
Floor Area Ratio:	Parcels 5 acres or greater: 0.50; Parcels < 5 acres but greater than 1 acre: 0.75; Parcels less than 1 acre: 1.0	Parcels 5 acres or greater: 0.50; Parcels < 5 acres but greater than 1 acre: 0.75; Parcels less than 1 acre: 1.0
Maximum Density	**448 dwelling units**	**575 dwelling units**
Maximum Intensity	**461,736 square feet**	**653,182 square feet**

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would degrade the level of service standard of a segment of US Highway 441. Concurrency and impacts to the City's

transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development. Impacts to all other public facilities that would be generated by the amendment (at a maximum development potential) are acceptable.

This rezoning is a Preliminary Development Order so a Certificate of Concurrency Compliance will not be issued at this time. Per Section 2.4.14 (I) (1), of the City of Alachua Land Development Regulations, a Certificate of Level of Service Standard will be issued with this Preliminary Development Order. Because the concurrency requirements are currently anticipated to not be met for Segment 5, the Certificate of Level of Service Standard will notify applicant of this anticipated deficiency that may prevent Final Development Orders from being issued in the future.

Traffic Impact

Table 5. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1	Interstate 75 from North City Limits to US 441	6D	Freeway	COMM	C
2	Interstate 75 from US 441 to South City Limits	6D	Freeway	COMM	C
5	US 441 from SR 235 to North City Limits	4D	Principle Arterial	Urban Trans.	D
8	SR 235 from 235/241 Intersection to US 441	2U	Principle Arterial	Urban Trans.	D
CR 235A South	CR 235A south of US 441	2U	County Maintained Major Collector	Urban	D

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

Table 6. Proposed Potential Trip Generation Impact[1]

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Detached Housing [2] (ITE Code 210)	1,482 (741/741)	121 (31/90)	157 (100/57)
Multifamily Housing [3] (ITE Code 221)	2,274 (1,137/1,137)	134 (36/98)	171 (103/68)
Shopping Center [4] (ITE Code 820)	867 (433/434)	69 (37/32)	97 (48/49)
Single Tenant Office Building [5] (ITE Code 715)	256 (128/128)	41 (36/5)	39 (6/33)
General Light Industrial [6] (ITE Code 110)	753 (376/377)	140 (122/18)	126 (23/103)
General Office Building [7] (ITE Code 710)	2,366 (1,183/1,183)	357 (314/43)	345 (62/283)
Research & Development Center [8] (ITE Code 760)	2,393 (1,146/1,147)	258 (214/44)	236 (38/198)
Totals	**10,391 (5,144/5,147)**	**1,120 (790/330)**	**1,171 (380/791)**

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 210: AADT –9.44 trips per dwelling x 157 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 157 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 157 dwellings (64% entering/36% exiting).
3 Formula: ITE Code 221: AADT –5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour – 0.32 trips per dwelling x 418 dwellings (27% entering/73% exiting); PM Peak Hour – 0.41 trips per dwelling x 418 dwellings (60% entering/40% exiting).
4 Formula: ITE Code 820: AADT –37.75 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting); AM Peak Hour – 3.00 trips per 1,000 square feet x 22,978 square feet (54% entering/46% exiting); PM Peak Hour – 4.21 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting).
5 Formula: ITE Code 715: AADT –11.15 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting); AM Peak Hour – 1.78 trips per 1,000 square feet x 22,978 square feet (89% entering/11% exiting); PM Peak Hour – 1.71 trips per 1,000 square feet x 22,978 square feet (15% entering/85% exiting).
6 Formula: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 151,807 square feet (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1,000 square feet x 151,807 square feet (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1,000 square feet x 151,807 square feet (18% entering/82% exiting).
7 Formula: ITE Code 710: AADT –9.74 trips per 1,000 square feet x 242,890 square feet (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1,000 square feet x 242,890 square feet (88% entering/12% exiting); PM Peak Hour – 1.42 trips per 1,000 square feet x 242,890 square feet (18% entering/82% exiting.
8 Formula: ITE Code 760: AADT –11.26 trips per 1,000 square feet x 212,529 square feet (50% entering/50% exiting); AM Peak Hour – 1.22 trips per 1,000 square feet x 212,259 square feet (83% entering/17% exiting); PM Peak Hour – 1.11 trips per 1,000 square feet x 212,529 square feet (16% entering/84% exiting).

Table 7a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 I-75 from NCL to US 441[1]	Segment 2 I-75 from US 441 to SCL[1]	Segment 5 US 441 from SR 235 to NCL	Segment 8 SR 235 from 235/241 to US 441	CR 235A S (South of US 441)
Average Annual Daily Trips					
Maximum Service Volume[2]	91,600	91,600	39,000	14,400	15,120
Existing Traffic[3]	36,000	59,457	25,926	10,305	3,780
Reserved Trips[4]	346	152	2,367	0	233
Available Capacity[4]	55,254	31,991	10,707	4,095	11,107
Maximum AADT Generated by Amendment[5]	1,039	5,196	10,391	1,039	1,039
Residual Capacity After Potential Development's Impacts[6]	54,215	26,795	316	3,056	10,068

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 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.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.
4 Source: City of Alachua May 2018 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 10%; Segment 2 – 50%; Segment 5 – 100%; Segment 8 – 10%; CR 235A S – 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 7b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 1 I-75 from NCL to US 441[1]	Segment 2 I-75 from US 441 to SCL[1]	Segment 5 US 441 from SR 235 to NCL	Segment 8 SR 235 from 235/241 to US 441	CR 235A S (South of US 441)
PM Peak Hour Trips					
Maximum Service Volume[2]	8,250	8,250	3,510	1,290	1,359
Existing Traffic[3]	3,780	6,243	2,463	979	359
Reserved Trips[4]	55	17	244	0	31
Available Capacity[4]	4,415	1,990	803	311	969
Maximum PM Peak Hour Trips Generated by Amendment[5]	117	586	1,171	117	117
Residual Capacity After Potential Development's Impacts[6]	4,298	1,404	**-368**	194	852

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 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.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 10%; Segment 2 – 50%; Segment 5 – 100%; Segment 8 – 10%; CR 235A S – 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: As shown in Table 6, the maximum potential trips generated by the proposed amendment would be 10,391 average daily trips and by 1,171 PM peak hour trips. At build-out, Segment 5 (US 441 from SR 235 to NCL) would be operating below the Level of Service mandated by the Comprehensive Plan Transportation Element. This analysis is based on upon impacts that could be anticipated to occur on the subject property at the maximum development potential. Concurrency and impacts to the City's transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development.

Potable Water Impacts

Table 8. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,236,000
Reserved Capacity[2]	37,817
Available Capacity	1,026,183
Projected Potable Water Demand from Amendment[3]	256,102
Residual Capacity	**770,081**
Percentage of Permitted Design Capacity Utilized	**66.52%**

Sources:
1 *City of Alachua Public Services Department, March 2018.*
2 *City of Alachua August 2018 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan Chapter 64E-6, Florida Administrative Code; Formula: (575 dwellings x 275 gpd) + (15 gallons per day per 100 square feet x 653,182 square feet).*

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review or preliminary plat review stage.

Sanitary Sewer Impacts

Table 9. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	687,000
Reserved Capacity[2]	33,789
Available Capacity	779,211
Projected Sanitary Sewer Demand from Amendment	241,727
Residual Capacity	**537,484**
Percentage of Permitted Design Capacity Utilized	**64.17%**

Sources:
1 *City of Alachua Public Services Department, March 2018.*
2 *City of Alachua August 2018 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan Chapter 64E-6, Florida Administrative Code; Formula: (575 dwellings x 250 gpd) + (15 gallons per day per 100 square feet x 653,182 square feet).*

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

Table 10a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Amendment[3]	6.81
Residual Recreational Capacity After Impacts	**60.54**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 575 dwellings / [5 acres/1,000 persons])*

Table 10b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.06 acres
Acreage Required to Serve Demand Generated by Amendment[2]	1.36 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment	11.42 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Amendment[3]	**32.79%**

1 *Source: City of Alachua August 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Amendment.)*

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreational facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review or preliminary plat review stage.

Solid Waste Impacts

Table 11. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Demand Generated by Application[3]	2,881.49	526.22
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).*
2 *City of Alachua August 2018 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2018.*

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated September 6, 2018, was issued 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.

The determination concludes that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

Table 4.1-1. Table of Allowed Uses																									
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																									
Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)			Mobile Home (RMH)		Multiple Family (RMF)			OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																									
Household living																									
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)

Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)

Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)

Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		

Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P					P					
Community garden		P	P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)

Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)

Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)
Custom operator		P																						4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																						4.3.3(A)(1), (3)
Equestrian facility		P													S		S							4.3.3(A)(1)
Farm co-op		P																						4.3.3(A)(1)
Farm machinery repair		S																						4.3.3(A)(1)
Farm market		P																		A				4.3.3(A)(1)
Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)

Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)
Animal care business		P															P							
Auction arena for livestock		S															S	S						
Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								

Animal hospital		P											P		S					A				4.3.3(C)(1)
Animal shelter		S											S							A				4.3.3(C)(2)
Animal grooming		P											P	P	P			P		A				
Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)

Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	
Heavy equipment sales, rental, or repair															P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop															S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																		S						4.3.4(D)(1)
Manufacturing, heavy [1]																		P						4.3.4(D)(1)

Manufacturing, light																P	P	P		A			A	
Medical marijuana processing																								
Medical radioisotope laboratory																P								
Non-medical marijuana processing																								
Offices																								
Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services										S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	
Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	

Internet Café/simulated gaming establishment																								
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)

Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)

Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)

Automobile service station												S	S	P	P		P	P		A				
Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)

Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "A"

EXHIBIT "B"

TO

ALACHUA A ONE, LLC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

HIGHPOINT CROSSING REZONING
STAFF REPORT

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 13, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com .

RE: Hearings to be scheduled for:
- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Thompson:

On September 4, 2018 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for hearings before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application packages and digital copies of all materials in PDF format on CDs *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **October 9, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, September 24, 2018.*** Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,

Justin Tabor, AICP
Principal Planner

Adam Hall, AICP
Planner

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

BOARD MEMBERS
April M. Griffin
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT
Karen D. Clarke

Alachua County Public Schools

We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300
Fax (352) 955-6700

*Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400*

September 6, 2018

Justin Tabor, Principal Planner
Planning & Community Development Department
City of Alachua
PO Box 9
Alachua, FL 32616

RE: High Point Crossing CPA/ Rezoning including 157 single family units and 418 multi-family residential units. Tax Parcel: A portion of 03049-000-000.

Dear Mr. Tabor:

High Point Crossing CPA / Rezoning consists of 157 single family units and 418 multi-family units. The property is presently entitled for a maximum of 160 single family units and 288 multi-family units. Approval of the petition will result in a net decrease of 3 single family units and an increase of 130 multi-family units

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

POLICY 1.1.b: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.c: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.e: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY 1.1.f City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a "concurrency determination" and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

TABLE 1: HIGH POINT CROSSING CPA/ REZONING– PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	0			
MULTIPLIER	0.15	0.070	0.09	0.310
STUDENTS	0	0	0	0
MULTI FAMILY	130			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	10	4	4	18
TOTAL STUDENTS	10	4	4	18

Elementary Schools. The High Point Crossing CPA / Rezoning is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined capacity of 1,639 seats. The current enrollment is 1,355 students representing a 83% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 70% in five years and to 72% in ten years.

Student generation estimates for the High Point Crossing CPA / Rezoning indicate that 10 elementary seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. The High Point Crossing CPA / Rezoning is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 51% in five years and to 50% in ten years

Student generation estimates for The High Point Crossing CPA / Rezoning indicate that 4 middle seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. The High Point Crossing CPA / Rezoning is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,402 seats. The current enrollment is 1,020 students representing a 73% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 76% in five years and to be 78% in ten years.

Student generation estimates for The High Point Crossing CPA / Rezoning indicate that 4 high school seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Summary Conclusion. Students generated by The High Point Crossing CPA / Rezoning at the elementary, middle and high levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2017-2018 Five Year District Facilities Plan adopted by the School Board of Alachua County. The High Point Crossing CPA / Rezoning is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Regards,

Suzanne Wynn
School Board of Alachua County
Director of Community Planning
3700 NE 53 Avenue
Gainesville, Florida 32609
352-955-7400 ext. 1445

CC: Gene Boles

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 22, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for:
- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Thompson:

The applications referenced above were reviewed at our August 22, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM** on **Tuesday, September 4, 2018**. A total of three (3) copies of each application package and CDs containing a PDF of each application and supporting materials must be provided by this date.

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

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

Large Scale Comprehensive Plan Amendment

1. *Comprehensive Plan Consistency Analysis*
   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "*...will provide a wide variety of residential housing options in the City of Alachua*", particularly how this is supportive of the request.
   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "*...will not increase the impacts of lighting upon the surrounding area*".

e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
f. In response to Policy 1.4.f1. of the FLUE:
   i. Please clarify the reference to the "HighPoint Crossing master plan".
   ii. There is a typographical error in the final line of the response.
g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
i. Please address the following GOPs, which are applicable to the subject property:
   i. Objective 5.2, Policy 5.2.a, FLUE;
   ii. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
   iii. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

2. *Concurrency Impact Analysis*
   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
   b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
   c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
   d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress ***and*** those on which the development's impacts are 5% or greater of the MSV of the roadway.
      i. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
         1. CR 235A South;
         2. CR 241 (from south City Limit to CR 235); and,
         3. Segment 8 (SR 235 from 235/241 Intersection to US 441).
      ii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.
      iii. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.
   e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.
   f. Verify projected sanitary sewer demand shown in Table 5.
   g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

3. *Urban Sprawl Analysis*
   a. Response to 163.3177(6)(a)9.a.(V): Applicant should further address how the application would "*protect agricultural areas, including... passive agricultural activities and dormant... farmlands...*", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
   b. Response to 163.3177(6)(a)9.a.(IX):
      i. Applicant should further address how the proposed amendment would "*provide a clear separation between rural and urban uses*", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
      ii. Applicant should clarify the statement that "*the city limits between Alachua and unincorporated Alachua County provide a clear sepearation (sic) between lands designated for rural and urban uses.*" The City municipal boundary does not serve as an urban boundary.
   c. Response to 163.3177(6)(a)9.a.(XIII): Please clarify response to the primary indicator which states that an amendment must not "result in the loss of significant amounts of functional open space."
      i. Applicant's response states the site "*does not function as public open space*" (primary indicator does not address public or private ownership).
      ii. Applicant's response should consider functional connections which may or may not be present between the subject property and other areas of functional open space.

4. *Needs Analysis*
   a. In the Needs Analysis, the applicant states, "*... a similar realistic net increase in dwelling units is expected.*" Additionally, in response to Section 163.3177(6)(a)(8)c., F.S., the applicant states that the amendment would "*...provide a similar overall number of dwelling units.*" The application summary, however, notes the proposed FLUM designations would permit an additional 127 dwellings, which over 125% of that presently permitted.
   b. Applicant may wish to reference City of Alachua report entitled *Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future*, which provides population projections for the City of Alachua.
   c. Section 163.3177(6)(a)4., F.S., discusses the amount of land designated for residential uses to accommodate permanent and seasonal residents. The applicant's response to Section 163.3177(6)(a)4., F.S., does not address this criteria. Please address.
   d. There is a typographical error two paragraphs above the matrix ("FLU") on page 13.

5. *Miscellaneous*
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
   b. Figure 3 and Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

Site-Specific Amendment to the Official Zoning Atlas

1. *Comprehensive Plan Consistency Analysis*

   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "*...will provide a wide variety of residential housing options in the City of Alachua*".
   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "*...will not increase the impacts of lighting upon the surrounding area*".
   e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
   f. In response to Policy 1.4.f.1. of the FLUE:
      1. Please clarify the reference to the "HighPoint Crossing master plan".
      2. There is a typographical error in the final line of the response.
   g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
   h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
   i. Please address the following GOPs, which are applicable to the subject property:
      1. Objective 5.2, Policy 5.2.a, FLUE;
      2. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
      3. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

2. *Concurrency Analysis*

   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
   b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
   c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
   d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress ***and*** those on which the development's impacts are 5% or greater of the MSV of the roadway.

ii. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
   1. CR 235A South;
   2. CR 241 (from south City Limit to CR 235); and,
   3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

iii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

iv. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.

e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

f. Verify projected sanitary sewer demand shown in Table 5.

g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

i. Include analysis demonstrating that impacts to improved passive park space will not degrade recreation level of service.

3. *Standards for Site-specific amendments to the Official Zoning Atlas*

a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references "onsite premature development". Please clarify.

b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1) (e)).

c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.

d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

4. *Miscellaneous*

a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.

b. Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,

Justin Tabor, AICP
Principal Planner

Adam Hall, AICP
Planner

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

City of Alachua
Development Review Team (DRT) Meeting

Project Name: HighPoint Crossing LSCPA & Rezoning

Meeting Date: August 22, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Justin Tabor	jtabor@cityofalachua.com	CoA	386-418-6100x107
Adam Hall	ahall@cityofalachua.com	CoA	386-418-6100x108
Ryan Thompson	ryant@chw-inc.com	CHW	352-331-1976
Kathy Winburn	kwinburn@coa.com	COA	386-418-6100x125

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 6, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review for:
- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Thompson:

On July 31, 2018 the City of Alachua received your applications for the Highpoint Crossing LSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential on Parcel Nos. 03049-000-000 and 03049-003-000 and the amendment of the Official Zoning Atlas from Commercial Intensive (CI), Residential Multiple Family-8 (RMF-8), and Residential Single Family-4 (RSF-4) to Commercial Intensive (CI), Corporate Park (CP), Residential Multiple Family-15 (RMF-15), and Residential Single-Family -4 (RSF-4) on Parcel Nos. 03049-000-000 and 03049-003-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please submit this information by 5 PM on **Monday, August 13, 2018** to ensure adequate staff time to review.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following for the LSCPA application:

1. **CPA Attachment #4**: Needs Analysis.
   Action Needed to Address Deficiency: Submit an analysis which addresses the necessity for an increase in proposed FLUM Designations. Reference § 163.3177(1)(f)3., §163.3177(6)(a)4., and §163.3177(6)(a)8., Florida Statutes.

2. **CPA Attachment #7:** Mailing Labels.
   Action Needed to Address Deficiency: Mailing labels for the following parcels were not provided: 03053-020-064; 03053-020-067; 03053-020-069. Submit three (3) sets of mailing labels for the parcels identified above.

Please address the following for the Rezoning application:

1. **Rezoning Attachment #D.3**: Concurrency Impact Analysis:
   a. Level of Service standard for potable water is 275 gallons per ERU per day.
      Action Needed to Address Deficiency: Please revise analysis to meet or exceed this standard.
   b. Level of Service analysis for recreation appears to be incomplete.
      Action Needed to Address Deficiency: Please provide an analysis of recreational impacts and demonstrate Level of Service will be met.

2. **Rezoning Attachment #D.5.ii:** Consistent with Ordinances:
   Per Section 2.2.17 of City of Alachua Land Development Regulations, subdivisions may not be processed concurrently with a site specific amendment to the Official Zoning Atlas. Portions of the property subject to the proposed zoning amendment are currently under review as a part of the Highpoint Crossing subdivision.

3. **Rezoning Attachment #6:** Mailing Labels.
   Action Needed to Address Deficiency: Mailing labels for the following parcels were not provided: 03053-020-064; 03053-020-067; 03053-020-069. Submit three (3) sets of mailing labels for the parcels identified above.

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,

Justin Tabor, AICP
Principal Planner

Adam Hall, AICP
Planner

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

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

HIGH POINT CROSSING

REZONING

– Application Package

~~July 31, 2018~~

REVISED September 4, 2018

Prepared for:
City of Alachua Planning & Zoning Department

Prepared on behalf of:
Alachua A One LLC

Prepared by:
CHW

PN# 16-0506.02

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

Application Package
Table of Contents

1. **Cover Letter**
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

September 4, 2018

Adam Hall, AICP
City of Alachua Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615

Re: High Point Crossing – REVISED Large-scale Comprehensive Plan Amendment (Ls-CPA) and Rezoning Applications
(A Portion of Tax Parcel No. 03049-000-000)
Alachua, Florida

Dear Adam,

These applications were amended per the Development Review Team review letter received on August 22. Responses to this letter is included in a memo attached to this letter. Revised application materials include:

- Justification Reports; and
- Map Set.

Although not required components of Ls-CPA or Rezoning applications, we will submit boundary sketches to accompany the legal descriptions to meet the City's request in DRT comments Ls-CPA 5.a and Rezoning 4.a. As discussed with City of Alachua Planning & Zoning Department staff during the DRT meeting, these documents are not ready at the time of this resubmittal, but will promptly be provided once available.

The intent of these applications is to permit an apartment complex closer to approved infrastructure and located on a smaller portion of land to enhance overall land use efficiency and to permit a larger variety of nonresidential uses than what is currently permitted. Onsite development will occur consistent with the City of Alachua Comprehensive Plan goals, objectives, and policies and Land Development Regulations (LDR).

We trust these resubmittals are sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW

C. Ryan Thompson, AICP
Planning Project Manager

MEMORANDUM

High Point Crossing – Ls-CPA and Rezoning

16-0506

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From:	Ryan Thompson, AICP, Planning Project Manager
Date:	September 4, 2018
RE:	Response to DRT Comments Received August 22, 2018

The following are responses to comments received from the City of Alachua Development Review Team (DRT) on August 22, 2018. City DRT comments are in normal font while responses are in **bold** font.

Large Scale Comprehensive Plan Amendment

1. Comprehensive Plan Consistency Analysis
   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.

The term "master planned" has been addressed and/or removed throughout the application. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.

   b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category" ...will provide a wide variety of residential housing options in the City of Alachua", particularly how this is supportive of the request.

This comment has been addressed in Section 5 of the report on pages 22-23. High density housing increases the variety of housing types and housing price-points within the City limits.

   c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.

This comment has been addressed in Section 5 of the report on pages 23-24. A cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.

   d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development" ...will not increase the impacts of lighting upon the surrounding area".

This comment has been addressed in Section 5 of the report on pages 24 and 28. Required design standards, per City LDR §6.4, address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.

   e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.

This comment has been addressed in Section 5 of the report on pages 25-26. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and

perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

f. In response to Policy 1.4.f1. of the FLUE:
   i. Please clarify the reference to the "High Point Crossing master plan".
   ii. There is a typographical error in the final line of the response.

This comment has been addressed in Section 5 of the report on page 27. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.

The typographical error has been corrected.

g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.

This comment has been addressed in Section 5 of the report on page 27. The City of Alachua LDR enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required.

h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.

This comment has been addressed in Section 5 of the report on page 29. The proposed ±28-acre land area does not permit residential uses.

i. Please address the following GOPs, which are applicable to the subject property:
   i. Objective 5.2, Policy 5.2.a, FLUE;
   ii. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
   iii. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

This comment has been addressed in Section 5 of the report on pages 29-30.

2. Concurrency Impact Analysis

a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.

This comment has been addressed in Section 3 of the report in Tables 2a-2b.

b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during

site plan review.

This comment has been addressed in Section 3 of the report on page 7.

c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

This comment has been addressed in Section 3 of the report. Potential facility impacts from both the overall and the net difference between existing and proposed entitlements have been calculated.

d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
   i. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
      1. CR 235A South;
      2. CR 241 (from south City Limit to CR 235); and,
      3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

This comment has been addressed in Section 3 of the report in Tables 3a-3j. The additional roadways have been added to the facilities impact analysis.

   ii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

This comment has been addressed in Section 3 of the report in Tables 2a-2b and 3a-3j.

   iii. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.

This comment has been addressed in Section 3 of the report on page 13.

e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

The reference has been removed on Tables 4a-4b and 5a-5b (pages 13-15). The formula for calculating impacts to potable water and sanitary sewer have been amended.

f. Verify projected sanitary sewer demand shown in Table 5.

This comment has been addressed in Tables 5a-5b and the projected sanitary sewer demand has been verified.

g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

This comment has been addressed in Section 3 of the report on pages 14-15. Both residential and nonresidential impacts have been analyzed.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

This comment has been addressed in Section 3 of the report on pages 16-17. Both overall and net impacts to public school facilities have been assessed.

3. Urban Sprawl Analysis

a. Response to 163.3177(6)(a)9.a.(V): Applicant should further address how the application would "protect agricultural areas, including... passive agricultural activities and dormant... farmlands...", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.

This comment has been addressed in Section 6 of the report on page 36. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

b. Response to 163.3177(6)(a)9.a.(IX):
   i. Applicant should further address how the proposed amendment would "provide a clear separation between rural and urban uses", particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
   ii. Applicant should clarify the statement that "the city limits between Alachua and unincorporated Alachua County provide a clear separation (sic) between lands designated for rural and urban uses." The City municipal boundary does not serve as an urban boundary.

This comment has been addressed in Section 6 of the report on page 37. High Point Crossing currently has urban FLU and zoning designations, including Commercial, Moderate Density Residential and Medium Density Residential. The site has direct access to a major arterial roadway (US 441), is located in the City's urban area, and is located adjacent to a major interchange (US 441/I-75). Approval of this application and the accompanying Rezoning application will further define the separation between urban and rural lands by encouraging urban-type development in a location that is supported by existing infrastructure, including major roadway access and City potable water and sanitary sewer.

c. Response to 163.3177(6)(a)9.a.(XI II): Please clarify response to the primary indicator which states that an amendment must not "result in the loss of significant amounts of functional open space."
   i. Applicant's response states the site "does not function as public open space" (primary indicator does not address public or private ownership).
   ii. Applicant's response should consider functional connections which may or may not be present between the subject property and other areas of functional open space.

This comment has been addressed in Section 6 of the report on page 38. High Point Crossing does not currently function as open space. Future development plans for the project site meet the minimum 10% open space required per LDR Table 6.7-1. Common open spaces shall be easily accessible by community residents and employees within the development. These areas will incorporate natural areas while enhancing native landscaping and removing invasive exotic species.

The project site does not have any significant natural systems or any functional environmental connections, such as connected wetlands, streams, or other significant habitats that need to be preserved following onsite development.

4. Needs Analysis
   a. In the Needs Analysis, the applicant states, "...a similar realistic net increase in dwelling units is expected." Additionally, in response to Section 163.3177(6)(a)(8)c., F.S., the applicant states that the amendment would " ...provide a similar overall number of dwelling units." The application summary, however, notes the proposed FLUM designations would permit an additional 127 dwellings, which over 125% of that presently permitted.

This comment has been addressed in Section 4 of the report on page 21.

   b. Applicant may wish to reference City of Alachua report entitled Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future, which provides population projections for the City of Alachua.

This comment has been addressed in Section 4 of the report on page 20. The City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future was used to address this statute.

   c. Section 163.3177(6)(a)4., F.S., discusses the amount of land designated for residential uses to accommodate permanent and seasonal residents. The applicant's response to Section 163.3177(6)(a)4., F.S., does not address this criteria. Please address.

This comment has been addressed in Section 4 of the report on pages 20-21. This statute discusses both residential and nonresidential needs for permanent and seasonal residents, as well as development patterns, all of which were addressed.

   d. There is a typographical error two paragraphs above the matrix ("FLU") on page 13.

This comment has been addressed in Section 4 of the report and the error has been fixed.

5. Miscellaneous
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.

Boundary sketches will be prepared to accompany the legal descriptions in the resubmittal package.

   b. Figure 3 and Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

This comment has been addressed in Figure 3 and Illustration 2b on page 6. Maps have been revised to accurately reflect the proposed FLU categories.

Site-Specific Amendment to the Official Zoning Atlas

1. Comprehensive Plan Consistency Analysis
   a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.

The term "master planned" has been addressed and/or removed throughout the application. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.

b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "...will provide a wide variety of residential housing options in the City of Alachua".

This comment has been addressed in Section 4 of the report on pages 19-20. High density housing increases the variety of housing types and housing price-points within the City limits.

c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.

This comment has been addressed in Section 4 of the report on pages 20-21. A cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.

d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "...will not increase the impacts of lighting upon the surrounding area".

This comment has been addressed in Section 4 of the report on pages 21 and 25. Required design standards, per City LDR §6.4, address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.

e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.

This comment has been addressed in Section 4 of the report on pages 22-23. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

f. In response to Policy 1.4.f.1. of the FLUE:
   1. Please clarify the reference to the "High Point Crossing master plan".
   2. There is a typographical error in the final line of the response.

This comment has been addressed in Section 4 of the report on page 24. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.

The typographical error has been corrected.

g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.

This comment has been addressed in Section 4 of the report on page 24. The City of Alachua LDR

enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required.

h. In response to Policy 1.4.1.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.

This comment has been addressed in Section 4 of the report on page 26. The proposed ±28-acre land area does not permit residential uses.

i. Please address the following GOPs, which are applicable to the subject property:
   1. Objective 5.2, Policy 5.2.a, FLUE;
   2. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
   3. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

This comment has been addressed in Section 4 of the report on pages 26-27.

2. Concurrency Analysis
   a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.

This comment has been addressed in Section 3 of the report in Tables 2a-2b.

b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.

This comment has been addressed in Section 3 of the report on page 7.

c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

This comment has been addressed in Section 3 of the report. Potential facility impacts from both the overall and the net difference between existing and proposed entitlements have been calculated.

d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
   ii. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
      1. CR 235A South;
      2. CR 241 (from south City Limit to CR 235); and,
      3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

This comment has been addressed in Section 3 of the report in Tables 3a-3j. The additional roadways have been added to the facilities impact analysis.

iii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

This comment has been addressed in Section 3 of the report in Tables 2a-2b and 3a-3j.

iv. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.

This comment has been addressed in Section 3 of the report on page 13.

e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

The reference has been removed on Tables 4a-4b and 5a-5b (pages 13-15). The formula for calculating impacts to potable water and sanitary sewer have been amended.

f. Verify projected sanitary sewer demand shown in Table 5.

This comment has been addressed in Tables 5a-5b and the projected sanitary sewer demand has been verified.

g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

This comment has been addressed in Section 3 of the report on pages 13-15. Both residential and nonresidential impacts have been analyzed.

h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

This comment has been addressed in Section 3 of the report on pages 16-17. Both overall and net impacts to public school facilities have been assessed.

i. Include analysis demonstrating that impacts to improved passive park space will not degrade recreation level of service.

This comment has been addressed in Section 3 of the report on pages 17-18. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

3. <u>Standards for Site-Specific Amendments to the Official Zoning Atlas</u>
   a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references "onsite premature development". Please clarify.

This comment has been addressed in Section 5 of the report on page 31. The High Point Crossing site is adjacent to the I-75/US 441 interchange with direct access to US 441 and City potable water and sanitary sewer. The site is within the City of Alachua's urbanized area and adjacent to other commercial and residential developments. By maximizing urban-scale development in this area will prevent premature development in rural areas within the City of Alachua.

b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1)(e)).

This comment has been addressed in Section 5 of the report on page 32. As shown in Figure 4, the proposed location for each onsite zoning designation has been strategically positioned to be compatible with either adjacent uses or abutting FLU and zoning designations. The proposed RSF-4 area will abut existing single-family detached residential and agricultural uses. The intended RMF-15 district will be adjacent to previously-approved infrastructure and internal to High Point Crossing. Lands proposed for CI Zoning will be located adjacent to the remaining portions of High Point Crossing also possess Commercial FLU and CI Zoning designations. Finally, the Corporate Park designation will be adjacent to single-family, multi-family, and agricultural uses.

The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.

This comment has been addressed in Section 5 of the report on page 33. High Point Crossing is located adjacent to the Heritage Oaks subdivision and multiple commercial/retail uses, all of which are currently served by City, County, and/or State roadways, as well as City of Alachua potable water and sanitary sewer systems. Onsite development shall connect to US 441 and City potable water and sanitary sewer. Proposed development will also include required open space and stormwater management facilities.

Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below level of service. If public facilities and services are unavailable or inadequate to support proposed development, necessary improvements to address needs directly related to the proposed development will be made.

d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

This comment has been addressed in Section 5 of the report on pages 33-34. As shown in Figure 6 in this report, no significant environmental features such as FEMA floodplains, NWI wetlands, or protected habitats were identified within the ±97.23-acre site. There is a wetland located ±267 ft. from the project

site's southern boundary on a portion of High Point Crossing that is not subject to this application. The wetland and associated 35' minimum buffer (required by Policy 1.10h of the Comprehensive Plan Conservation and Open Space Element) is completely contained within a designated conservation area on a pending final plat for the remainder of High Point Crossing.

4. Miscellaneous
   a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.

Boundary sketches will be prepared to accompany the legal descriptions in the resubmittal package.

   b. Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

This comment has been addressed in Illustration 2b on page 6. Maps have been revised to accurately reflect the proposed FLU categories.

L:\2016\16-0506\Planning\City-County\180904 Resubmittal\MEMO_180904_Response to Comments.docx

Application Package
Table of Contents

1. Cover Letter
2. **Application**
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

City of ALACHUA

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: High Point Crossing Ls-CPA and Rezoning
2. Address of Subject Property: 16119 NW US HWY 441
3. Parcel ID Number(s): A Portion of 03049-000-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Commercial, Medium Density Residential, and Moderate Density Residential
6. Existing Zoning Designation: CI, RMF-8, and RSF-4
7. Proposed Zoning Designation: CI, CP, RMF-15, and RSF-4
8. Acreage: ±97.23 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): CHW Title: N/A

   Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW

   Mailing address: 11801 Research Dr.

   City: Alachua State: Florida ZIP: 32615

   Telephone: ( ) 352-331-1976 FAX: ( ) e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Alachua A One LLC

   Mailing Address: 15260 NW 147th Drive, Suite 100

   City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No

   If yes, list names of all parties involved:

   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.)

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

C. Ryan Thompson

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 10th day of Aug, 2018, by C. Ryan Thompson, who is/are personally known to me, or who has/have produced _____ as identification.

KELLY JONES BISHOP
MY COMMISSION # FF 167278
EXPIRES: February 4, 2019
Bonded Thru Notary Public Underwriters

Kelly Jones Bishop

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. Application
3. **Property Owner Affidavit**
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16119 NW US Hwy 441; 16113 NW US Hwy 441

Parcel ID Number(s): 03049-000-000 and 03049-003-000

Acreage: ±127.01 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One LLC

Mailing Address: 15260 NW 147th Drive, Suite 100

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: CHW Title: N/A

Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: _____ e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment and Rezoning

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.

James McCauley

Signature of Applicant

Signature of Co-applicant

James McCauley

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 30 day of July, 2018 by James McCauley, who is/are personally known to me, or who has/have produced FDL as identification.

Signature of Notary Public, State of FLORIDA

TERRY J FIKE
MY COMMISSION #GG000071
EXPIRES: JUN 08, 2020
Bonded through 1st State Insurance

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. **Sketch and Legal Descriptions**
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DATE: August 9, 2018
CLIENT: Dr. James McCauley
PROJECT NO: 16-0506
DESCRIPTION FOR: Highpoint Crossing – Commercial Land Use

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 430.45 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°18'09" EAST, 47.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'19", AN ARC DISTANCE OF 47.29 FEET TO THE END OF SAID CURVE; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 167.04 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 429.37 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2.11 ACRES, MORE OR LESS.

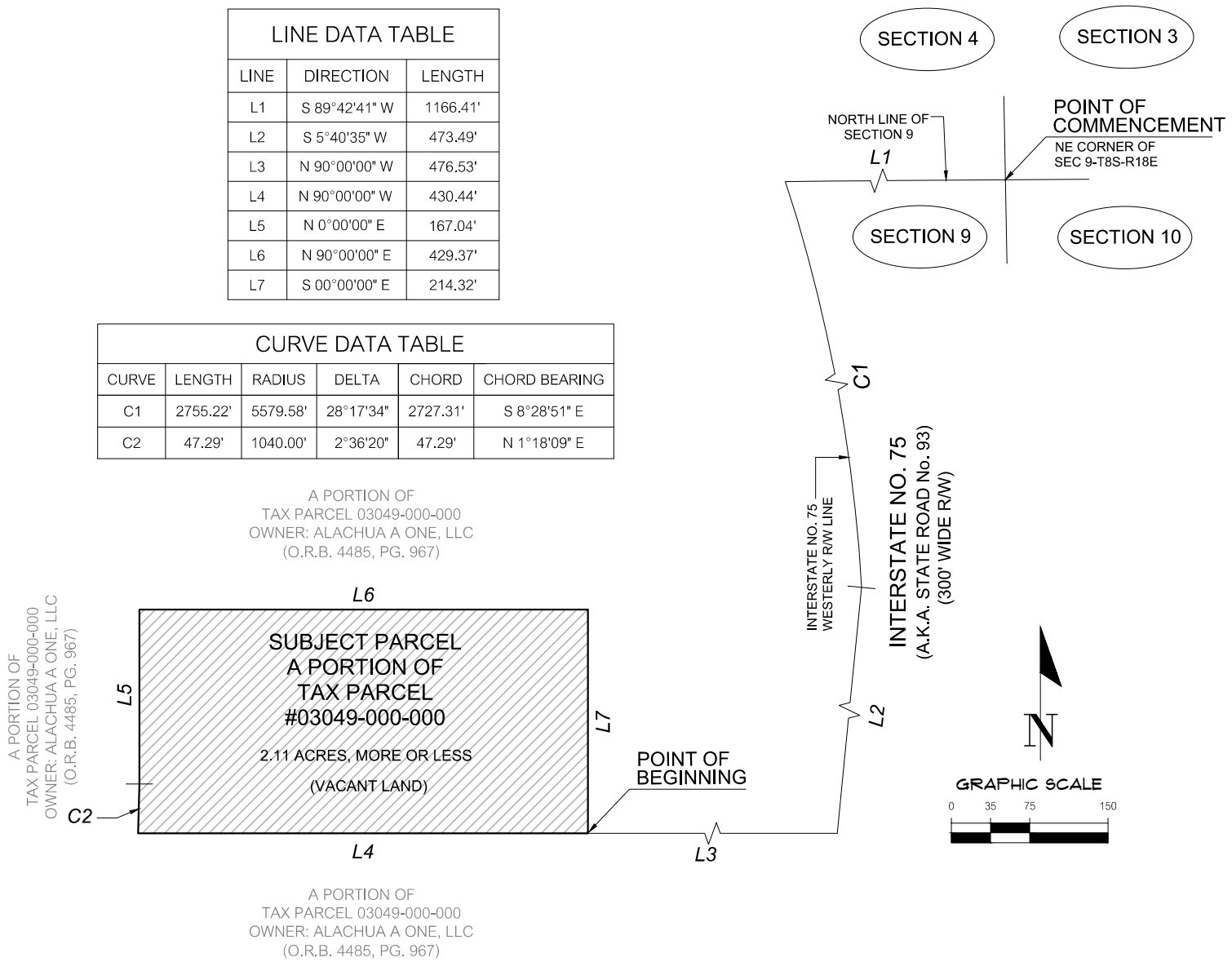
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	S 5°40'35" W	473.49'
L3	N 90°00'00" W	476.53'
L4	N 90°00'00" W	430.44'
L5	N 0°00'00" E	167.04'
L6	N 90°00'00" E	429.37'
L7	S 00°00'00" E	214.32'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	2755.22'	5579.58'	28°17'34"	2727.31'	S 8°28'51" E
C2	47.29'	1040.00'	2°36'20"	47.29'	N 1°18'09" E



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 05°40'35" W FOR THE WEST RIGHT OF WAY LINE OF INTERSTATE 75.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO. 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 09-11-2018
TECHNICIAN: NAD
CHECKED BY: AHH
PROJECT NUMBER: 16-0506

SCALE: 1" = 150'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: May 25, 2018
CLIENT: Alachua A One LLC
PROJECT NO: 16-0506.02
DESCRIPTION FOR: High Point Crossing – Corporate Park Land Use

(A portion of Alachua County Tax Parcel 03049-000-000)
A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

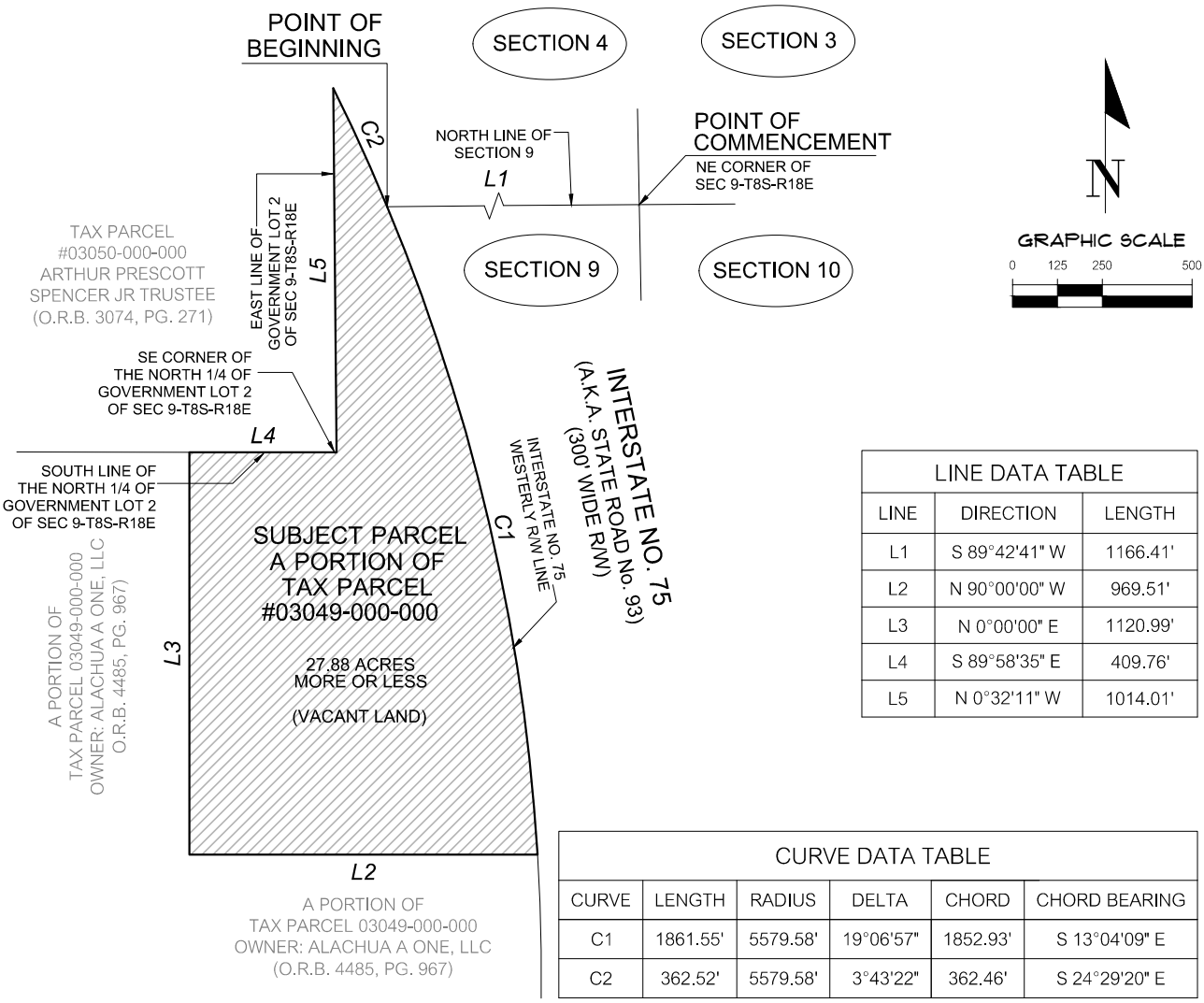
FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE **POINT OF BEGINNING** AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 27.88 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	N 90°00'00" W	969.51'
L3	N 0°00'00" E	1120.99'
L4	S 89°58'35" E	409.76'
L5	N 0°32'11" W	1014.01'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1861.55'	5579.58'	19°06'57"	1852.93'	S 13°04'09" E
C2	362.52'	5579.58'	3°43'22"	362.46'	S 24°29'20" E

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 05°40'35" W FOR THE WEST RIGHT OF WAY LINE OF INTERSTATE 75.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO.: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 09-11-2018
TECHNICIAN: NAD
CHECKED BY: AHH
PROJECT NUMBER: 16-0506

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: May 25, 2018
CLIENT: Alachua A One LLC
PROJECT NO: 16-0506.02
DESCRIPTION FOR: High Point Crossing – High Density Residential Land Use

(A portion of Alachua County Tax Parcel 03049-000-000)
A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

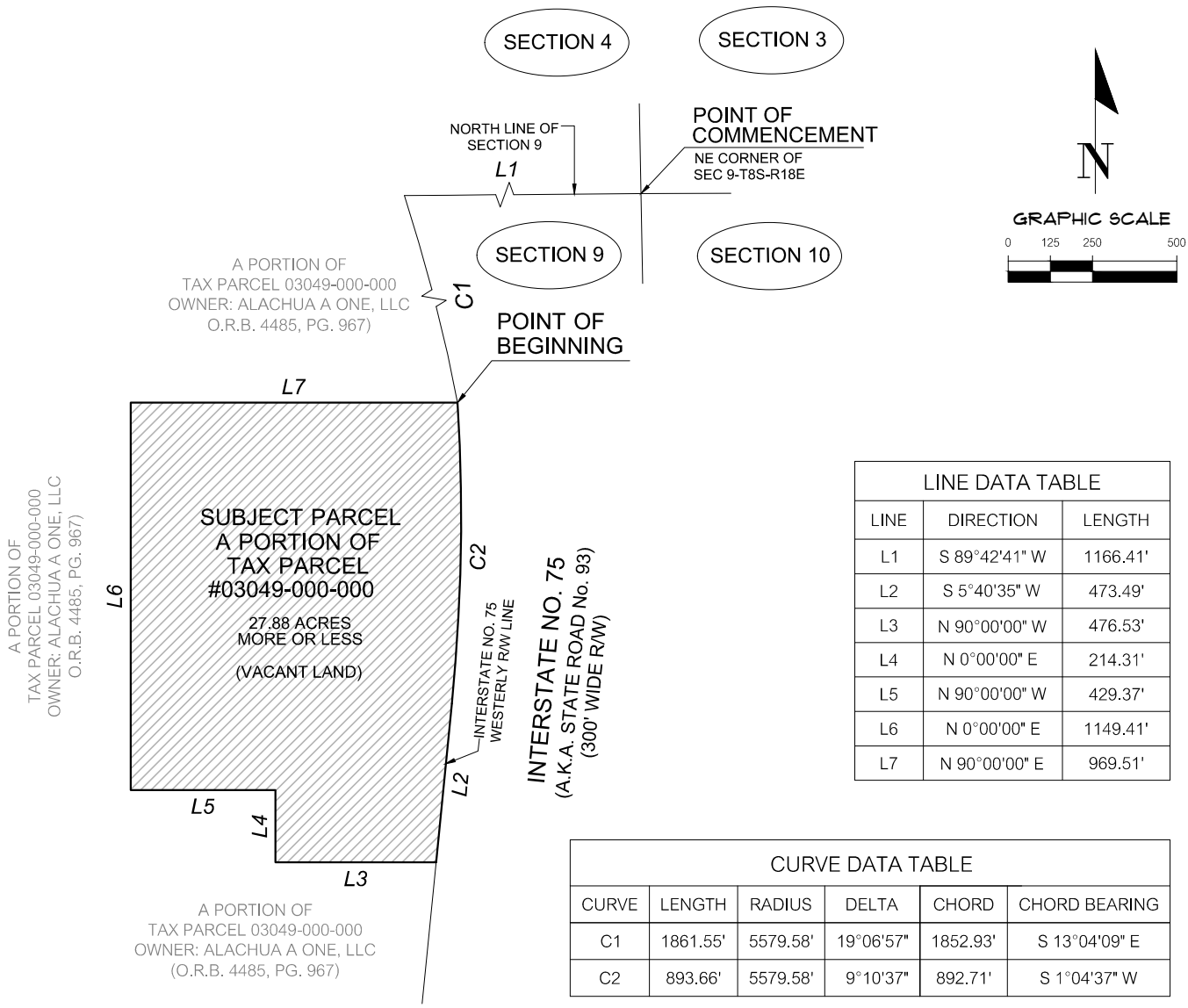
FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID CURVE AND WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 09°10'37", AN ARC LENGTH OF 893.67 FEET (CHORD BEARING AND DISTANCE OF SOUTH 01°04'37" WEST, 892.71 FEET) TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 429.37 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1149.40 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 969.51 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 27.88 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	S 5°40'35" W	473.49'
L3	N 90°00'00" W	476.53'
L4	N 0°00'00" E	214.31'
L5	N 90°00'00" W	429.37'
L6	N 0°00'00" E	1149.41'
L7	N 90°00'00" E	969.51'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1861.55'	5579.58'	19°06'57"	1852.93'	S 13°04'09" E
C2	893.66'	5579.58'	9°10'37"	892.71'	S 1°04'37" W

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 05°40'35" W FOR THE WEST RIGHT OF WAY LINE OF INTERSTATE 75.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO.: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 09-11-2018
TECHNICIAN: NAD
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: May 25, 2018
CLIENT: Alachua A One LLC
PROJECT NO: 16-0506.02
DESCRIPTION FOR: High Point Crossing – Moderate Density Residential Land Use

(A portion of Alachua County Tax Parcel 03049-000-000)
A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

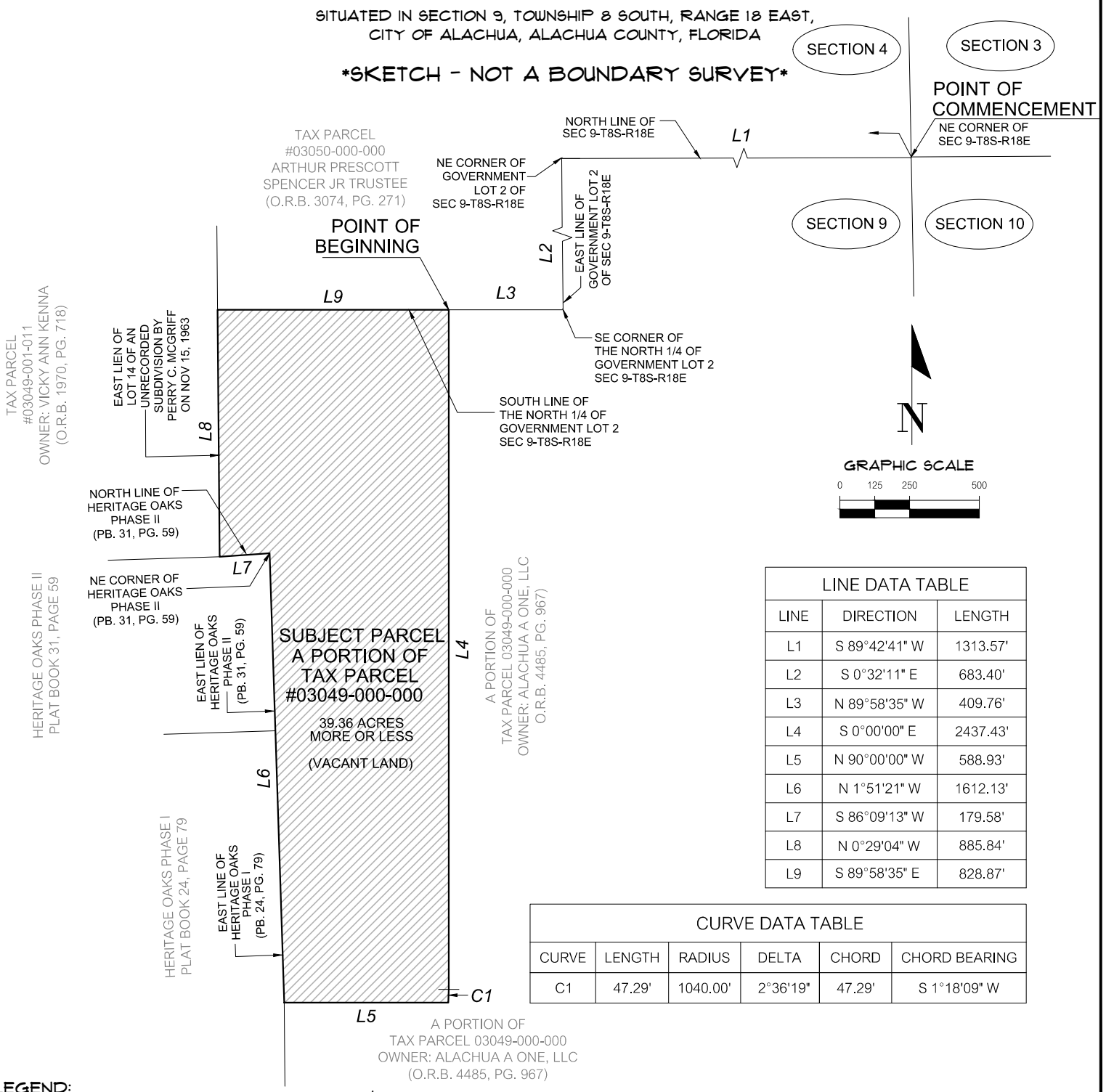
FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1313.57 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 9; THENCE SOUTH 00°32'11" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 683.40 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF SAID LOT 2; THENCE NORTH 89°58'35" WEST, ALONG THE SOUTH LINE OF THE NORTH ¼ OF SAID LOT 2, A DISTANCE OF 409.76 FEET TO THE **POINT OF BEGINNING;** THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 2437.43 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°18'09" WEST, 47.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°26'19", AN ARC DISTANCE OF 47.29 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 588.93 FEET TO THE EAST LINE OF HERITAGE OAKS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 01°51'21" WEST, ALONG THE SAID EAST LINE OF HERITAGE OAKS PHASE 1 AND THE EAST LINE OF HERITAGE OAKS PHASE 2 (RECORDED IN PLAT BOOK 31, PAGE 59), DISTANCE OF 1612.13 FEET TO THE NORTHEAST CORNER OF SAID HERITAGE OAKS PHASE 2; THENCE SOUTH 86°09'13" WEST, ALONG THE NORTH LINE OF HERITAGE OAKS PHASE 2, A DISTANCE OF 179.58 FEET TO THE EAST LINE OF LOT 14 OF AN UNRECORDED SUBDIVISION BY THE PERRY C. MCGRIFF COMPANY DATED NOVEMBER 15, 1963; THENCE NORTH 00°29'04" WEST, ALONG THE EAST LINE OF SAID LOT 14, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 885.84 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 828.87 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 39.36 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1313.57'
L2	S 0°32'11" E	683.40'
L3	N 89°58'35" W	409.76'
L4	S 0°00'00" E	2437.43'
L5	N 90°00'00" W	588.93'
L6	N 1°51'21" W	1612.13'
L7	S 86°09'13" W	179.58'
L8	N 0°29'04" W	885.84'
L9	S 89°58'35" E	828.87'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.29'	1040.00'	2°36'19"	47.29'	S 1°18'09" W

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 01°51'21" E FOR THE EAST LINE OF HERITAGE OAKS PHASE 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO. 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 09-11-2018
TECHNICIAN: NAD
CHECKED BY: AHH
PROJECT NUMBER: 16-0638

SCALE: 1" = 500'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1985 FLORIDA CA-5075

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3034727 5 PG(S)
December 30, 2016 09:53:01 AM
Book 4485 Page 971
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,759.00

This instrument prepared by and
after recording return to:

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 21st day of December, 2016, by MURPHY'S LOT, LLC, a Florida limited liability company and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership successor by conversion to Megahee Enterprises, Ltd., the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to ALACHUA A ONE LLC, a Florida limited liability company, the address for which is 15260 NW 147th Drive, Suite 100, Alachua, Florida 32615 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2016, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

MURPHY'S LOT, LLC, a Florida limited liability company

By: _____
Joan M. Jones, Manager

Witness Print Name: Benjamin Jais Brewer

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, Manager of MURPHY'S LOT, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☑ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

Print Name: Amanda Smith
Title: Notary Public BLE
Serial No. (if any) FF031626
Commission Expires: June 28 2017

Signed, sealed and delivered
in the presence of:

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

Witness Print Name: Benjamin James Browne

By: _____
Joan M. Jones
Its: General Partner

Witness Print Name: Robyn Montana

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who ☐ is personally known to me or ☑ has produced Florida DL as identification.

Notary Stamp

AMANDA SMITH
MY COMMISSION #FF031626
EXPIRES June 28, 2017
(407) 398-0153 FloridaNotaryService.com

68111

Print Name: Amanda Smith
Title: Notary Public
Serial No. (if any) FF031626
Commission Expires: June 28, 2017

PARCEL 1:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°5325" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYNG WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.

Property Search Results

The data displayed is the most curr ent data available to the Pr operty Appraiser .
Search Date: 5/9/2018 at 2:14:22 PM '

Printer Friendly Page

Par cel: 03049-000-000 GIS Map

Taxpayer:	ALACHUA A ONE LLC	Legal:	E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971
Mailing:	15260 NW 147TH DR STE 100 ALACHUA, FL 32615		
9-1-1 Addr ess:	16119 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	09-08-18		
Pr operty Use:	05500 - Tmbr Si 80-89		
Tax Jurisdiction:	Alachua 1700		
Ar ea:	8-18 Rural		
Subdivision:	PlaceHolder		

Year	Property Use	Land Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferr ed Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Tmbr Si 80-89	722300	2486700	0	0	2486700	0	722300	722300	0	0	722300	722300
2016	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000
2015	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000
2014	Tmbr Si 80-89	134300	2685200	0	0	2685200	0	134300	134300	0	0	134300	134300
2013	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2012	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2011	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2010	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2009	Tmbr Si 80-89	135000	338100	0	0	338100	0	135000	135000	0	0	135000	135000
2008	Tmbr Si 80-89	149800	338100	0	0	338100	0	149800	0	0	0	149800	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	RSF-4		Acre	35
Timber 2	CI		Acre	99.26

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

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/23/2016	100	V	U	4485	0967	MS	Official Public Record
12/21/2016	2537000	V	Q	4485	0971	MS	Official Public Record
09/28/1998	100	V	U	2209	2650	MS	Official Public Record
09/28/1998	100	V	U	2209	2647	MS	Official Public Record
09/28/1998	100	V	U	2209	2644	MS	Official Public Record
09/28/1998	100	V	U	2195	2886	MS	Official Public Record
09/28/1998	100	V	U	2195	2883	MS	Official Public Record
09/28/1998	100	V	U	2195	2880	MS	Official Public Record
12/28/1984	100	V	U	1582	1576	MS	Official Public Record

Link to TaxCollector Record

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

John Power TAX COLLECTOR Serving Alachua County

2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03049 000 000 Parcel details Latest bill Full bill history

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2018-03-06 $16,719.81
Receipt # 17-0122652

Owner : ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615
Situs : Unassigned Location RE

Account number : 03049 000 000
Alternate Key : 1011474
Millage code : 1700
Millage rate : 23.1480

Assessed value : 722,300
School assessed value : 722,300
Unimproved land value : 722,300

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : $16,719.81
Non-ad valorem : $0.00
Total Discountable : 16719.81
No Discount NA VA: 0.00
Total tax :

Legal description

E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971

Location

Book, page, item : 4485-0971-
Geo number : 09-08-18-03049000000
Range : 18
Township : 08
Section : 09
Neighborhood : 233200.00
Use code : 05500
Total acres : 134.260

© 1997–2018, Grant Street Group . All rights reserved.

Help - Contact us - Terms of service - Tax Collector home

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Workshop Materials**
7. Justification Report
8. Attachments
    a. School Concurrency Form
    b. Map Set

Mailed Memorandum

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

MEMORANDUM

To: The Neighbors of 16119 NW US-441 (NW Quadrant of US-441/I-75 interchange)

From: Ryan Thompson, AICP, Project Manager 16-0506

Date: Tuesday, May 8, 2018

RE: Neighborhood Workshop Public Notice

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

Date: Wednesday, May 23, 2018

Time: 6:00 p.m.

Place: CHW
11801 Research Dr.
Alachua, FL 32615

Contact: Ryan Thompson, AICP, Project Manager
(352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

03053-010-052
CAMPBELL MICHAEL PATRICK & ADRIENEE MARIE
16644 NW 165TH TER
Alachua FL 32615

03053-010-050

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA FL 32615

03053-010-037
FLOYD & RUTTENBER
16518 NW 166TH RD
ALACHUA FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE FL 32606

03053-010-051
HARRIS AARON A
16609 NW 166TH DR
ALACHUA FL 32615

03049-002-000
MILLIKEN, ROBERT P
16091 NW US HIGHWAY 441
ALACHUA FL 32615

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA FL 32616

03053-010-018
WALLACE CHARLES E & PATRICIA A
16621 NW 165TH LN
ALACHUA FL 32615

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE FL 32308

03053-010-054
SCHULTZ, RICHARD B & CECILIA
1171 APPIAN WAY
SANTA ANA CA 92705

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH FL 32118

03061-004-001
T & H PROPERTY GROUP LLC
300 SW 143RD ST
NEWBERRY FL 32669

03049-001-000
DONOFRIO, JACQULYN MARIE
5810 SW 164TH TER
SOUTHWEST RANCHES FL 33331-1397

03053-002-000
PATEL, INDIRA K
8706 SADDLEHORN DR
IRVING TX 75063

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA FL 32615

03053-010-010
BOUTON MATTHEW J & AMBER M
16631 NW 165TH TER
ALACHUA FL 32615

03017-002-000
SPENCER, ARTHUR PRESCOTT JR TR
4145 STATE RD 11
DELAND FL 32724

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA FL 32615-4992

03053-010-011
GRAY BRIAN S & MISTY D
16611 NW 165TH TER
ALACHUA FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA FL 32615

03053-010-014
FORD NATHANIEL M III & TIROSHSA T
16515 NW 165TH TER
ALACHUA FL 32615

03053-010-015
MITCHELL CHARLES E & NANCY E
16530 NW 165TH TER
ALACHUA FL 32615

03053-010-034

03053-010-035

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
Alachua FL 32615

03053-010-049
MEADOWS & MEADOWS
16649 NW 166TH DR
ALACHUA FL 32615-4996

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA FL 32615

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03050-000-000
SPENCER, ARTHUR PRESCOTT JR TR
4145 STATE RD 11
DELAND FL 32724

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA FL 32615

03053-020-056
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA FL 32615

03053-020-063
RICHMAN & RICHMAN-SANFORD H/W
16778 NW 166TH DR
ALACHUA FL 32615

03053-020-059
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-062
VISION CONSTRUCTION INC
3201 NW 202ND ST
NEWBERRY FL 32669

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA FL 32615

03053-020-055
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA FL 32615-4863

03053-020-060
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-070
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-057
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-061
KARA BOLTON HOMES INC
9145 SW 49TH PL STE A
Gainesville FL 32608

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA FL 32615

03053-010-000
HERITAGE OAKS PROPERTY, OWNERS
PO BOX 969
Alachua FL 32615

03053-020-000
HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA FL 32615

03053-001-008
ALACHUA COUNTY FARM BUREAU INC
14435 NW US HIGHWAY 441 STE 20

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03053-001-002
TALAL PROPERTIES LTD & TAREK PROPERTIES LTD
1326 E LUMSDEN RD
BRANDON FL 33511

03053-001-010
THE CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG FL 33701

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA FL 32615

03053-001-009
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03053-001-001
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT OF TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

03053-020-064
VISION CONSTRUCTION INC
3201 NW 202ND ST
NEWBERRY FL 32669

03053-020-067
LILKENDEY JAMES H &
FRANCES C
16819 NW 167TH ST
ALACHUA FL 32615

03053-020-069
GALLMAN BRITTANY F &
MATTHEW C
16879 NW 167TH ST
ALACHUA FL 32615

Newspaper Advertisement

NATION & WORLD

Putin vows to boost Russian economy

Russian president begins fourth term by pushing economical relief, development

By Jim Heintz
The Associated Press

Vladimir Putin, center, speaks Monday during his inauguration ceremony for a new term as Russia's president, with Constitutional Court Chairman Valery Zorkin, left, and Valentina Matviyenko, speaker of the Federation Council, Russian parliament's upper chamber, right, next to him in the Grand Kremlin Palace in Moscow, Russia. [ALEXANDER ZEMLIANICHENKO/THE ASSOCIATED PRESS]

MOSCOW – Vladimir Putin on Monday launched his fourth term as president with an ambitious call to vault Russia into the top five global economies by developing its technological products and agricultural exports.

Putin, who has sought to restore Russia's military and diplomatic prominence on the world stage, focused almost entirely on domestic issues in his speech after taking the oath of office in a vast, vaulted Kremlin hall glittering with gold leaf.

Improving the economy following a recession partly linked to international sanctions will be a primary goal of his next six-year term, Putin said.

"Russia should be modern and dynamic, it should be ready to accept the call of the times," he said in his inauguration speech to thousands of guests standing in three halls of the Grand Kremlin Palace.

Putin later issued an extensive decree calling for "acceleration of the technological development of the Russian Federation" and "creation of a high-performance export-oriented sector in the basic sectors of the economy, primarily in manufacturing and the agro-industrial sector."

The 65-year-old former KGB agent, who has led Russia for all of the 21st century either as president or prime minister, has been criticized for inadequate efforts to diversify the economy from its dependence on oil and gas exports or develop the manufacturing sector.

Russia's economy was hit hard by low world oil prices and sanctions connected to Moscow's 2014 annexation of Crimea and military involvement in the separatist uprising in eastern Ukraine, with the ruble losing half its value between 2014 and 2016.

The country recorded an anemic improvement in 2017, with gross domestic product rising 1.5 percent and the ruble recovering some of its value. But the currency dropped about 8 percent again last month after new U.S. sanctions.

In the decree, he foresaw Russia becoming one of the world's top five economies by the end of his term in 2024. That would require boosting GDP by some 50 percent; Russia currently places about 12th in rankings of world economies.

Putin made only a brief reference to global affairs in his speech, saying "Russia is a strong, active, influential participant in international life. The security and defense capability of the country is reliably ensured. We will give these matters the necessary constant attention."

He acknowledged that the challenges facing Russia were formidable "but we all remember well that, for more than 1,000 years of history, Russia has often faced epochs of turmoil and trials, and has always revived as a Phoenix, reached heights that others could not."

Putin was re-elected in March with 77 percent of the vote.

He became acting president on New Year's Eve 1999 following the surprise resignation of Boris Yeltsin and won election to his first four-year term in 2000. Re-elected in 2004, he left office in 2008 because of term limits, but was named prime minister and continued to steer the country from that office. He returned as president in 2012 when the post was extended to six years.

Monday's pomp-filled inauguration was covered in assiduous detail on state television. It showed Putin working at his desk in his shirt sleeves, then donning a suit coat to begin a long, solitary walk through the corridors of the Kremlin's Senate building before boarding a limousine for a short drive to the Grand Kremlin Palace.

Thousands of guests stood in the three halls for the inauguration. One of the most prominent was former German Chancellor Gerhard Schroeder, who is now chairman of Russia's state oil company Rosneft and one of the most prominent Western voices arguing for an end to sanctions against Russia.

Schroeder stood with Prime Minister Dmitry Medvedev, and Putin prominently shook hands with him after the speech.

After the ceremony, Putin issued an order formally dissolving the Cabinet but nominated Medvedev to serve again as prime minister. The pro-Putin United Russia party that dominates the parliament said it would back Medvedev in a vote Tuesday, Russian news agencies reported.

Medvedev in turn made nominations for several deputy prime ministers, notably including Finance Minister Anton Siluanov as first deputy premier.

DATELINES

CANNES, FRANCE

A group of police officers takes part in a security exercise on the steps leading to the Palais des Festivals, Monday in Cannes, southern France. On the eve of the 71st Cannes Film Festival, the festival's director said the festival would improve the male-to-female ratios of its selection committees, name more women as jury president and, in the future, select more films directed by women. Its jury president this year is Cate Blanchett. [VIANNEY LE CAER/INVISION/THE ASSOCIATED PRESS]

ANKARA, TURKEY

A Turkish soldier guards the entrance to the prison complex Monday in Aliaga, Izmir province, western Turkey, where jailed US pastor Andrew Craig Brunson is appearing on his trial at a court inside the complex. The 50-year-old evangelical pastor from North Carolina faces up 35 years in prison in Turkey, on charges that he aided terror groups and engaged in espionage. The pastor denies any wrongdoing. [DHA-DEPO PHOTOS VIA THE ASSOCIATED PRESS]

BOSTON

Students walk past the "Great Dome" atop Building 10 on the Massachusetts Institute of Technology campus in Cambridge, Mass. The Massachusetts Supreme Judicial Court ruled Monday that MIT cannot be held responsible for the 2009 death of graduate student Han Nugyen, who killed himself. His family's lawsuit said that the school knew he was a suicide risk and could have prevented his death. [CHARLES KRUPA/THE ASSOCIATED PRESS FILE PHOTO]

LAGOS, NIGERIA
Nigeria military helps rescue Boko Haram hostages

More than 1,000 people held captive in northeastern Nigeria by the jihadi group Boko Haram have been rescued, Nigeria's military said Monday.

The hostages, which consisted mainly of women and children, were rescued from four villages in the Bama area of Borno State, military spokesman Brig. Gen. Texas Chukwu said. Among the rescued were some men who had been forced to become Boko Haram fighters, he said.

Nigeria's military conducted the operation with allies from the Multinational Joint Task Force, according to Chukwu.

He wouldn't give details of when the rescues took place or over what period of time.

BASEL, SWITZERLAND
Scientist, 104, arrives in Switzerland to die

A 104-year-old Australian scientist arrived Monday in Switzerland before his planned assisted suicide, unbowed about his intentions and hopeful that his premeditated death will send a message to legislators back home.

Petting a dog in a warm welcoming crew at Basel's airport, David Goodall answered reporters' questions after coming in from visiting relatives in Bordeaux, France, over the weekend.

"I am glad to arrive," Goodall said from a wheelchair. "The message I would like to send is: Once one passes the age of 50 or 60, one should be free to decide for oneself whether one wants to go on living or not."

MADISON, WIS.
UW-Madison to cover signs with KKK connections

The University of Wisconsin-Madison will cover over two signs in its Memorial Union for areas named after alumni with affiliations to the Ku Klux Klan.

The Wisconsin Union Council's decision came last month following the release of a report examining the history of the white supremacist group on campus, The Wisconsin State Journal reported.

The Fredric March Play Circle and the Porter Butts Gallery will have their signs covered and be referred to as the "Play Circle" and "The Gallery," according to a council resolution. The areas are named after actor Fredric March and artist Porter Butts, who belonged to a group connected with the KKK.

A federal appeals court on Monday blocked a lawsuit against Baltimore's top prosecutor filed by five police officers who said she maliciously investigated and charged them in the death of a black man who suffered a fatal spinal injury in custody.

The Richmond, Virginia-based 4th U.S. Circuit Court of Appeals overturned a ruling by a lower court judge, court records show. That judge had allowed key parts of the lawsuit against Baltimore State's Attorney Marilyn Mosby to go forward.

Mosby's lawyers had argued that as a prosecutor, she has immunity from the lawsuit.

The court agreed.

The Associated Press

RICHMOND, VA.
Court blocks officers' suit in Freddie Gray case

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single family, and commercial uses.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, May 23, 2018
Location: CHW, 13801 Research Dr., Alachua, FL 32615
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW

SELL YOUR DIABETIC TEST STRIPS
TO SOMEONE YOU CAN TRUST
WE ARE THE ORIGINAL
"QUICK CASH FOR TEST STRIPS"
SERVING DIABETICS NATIONWIDE FOR 6 YEARS
PAYING TOP DOLLAR – CHECK OUR PRICES
CALL 800-979-8220 NOW
Quickcash4teststrips.com

BCG Meds
Save 30 - 80%
on your prescription medication

DRUG NAME	Qty (pills)	Price*
Viagra 100mg	88	32.04
Cialis 20mg	48	22.04
Spiriva 18mcg	90	32.56
Ventolin HFA 108mcg	200 ds	40.04
Flovent HFA 125mcg	360 ds	50.48
Xarelto 2mg	84	139.40
Eliquis 5mg	180	197.95
Zetia 10mg	84	104.16

we accept payment by check or e-check
CALL NOW & SAVE
888-884-6008
or visit www.bcgmeds.com
All pricing in U.S dollars and subject to change without notice. *Prices shown are for the equivalent generic drug if available*

Workshop Presentation

CHW
Professional Consultants

High Point Crossing

Large-scale Comprehensive Plan Amendment (Ls-CPA) & Rezoning

Neighborhood Workshop

May 23rd, 2018

Meeting Overview

CHW

The purpose of the neighborhood meeting:

- The City of Alachua requires all Ls-CPA and Rezoning applicants to host a neighborhood meeting;
- The purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process; and
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission.

Public Notification

CHW

MEMORANDUM

To: The Neighbors of 16119 NW US-441 (NW Quadrant of US-441/I-75 Interchange)
From: Ryan Thompson, AICP, Project Manager 16-0506
Date: Tuesday, May 8, 2018
RE: Neighborhood Workshop Public Notice

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

Date: Wednesday, May 23, 2018

Time: 6:00 p.m.

Place: CHW
11801 Research Dr.
Alachua, FL 32615

Contact: Ryan Thompson, AICP, Project Manager
(352) 331-1976

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

NATION & WORLD

Putin vows to boost Russian economy

DATELINES

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, May 23, 2018

Location: CHW, 11801 Research Dr., Alachua, FL 32615

Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW
Professional Consultants

Application Review Process

Neighborhood Workshop	May 23rd
Submit Ls-CPA & Rezoning Application	May 31st
Staff Review	June – July
Planning & Zoning Board Public Hearing	August 14th (Tentative)
City Commission First Reading (Transmittal Hearing)	September 10th (Tentative)
City Commission Second Reading (Adoption Hearing)	November 12th (Tentative)

Application Request

1. To amend the Future Land Use Map:

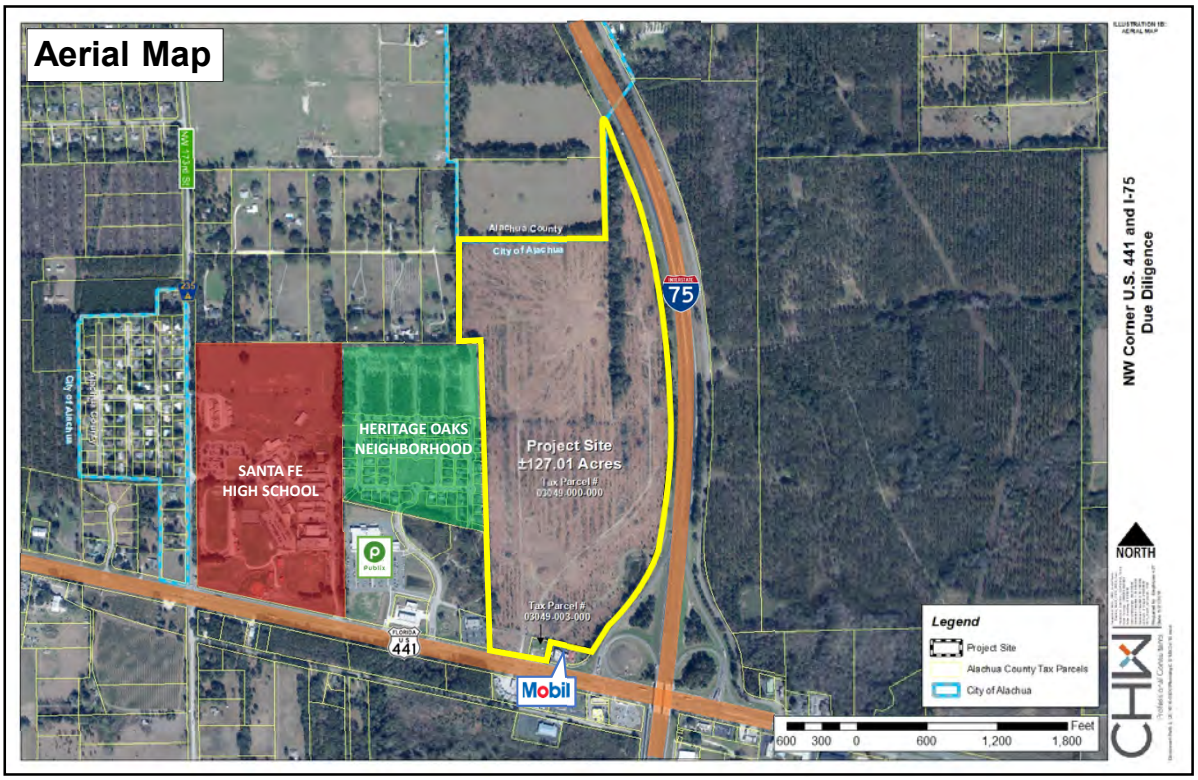
From:	To:
Commercial	Commercial
Medium Density Residential	High Density Residential
Moderate Density Residential	Moderate Density Residential
	Corporate Park

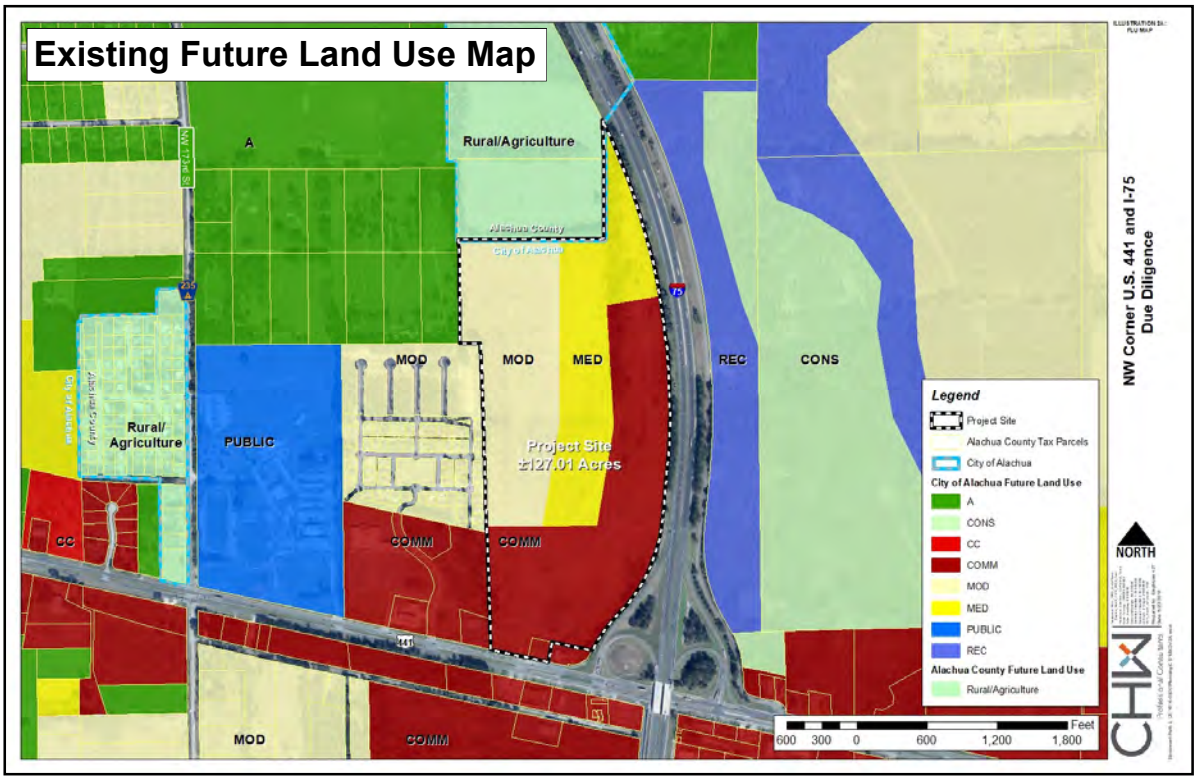
2. And, to amend the Official Zoning Atlas:

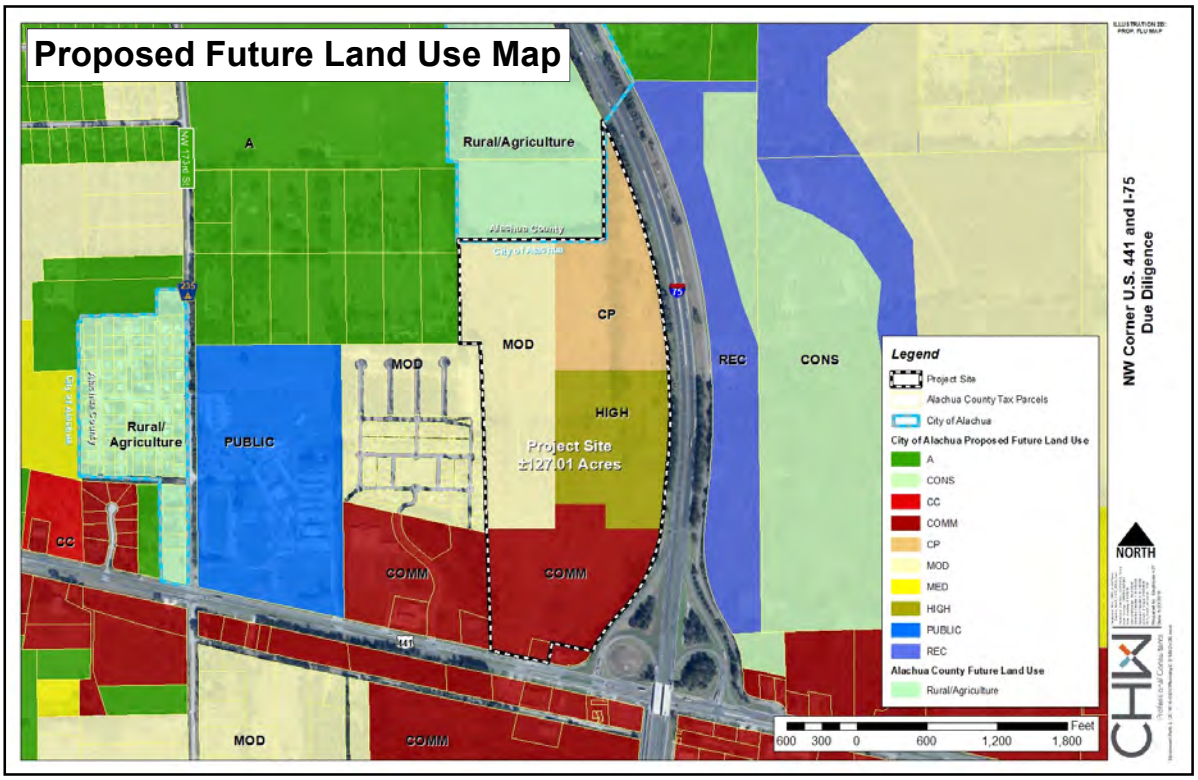
From:		To:	
CI	(±51-acres)	CI	(±32-acres)
RMF-8	(±36-acres)	RMF-15	(±28-acres)
RSF-4	(±40-acres)	RSF-4	(±39-acres)
		CP	(±28-acres)

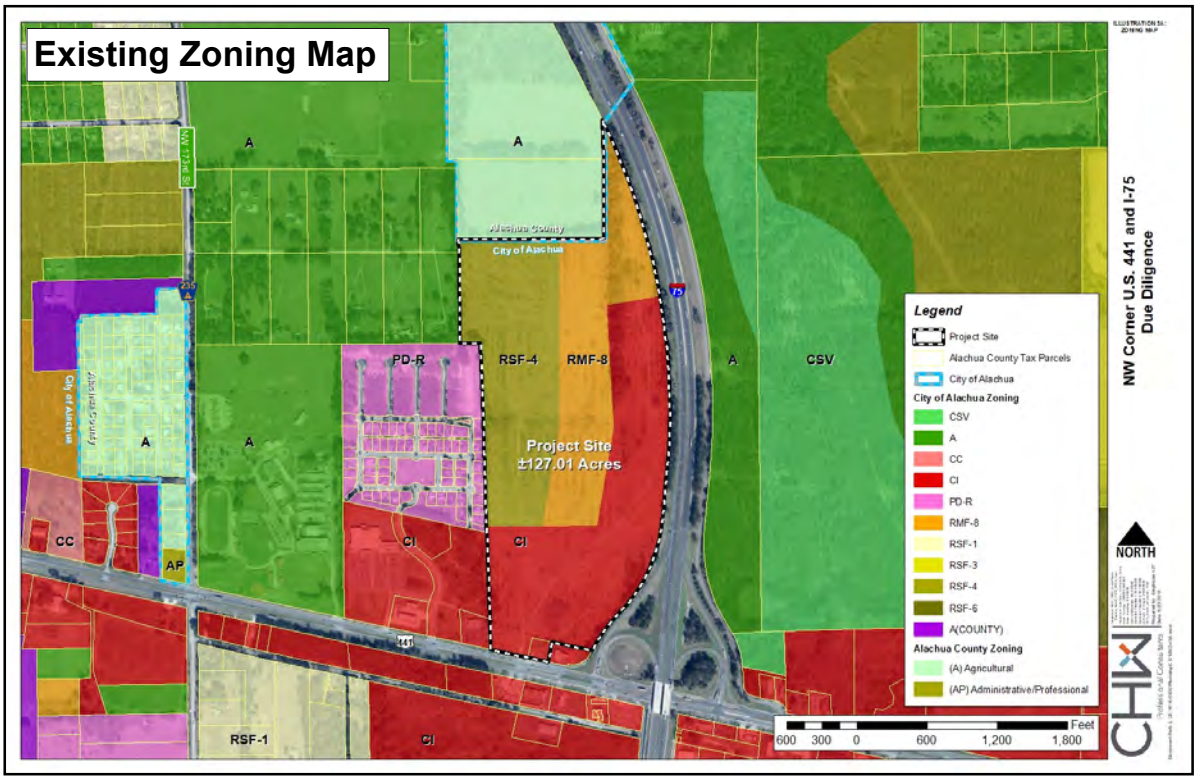
Application Intent

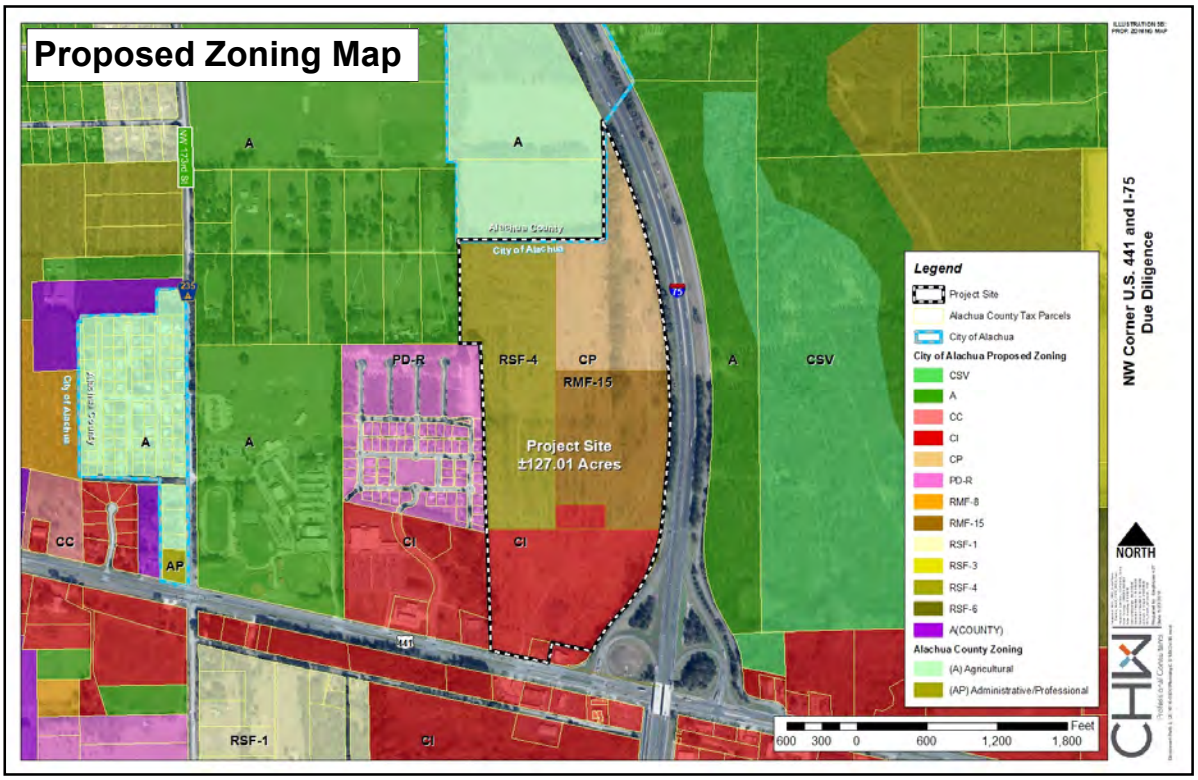
- **Intent**:
  - To enhance site compatibility with adjacent properties by locating single-family adjacent to single-family and multi-family interior to the site; and
  - To permit a more diverse selection of nonresidential uses, including office, research facility, light manufacturing, and warehousing.


Aerial Map
NW Corner U.S. 441 and I-75
Due Diligence
Alachua County
City of Alachua
HERITAGE OAKS
NEIGHBORHOOD
SANTA FE
HIGH SCHOOL
Project Site
±127.01 Acres
Tax Parcel #
03049-000-000
Tax Parcel #
03049-003-000
Publix
Mobil
441
75
NORTH
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
Feet
600 300 0 600 1,200 1,800

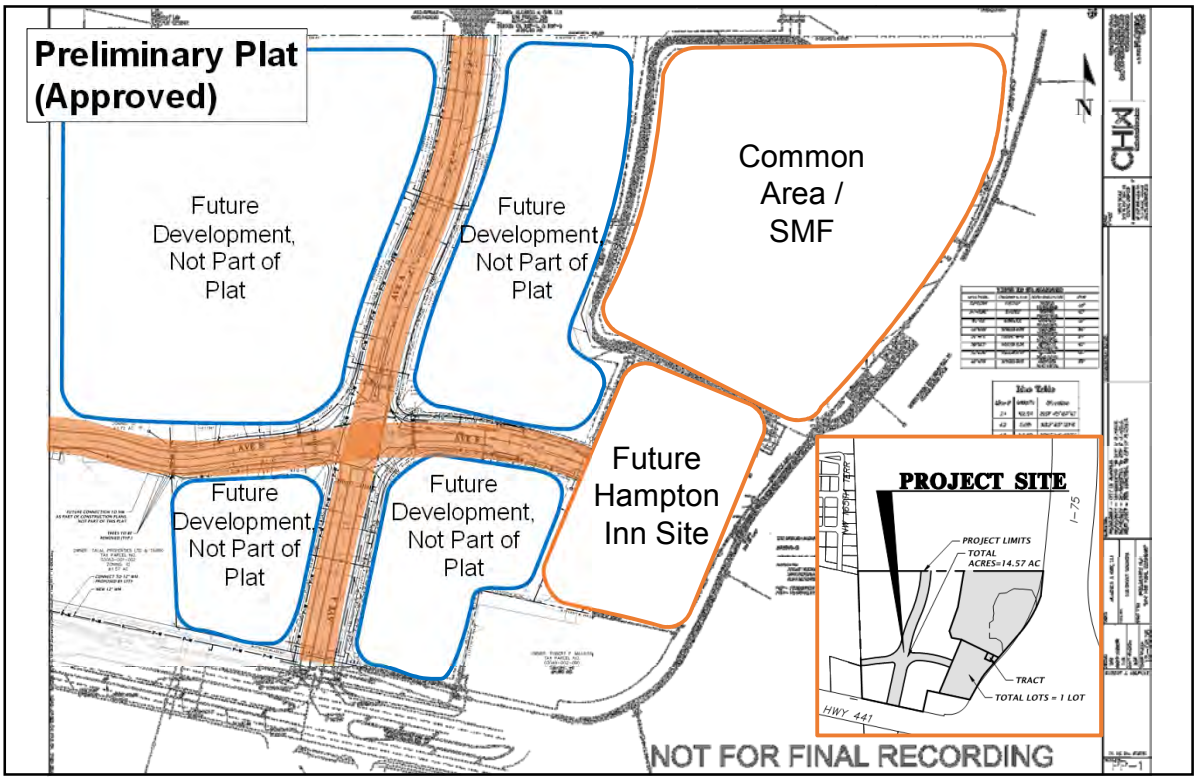

Existing Future Land Use Map
NW Corner U.S. 441 and I-75
Due Diligence
A
Rural/Agriculture
Rural/
Agriculture
PUBLIC
MOD
MOD
MED
REC
CONS
CC
COMM
COMM
MOD
COMM
Project Site
±127.01 Acres
441
75
NORTH
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
City of Alachua Future Land Use
A
CONS
CC
COMM
MOD
MED
PUBLIC
REC
Alachua County Future Land Use
Rural/Agriculture
Feet
600 300 0 600 1,200 1,800

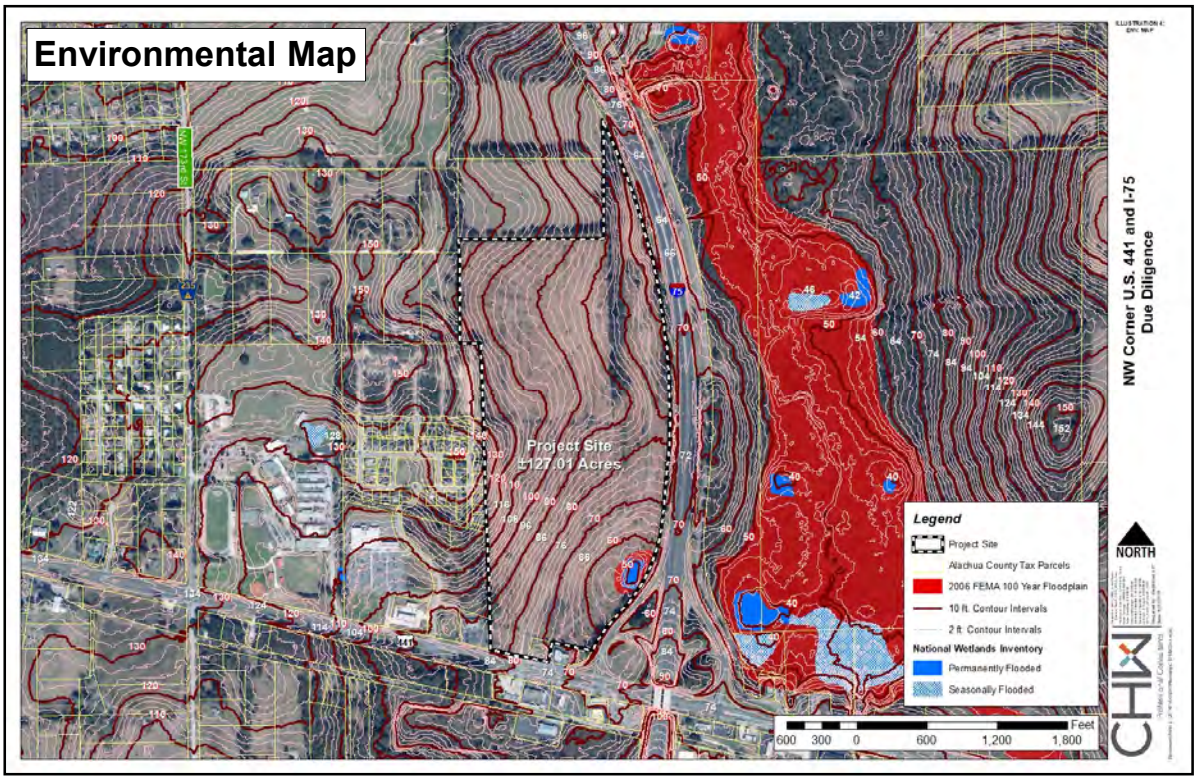

Proposed Future Land Use Map
A
Rural/Agriculture
Alachua County
City of Alachua
CP
MOD
MOD
REC
CONS
HIGH
Rural/
Agriculture
PUBLIC
Project Site
±127.01 Acres
CC
COMM
COMM
MOD
COMM
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
City of Alachua Proposed Future Land Use
A
CONS
CC
COMM
CP
MOD
MED
HIGH
PUBLIC
REC
Alachua County Future Land Use
Rural/Agriculture
Feet
600 300 0 600 1,200 1,800
NORTH
NW Corner U.S. 441 and I-75
Due Diligence

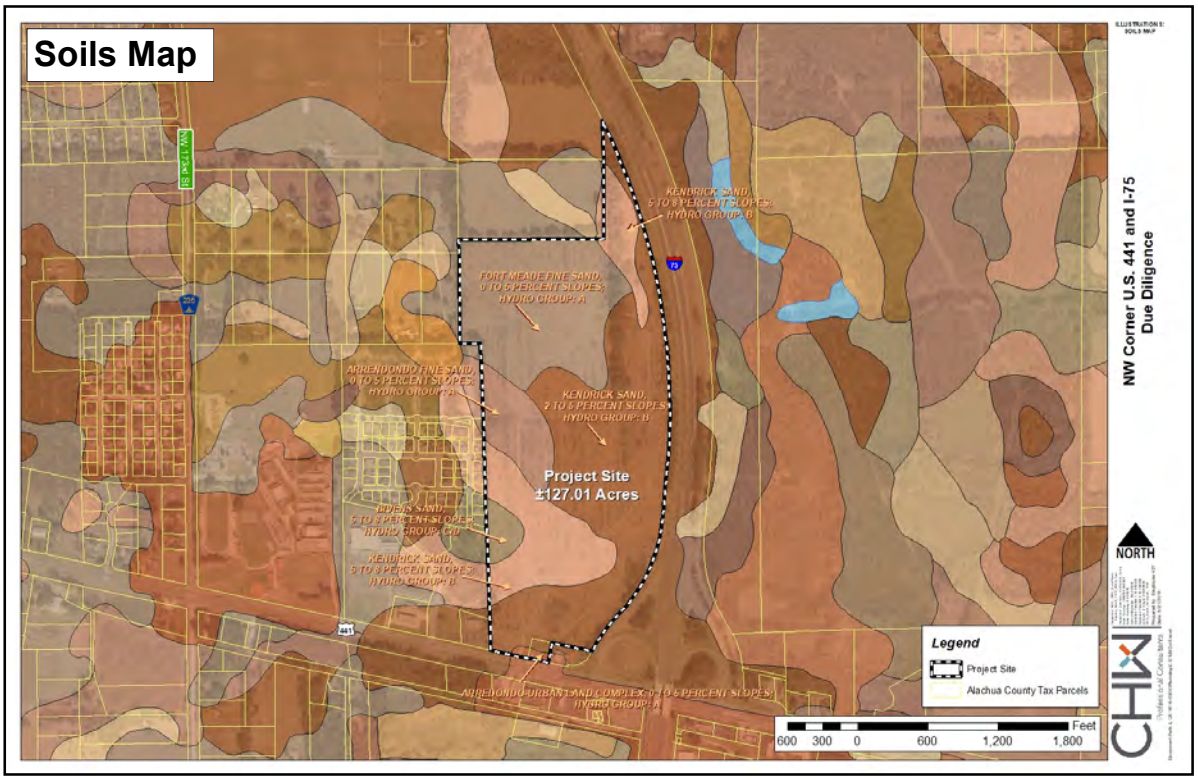

Existing Zoning Map
A
A
Alachua County
City of Alachua
PD-R
RSF-4
RMF-8
A
CSV
A
A
Project Site
±127.01 Acres
CC
AP
CI
CI
RSF-1
CI
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
City of Alachua Zoning
CSV
A
CC
CI
PD-R
RMF-8
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
Alachua County Zoning
(A) Agricultural
(AP) Administrative/Professional
Feet
600 300 0 600 1,200 1,800
NORTH
NW Corner U.S. 441 and I-75
Due Diligence


Proposed Zoning Map
A
Alachua County
City of Alachua
PD-R
RSF-4
CP
RMF-15
Project Site
±127.01 Acres
CSV
CC
AP
CI
RSF-1
441
75
Legend
Project Site
Alachua County Tax Parcels
City of Alachua
City of Alachua Proposed Zoning
CSV
A
CC
CI
CP
PD-R
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
Alachua County Zoning
(A) Agricultural
(AP) Administrative/Professional
Feet
600 300 0 600 1,200 1,800
NW Corner U.S. 441 and I-75
Due Diligence
NORTH
CHW

CHW
Professional Consultants


Preliminary Plat (Approved)
Future Development, Not Part of Plat
Future Development, Not Part of Plat
Common Area / SMF
Future Development, Not Part of Plat
Future Development, Not Part of Plat
Future Hampton Inn Site
PROJECT SITE
PROJECT LIMITS
TOTAL ACRES=14.57 AC
I-75
TRACT
TOTAL LOTS = 1 LOT
HWY 441
NOT FOR FINAL RECORDING


Environmental Map
Project Site
±127.01 Acres
Legend
Project Site
Alachua County Tax Parcels
2006 FEMA 100 Year Floodplain
10 ft. Contour Intervals
2 ft. Contour Intervals
National Wetlands Inventory
Permanently Flooded
Seasonally Flooded
NORTH
Feet
600 300 0 600 1,200 1,800
NW Corner U.S. 441 and I-75
Due Diligence


Soils Map
ILLUSTRATION 5:
SOILS MAP
NW Corner U.S. 441 and I-75
Due Diligence
US 441
SR 26
A
I-75
KENDRICK SAND, 2 TO 5 PERCENT SLOPES; HYDRO GROUP: B
FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES; HYDRO GROUP: A
ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES; HYDRO GROUP: A
KENDRICK SAND, 2 TO 5 PERCENT SLOPES; HYDRO GROUP: B
Project Site
±127.01 Acres
ROYALS SAND, 5 TO 8 PERCENT SLOPES; HYDRO GROUP: C/D
KENDRICK SAND, 5 TO 8 PERCENT SLOPES; HYDRO GROUP: B
441
ARREDONDO URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES; HYDRO GROUP: A
Legend
Project Site
Alachua County Tax Parcels
Feet
600 300 0 600 1,200 1,800
NORTH
CHW
Professional Consultants

Sign-In Sheet

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

SIGN-IN SHEET

Event: Neighborhood Meeting

Date/Time: May 23, 2018 at 6:00pm

Place: CHW, 11801 Research Drive, Alachua, FL

Re: High Point Crossing - Large-scale Comprehensive Plan Amendment and Rezoning

No.	Print Name	Street Address	Signature
1	Charles Wallace*	Heritage Oaks	[illegible]
2	Gene Weeling	16831 NW 166 DR Alachua, FL 32615 Heritage Oaks	Gene Weeling
3	Rita Weeling	"	Rita Weeling
4	Donald Bullard	16614 171 PL	[illegible]
5	Jan Osejo	16681 NW 165 TERR	Jan Osejo
6			
7			
8			
9			
10			
11			
12			
13	* Please send copies of roster and graphics to CE Wallace: c_e_wallace@hotmail.com		

Workshop Minutes

CHW Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

NEIGHBORHOOD MEETING MINUTES

High Point Crossing

Large-Scale Comprehensive Plan Amendment and Rezoning

May 23, 2018 AT 6:00 PM

CHW Office

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP; Celeste Lau

Community Members in Attendance: Five, including three households from the Heritage Oaks Subdivision and one household from a ±5-acre lot to the north.

CHW Planning Staff hosted the required Neighborhood Meeting for a Large-scale Comprehensive Plan Amendment (Ls-CPA) and a companion Rezoning application. During the meeting, CHW staff gave a brief presentation covering: the purpose of the meeting, the application's request and intent, public notification information, the application review process, various maps illustrating the project site's location and characteristics, and the preliminary plat approved for the hotel site and infrastructure along US 441.The following is a recount, prepared by CHW staff, of the discussions that occurred throughout the meeting:

Questions: Will access to the property be changed or altered as a result of development?
Response: Access to the site will not change. The site will retain the one access point from US 441 and have internal circulation throughout the site. Cross-access will be provided from the project site to the property directly to the west.

Comment: The traffic on US 441 is already an issue. It's also very dangerous at the intersection in front of Publix.

Question: Will you connect to the private road (NW 171 Place)?
Response: No, we will not be connecting to the private road adjacent to the project site.

Question: Will development of this project create a lot of traffic?
Response: When compared to the site's existing maximum development potential, the proposed uses project a reduction in the number of vehicle trips generated. As part of these applications, the city requires we look at trip generation that may result if the applications are approved.

Question: Who is going to improve the road to the west of the site (NW 167th Boulevard) and when will it occur?
Response: The roadway modifications will likely occur with the Farm Bureau site construction, which fronts NW 167th Boulevard.

Question: How many units will there be for the single-family and multi-family developments? The reason I ask this is because Santa Fe is one of the most over-populated high schools in Alachua and I'm afraid that this development will just add to that issue.
Response: The single-family residential area will have about 3-4 units per acre, or about 120 homes, and the multi-family portion of the site is proposed to have approximately 300 units. In addition, the County carefully looks at school capacity and monitors the number of additional students a new development will likely produce. With the application, we submit a School Concurrency Form that estimates the number of students a site will generate based on the number of units being proposed. The proposed amount of residential development is near identical to what is currently permitted by the site's existing FLU and zoning designation.

Request: Do not take away the tree line separating the project site from Heritage Oaks. Also, adding more trees would be great.
Response: The City requires buffers between non-compatible uses. No buffer is required between low density residential developments with similar lot sizes—even if they are located in different subdivisions. However, we are documenting your questions and concerns in our Neighborhood Meeting Minutes that will be submitted to the City along with our applications.

The meeting concluded at 6:35pm.

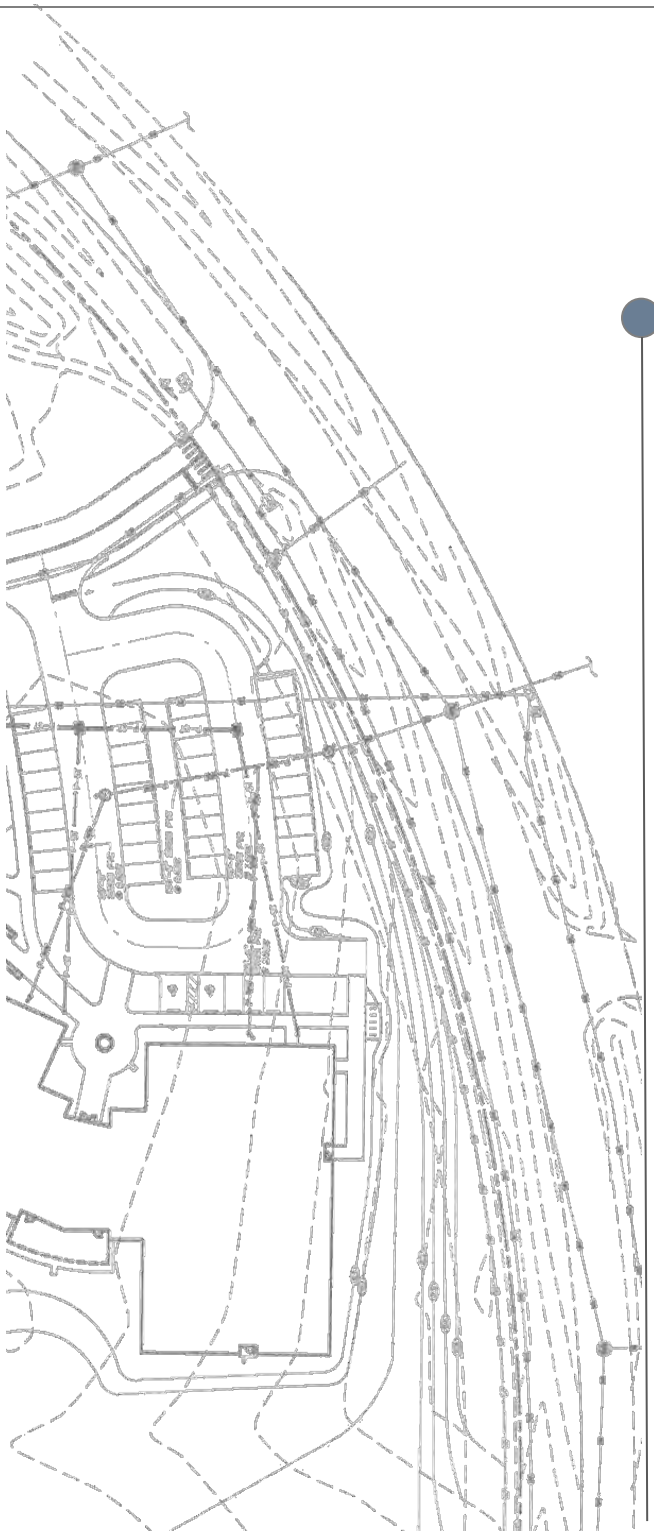
L:\2016\16-0506\Planning\Workshop\NHWS Minutes_180523.docx

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. **Justification Report**
8. Attachments
    a. School Concurrency Form
    b. Map Set

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM



High Point Crossing

Rezoning Application – Justification Report

~~July 31, 2018~~

REVISED September 25, 2018

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Alachua A One LLC

Prepared by:
CHW

PN# 16-0506.02
L:\2016\16-0506\Planning\Reports\RPT_16-0506_JR_REZ_180925.docx

Table of Contents

1. Executive Summary....1
2. Statement of Proposed Change....4
3. Impact Analysis....7
4. Consistency with City of Alachua Comprehensive Plan....20
5. Consistency with City of Alachua Land Development Regulations....32

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations....5
Table 2a: Projected Trip Generation....8
Table 2b: Projected Net Trip Generation....9
Tables 3a-e: Projected Impacts on Roadways....10-11
Tables 3f-j: Projected Net Impacts on Roadways....11-13
Table 4a: Projected Potable Water Impact....14
Table 4b: Projected Net Potable Water Impact....14
Table 5a: Projected Sanitary Sewer Impact....15
Table 5b: Projected Net Sanitary Sewer Impact....15
Table 6a: Projected Solid Waste Impact....16
Table 6b: Projected Net Solid Waste Impact....16
Table 7a: Projected Public School Demand....17
Table 7b: Projected Net Public School Demand....17
Table 8a: Projected Recreational Facilities Impact....18
Table 8b: Projected Net Recreational Facilities Impact....18
Table 8c: Projected Improved Passive Park Space Impact....18
Table 8d: Projected Net Improved Passive Park Space Impact....19

List of Illustrations

Figure 1: Aerial Map....4
Figure 2: Existing Future Land Use Map....5
Figure 3: Existing Zoning Map....6
Figure 4: Proposed Zoning Map....6
Figure 5: Soils Map....31
Figure 6: Environmental Map....35
Figure 7: Gateway Overlay District Map....36

1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Ryan Thompson, AICP, Project Manager
Date: ~~July 31, 2018~~ REVISED September 25, 2018
Re: High Point Crossing – Rezoning Application 16-0506.02

Jurisdiction: City of Alachua	**Intent of Application:** To allow for a mix of residential and nonresidential uses.
Location: 16119 NW US HWY 441	
Parcel Number: A portion of Alachua County Tax Parcel #03049-000-000	**Acres:** ±97.23 acres (ac) *(Source: CHW Survey Department)*
Existing Future Land Use (FLU) Classification: *Commercial (±21.2 ac) (0.5 FAR)* The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.	**Proposed Future Land Use (FLU) Classification:** *Commercial (±2.11 ac)* The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.
	Proposed Future Land Use (FLU) Classification: *Corporate Park (±27.88 ac)* This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors.
Existing Future Land Use (FLU) Classification: *Moderate Density Residential (±40 ac) (0-4 du/ac)* 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.	**Proposed Future Land Use (FLU) Classification:** *Moderate Density Residential (±39.36 ac)* 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.
Existing Future Land Use (FLU) Classification: *Medium Density Residential (±36 ac) (4-8 du/ac)* The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.	**Proposed Future Land Use (FLU) Classification:** *High Density Residential (±27.88 ac)* The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services

1. Executive Summary

Existing Zoning District: *CI: Commercial Intensive (±21.2 ac) (0.5 FAR)* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.	**Proposed Zoning District:** *CI: Commercial Intensive (±2.11 ac)* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. **Proposed Zoning District:** *CP: Corporate Park (±27.88 ac)* The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.
Existing Zoning District: *RMF-8: Residential Multiple Family District-8 (±36 ac) (4-8 du/ac)* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.	**Proposed Zoning District:** *RMF-15: Residential Multiple Family District-15 (±27.88 ac)* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.
Existing Zoning District: *RSF-4: Residential Single-Family-4 (±40 ac) (1-4 du/ac)* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions,	**Proposed Zoning District:** *RSF-4: Residential Single-Family-4 (±39.36 ac)* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is

parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.	7,500 square feet and the maximum density allowed is four dwelling units an acre.
Existing Max. Permitted Density: • RSF- 4: ±40 ac x 4 du/ac = ***160 dwelling units*** • RMF-8: ±36 ac x 8 du/ac = ***288 dwelling units*** • **Total: 448 dwelling units** **Existing Max. Permitted Intensity:** • CI: ±21.2 ac x 0.5 FAR x 43,560 sq. ft. = **461,736** ***sq. ft.***	
Proposed Max. Permitted Density: • RSF-4: ±39.36 ac x 4 du/ac = ***157 dwelling units*** • RMF-15: ±27.88 ac x 15 du/ac = ***418 dwelling units*** • **Total: 575 dwelling units** **Proposed Max. Permitted Intensity:** • CI: ±2.11 ac x 0.5 FAR x 43,560 sq. ft. = ***45,956 sq. ft.*** • CP: ±27.88 ac x 0.5 FAR x 43,560 sq. ft. = ***607,226 sq. ft.*** • **Total: 653,182 sq. ft.**	
Net Change Approval of this application will permit an increase in the net density/intensity of the site.	
Intent Permit an apartment complex closer to approved infrastructure and located on a smaller portion of land to enhance overall land use efficiency; and to permit a larger variety of nonresidential uses than what is currently permitted.	

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone a ±97.23 acre portion of Alachua County Tax Parcel 03049-000-000 from Commercial Intensive (CI), Residential Multiple Family District-8 (RMF-8), and Residential Single-Family-4 (RSF-4) to Commercial Intensive (CI), Corporate Park (CP), High Density Residential (RSF-15), and Residential Single-Family-4 (RSF-4). The subject property is located adjacent to Interstate 75 (I-75) and is accessed from US 441 (US 441) through the remainder of High Point Crossing, which is currently seeking final plat approval. An aerial is provided as Figure 1 that shows the site's location.

Figure 1: Aerial Map

The intent of this application is to permit zoning designations CI, CP, RSF-15, and RSF-4 to allow for an apartment complex closer to previously-approved infrastructure and at a higher density as well as to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks.

The proposed location for each onsite zoning designation has been strategically positioned to be compatible with either adjacent uses or abutting FLU and zoning designations. The proposed RSF-4 area will abut existing residential and agricultural uses. The intended RMF-15 district will be adjacent to High Point Crossing's commercial infrastructure that is currently seeking final plat approval. Lands proposed for CI Zoning will be located next to the remaining portion of Alachua County Tax Parcel #03049-000-000, which also possess Commercial FLU and CI Zoning designations. Finally, the Corporate Park designation will be adjacent to single-family, multi-family, and agricultural uses that are compatible with an office-oriented research park. To further increase compatibility with adjacent parcels and uses, landscaped buffers will be implemented

where deemed appropriate by the City of Alachua Land Development Regulations (LDR).

This application has been submitted concurrently with a Large-scale Comprehensive Plan Amendment application to ensure onsite Future Land Use (FLU) designations are consistent with the Zoning designations requested in this application. Existing FLU and Zoning designations of adjacent parcels are identified in Table 1 and illustrated in Figures 2 and 3 while the proposed onsite zoning is shown in Figure 4.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Rural/Agriculture (County)	A (County)
East	I-75/Recreation	I-75/A
South	Commercial	CI
West	Agriculture; Moderate Density Residential	A; PD-R

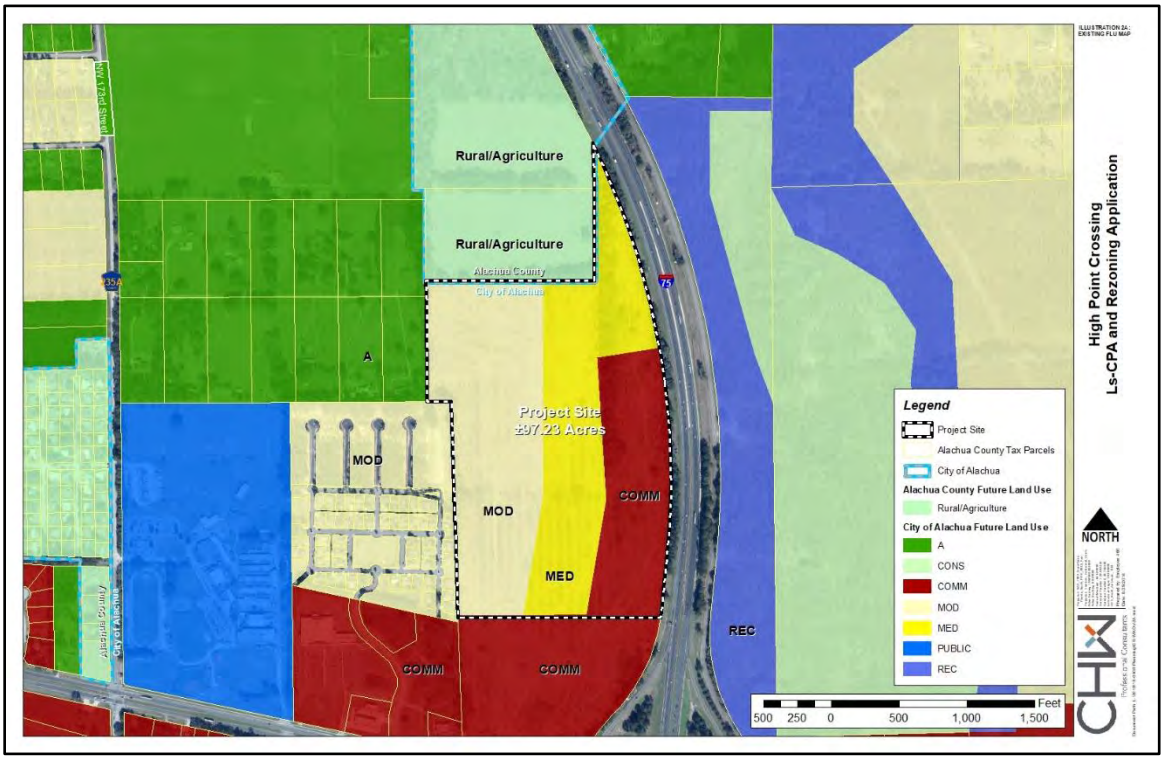


Figure 2: Existing Future Land Use Map

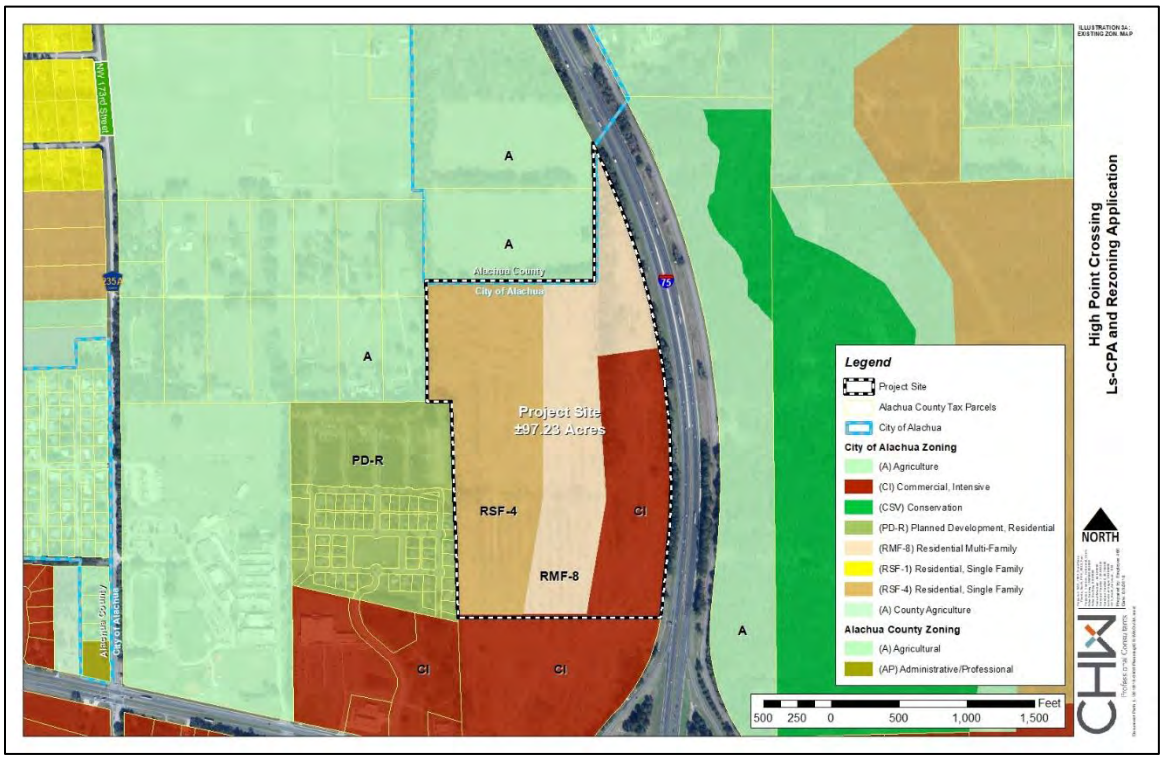


Figure 3: Existing Zoning Map

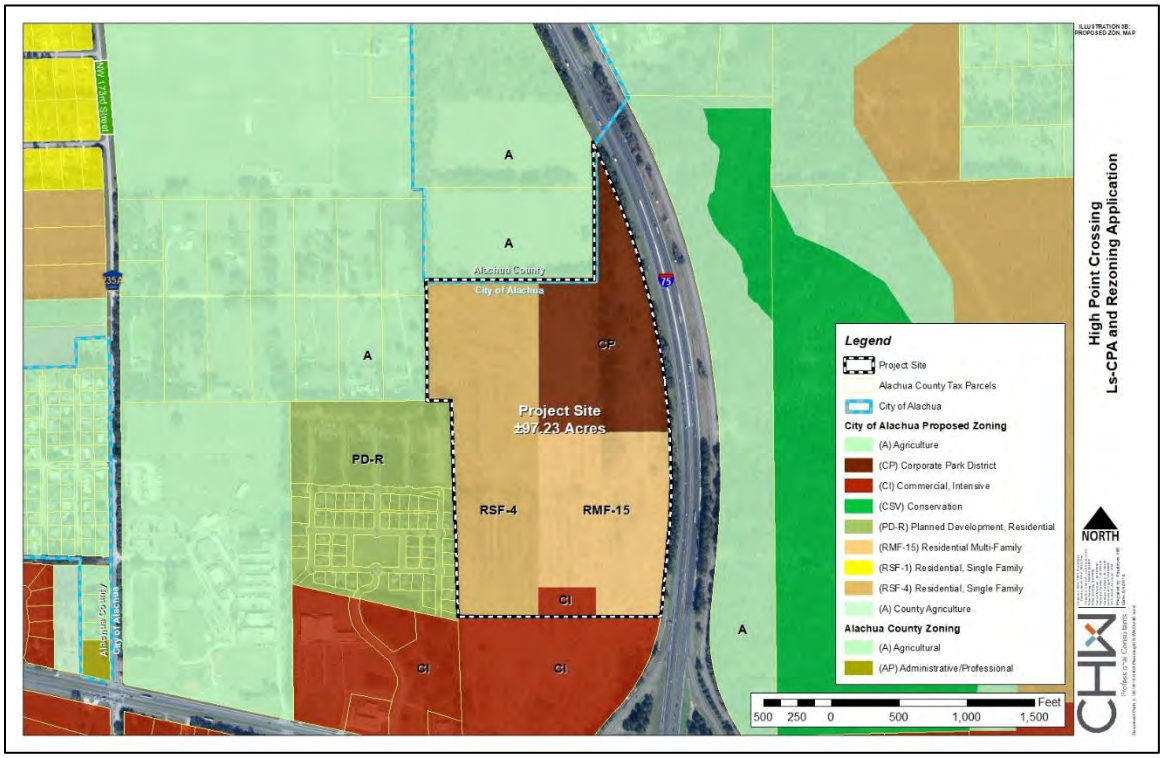


Figure 4: Proposed Zoning Map

3. IMPACT ANALYSIS

LEVEL OF SERVICE CONCURRENCY

This application requests to change the ±97.23-acre project site's existing Zoning designations from CI, RSF-4, and RMF-8 to CI, CP, RMF-15, and RSF-4. This section serves two purposes:

1. To estimate the site's *overall* anticipated demand on City infrastructure and services based on the maximum entitlements permitted by the subject property's proposed FLU designations; and
2. To determine whether the proposed entitlements have a greater or lower anticipated demand on City infrastructure and services by evaluating the *net difference* between the existing and proposed maximum entitlements.

Therefore, each of the City facilities are evaluated on both the *overall* maximum anticipated demands, as well as the *net difference* between the existing and proposed maximum anticipated demands. Proposed maximum entitlements are calculated below:

Existing Max. Permitted Density:

- RSF-4: ±40 ac x 4 du/ac = ***160 dwelling units***
- RMF-8: ±36 ac x 8 du/ac = ***288 dwelling units***

Existing Max. Permitted Intensity[1]:

- CI: ±21.2 ac x 0.5 FAR x 43,560 sq. ft. = ***461,736 sq. ft.***
    - Shopping Center: 461,736 sq. ft. x 0.5 of total area = **230,868 sq. ft.**
    - General Office: 461,736 sq. ft. x 0.5 of total area = **230,868 sq. ft.**

Proposed Max. Permitted Density:

- RSF-4: ±39.36 ac x 4 du/ac = ***157 dwelling units***
- RMF-15: ±27.88 ac x 15 du/ac = ***418 dwelling units***

Proposed Max. Permitted Intensity[1]:

- CI: ±2.11 ac x 0.5 FAR x 43,560 sq. ft. = ***45,956 sq. ft.***
    - Shopping Center: 45,956 sq. ft. x 0.5 of total area = **22,978 sq. ft.**
    - General Office: 45,956 sq. ft. x 0.5 of total area = **22,978 sq. ft.**
- CP: ±27.88 ac x 0.5 FAR x 43,560 sq. ft. = ***607,226 sq. ft.***
    - General Industrial: 607,226 sq. ft. x 0.25 of total area = **151,807 sq. ft.**
    - General Office: 607,226 sq. ft. x 0.4 of total area = **242,890 sq. ft.**
    - Research & Development Center: 607,226 sq. ft. x 0.35 of total area = **212,529 sq. ft.**

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Data for subsequent tables are from the City of Alachua July 2018 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

[1]The proposed uses under CI and CP FLU are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.

Roadways / Transportation

Table 2a: Projected Trip Generation

Land Use[1,2] (ITE)	Units[3]	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Single-Family Detached Housing (ITE 210)	157	9.44	1,482	0.74	116	0.99	155
Multifamily Housing (ITE 221)	418	5.44	2,274	0.36	150	0.44	184
Shopping Center (ITE 820)	23	37.75	868	0.94	22	3.81	88
Single Tenant Office Building (ITE 715)	23	11.25	259	1.78	41	1.71	39
General Light Industrial (ITE 110)	152	4.96	754	0.70	106	0.63	96
General Office Building (ITE 710)	243	9.74	2,367	1.16	282	1.15	279
Research and Development Center (ITE 760)	213	11.26	2,398	0.42	89	0.49	104
Total	**-**	**-**	**10,402**	**-**	**806**	**-**	**945**

1. *Source: ITE Trip Generation 10th Edition*
2. *NOTE: A development plan is not being submitted at this time. Therefore, the uses and areas shown in this table are presumed and are subject to change in future development plan submittals.*
3. *Nonresidential Units = Total Sq. Footage/1,000 sq. ft. (rounded to the nearest whole number).*

Table 2b: Projected Net Trip Generation

Land Use[1,2] (ITE)	Units[3]	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	157	9.44	1,482	0.74	116	0.99	155
Multifamily Housing (ITE 221)	418	5.44	2,274	0.36	150	0.44	184
Shopping Center (ITE 820)	23	37.75	868	0.94	22	3.81	88
Single Tenant Office Building (ITE 715)	23	11.25	259	1.78	41	1.71	39
General Light Industrial (ITE 110)	152	4.96	754	0.70	106	0.63	96
General Office Building (ITE 710)	243	9.74	2,367	1.16	282	1.15	279
Research and Development Center (ITE 760)	213	11.26	2,398	0.42	89	0.49	104
Subtotal (Proposed)	-	-	*10,402*	-	*805*	-	*945*
Existing							
Single-Family Detached Housing (ITE 210)	160	9.44	1,510	0.74	118	0.99	158
Multifamily Housing (ITE 221)	288	5.44	1,567	0.36	104	0.44	127
Shopping Center (ITE 820)	231	37.75	8,720	0.94	217	3.81	880
Single Tenant Office Building (ITE 715)	231	11.25	2,599	1.78	411	1.71	395
Subtotal (Existing)	-	-	*14,396*	-	*850*	-	*1,560*
Total	**-**	**-**	**-3,994**	**-**	**-45**	**-**	**-615**

1. *Source: ITE Trip Generation 10th Edition*
2. *NOTE: A development plan is not being submitted at this time. Therefore, the uses and areas shown in this table are presumed and are subject to change in future development plan submittals.*
3. *Nonresidential Units = Total Sq. Footage/1,000 sq. ft. (rounded to the nearest whole number).*

Conclusion: If the project were to be developed utilizing the site's maximum development potential as shown in Tables 2a and 2b, approval of this application would hypothetically generate 10,402 daily trips on local roadways—a net reduction of what is currently permitted by the site's existing FLU designations. Thus, the intended Rezoning *will not negatively impact* the adopted LOS for adjacent and nearby roadways.

Table 3a: Projected Impacts on Roadways, Segment 1

	AADT	PM
Traffic System Category	**I-75** (From NCL of Alachua to US 441)	
Maximum Service Volume[1]	91,600	8,250
Existing Traffic[1]	36,000	3,780
Reserved Trips[1]	346	55
Available Capacity	55,254	4,415
Projected Trip Generation[2]	1,040	95
Available Capacity w/ Application approval	**54,214**	**4,320**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3b: Projected Impacts on Roadways, Segment 2

	AADT	PM
Traffic System Category	**I-75** (From US 441 to SCL of Alachua)	
Maximum Service Volume[1]	91,600	8,250
Existing Traffic[1]	59,457	6,243
Reserved Trips[1]	152	17
Available Capacity	31,991	1,990
Projected Trip Generation[2]	5,201	473
Available Capacity w/ Application approval	**26,790**	**1,517**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Table 3c: Projected Impacts on Roadways, Segment 5

	AADT	PM
Traffic System Category	**U.S. Hwy 441** (From SR 235 to NCL of Alachua)	
Maximum Service Volume[1]	39,000	3,510
Existing Traffic[1]	25,926	2,463
Reserved Trips[1]	1,825	216
Available Capacity	11,249	831
Projected Trip Generation[2]	10,402	945
Available Capacity w/ Application approval	**847**	**-114**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 3d: Projected Impacts on Roadways, Segment 8

Traffic System Category	AADT	PM
	SR 235 (From 235/241 Intersection to US 441)	
Maximum Service Volume[1]	14,400	1,290
Existing Traffic[1]	10,305	979
Reserved Trips[1]	0	0
Available Capacity	4,905	311
Projected Trip Generation[2]	1,040	95
Available Capacity w/ Application approval	**3,865**	**216**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3e: Projected Impacts on Roadways, Segment CR 235A South

Traffic System Category	AADT	PM
	CR 235A South (South of US 441)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,780	359
Reserved Trips[1]	217	30
Available Capacity	11,123	970
Projected Trip Generation[2]	1,040	95
Available Capacity w/ Application approval	**10,083**	**875**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3f: Projected <u>Net</u> Impacts on Roadways, Segment 1

Traffic System Category	AADT	PM
	I-75 (From NCL of Alachua to US 441)	
Maximum Service Volume[1]	91,600	8,250
Existing Traffic[1]	36,000	3,780
Reserved Trips[1]	346	55
Available Capacity	55,254	4,415
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**55,254**	**4,415**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3g: Projected Net Impacts on Roadways, Segment 2

	AADT	PM
Traffic System Category	**I-75** (From US 441 to SCL of Alachua)	
Maximum Service Volume[1]	91,600	8,250
Existing Traffic[1]	59,457	6,243
Reserved Trips[1]	152	17
Available Capacity	31,991	1,990
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**31,991**	**1,990**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Table 3h: Projected Net Impacts on Roadways, Segment 5

	AADT	PM
Traffic System Category	**U.S. Hwy 441** (From SR 235 to NCL of Alachua)	
Maximum Service Volume[1]	39,000	3,510
Existing Traffic[1]	25,926	2,463
Reserved Trips[1]	1,825	216
Available Capacity	11,249	831
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**11,249**	**831**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 3i: Projected Net Impacts on Roadways, Segment 8

	AADT	PM
Traffic System Category	**SR 235** (From 235/241 Intersection to US 441)	
Maximum Service Volume[1]	14,400	1,290
Existing Traffic[1]	10,305	979
Reserved Trips[1]	0	0
Available Capacity	4,905	311
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**4,905**	**311**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Table 3j: Projected Net Impacts on Roadways, Segment CR 235A South

Traffic System Category	AADT	PM
	CR 235A South (South of US 441)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,780	359
Reserved Trips[1]	217	30
Available Capacity	11,123	970
Projected Net Trip Generation[2]	0	0
Net Available Capacity w/ Application approval	**11,123**	**970**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **10%**.*

Conclusion: Per City LDR §2.4.14(H)(2) affected roadway segments are those within one-half mile of the subject property for developments generating greater than 1,000 external average daily trips (ADT). Under this criterion, three roadway segments are considered affected: Segment 1 (I-75 North), Segment 2 (I-75 South), and Segment 5 (U.S. 441 West). Additionally, affected roadways are also those in which the development's hypothetical impacts are ≥5% of the segment's maximum service volume. Consistent with this measure, four (4) roadways are considered affected: Segment 2 (I-75 South), Segment 5 (U.S. 441 West), Segment 8 (SR 235 from the 235/241 Intersection to US 441), and CR 235A South. This results in a total of five (5) affected roadway segments—1, 2, 5, 8, and CR 235A South.

As shown in Tables 3a through 3e, each affected roadway will be impacted to varying degrees with all but one (1) segment falling below LOS standards. Segment 5 (U.S. 441 West), as shown in Table 3c, is the only roadway segment that falls below the LOS standards at buildout. In accordance with LDR §2.4.14(I), necessary improvements to address roadway impacts directly related to the proposed development will be a condition of final development order approvals to ensure that the LOS standards will be maintained.

However, when considering Tables 3f through 3j—which calculates the projected *net* impacts of the requested FLU designations, **approval of this Ls-CPA application will reduce the total AADT trips currently permitted for the ±97.23-acre site.** Thus, the intended FLU designations *will not negatively impact* the adopted LOS for any affected roadway as each segment will continue to retain sufficient roadway capacity upon approval.

Potable Water / Sanitary Sewer

Table 4a: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,236,000
Reserved Capacity[1]	36,867
Residual Capacity[1]	1,027,133
Percentage of Permitted Design Capacity Utilized[1]	55.34%
Projected Potable Water Demand from Proposed Project[2]	256,102
Residual Capacity after Proposed Project	**771,031**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (157 du x 275 GPD) + (418 du x 275 GPD) + ((45,956 sq. ft. / 100 sq. ft.) x 15 gallons per day) + ((607,226 sq. ft. / 100 sq. ft.) x 15 gallons per day)*

Table 4b: Projected Net Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,236,000
Reserved Capacity[1]	36,867
Residual Capacity[1]	1,027,133
Percentage of Permitted Design Capacity Utilized[1]	55.34%
Projected Net Potable Water Demand from Proposed Project[2]	63,642
Net Residual Capacity after Proposed Project	**963,491**

1. *Source: City of Alachua July 2018 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: [(157 du x 275 GPD) + (418 du x 275 GPD) + ((45,956 sq. ft. / 100 sq. ft.) x 15 gallons per day) + ((607,226 sq. ft. / 100 sq. ft.) x 15 gallons per day)] – [(160 du x 275 GPD) + (288 du x 275 GPD) + ((461,736 sq. ft. / 100 sq. ft.) x 15 gallons per day)]*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Whether examining the hypothetical development's projected impact in Table 4a or the projected net impact in Table 4b, both tables reveal that there is sufficient residual potable water capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.

Table 5a: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	687,000
Reserved Capacity[1]	32,839
Residual Capacity[1]	780,161
Percentage of Permitted Design Capacity Utilized[1]	47.99%
Projected Sanitary Sewer Demand from Proposed Project[2]	241,727
Residual Capacity after Proposed Project	**538,434**

1. *Source:* City of Alachua July 2018 Development Monitoring Report
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (157 du x 250 GPD) + (418 du x 250 GPD) + ((45,956 sq. ft. / 100 sq. ft.) x 15 gallons per day) + ((607,226 sq. ft. / 100 sq. ft.) x 15 gallons per day)*

Table 5b: Projected Net Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	687,000
Reserved Capacity[1]	32,839
Residual Capacity[1]	780,161
Percentage of Permitted Design Capacity Utilized[1]	47.99%
Projected Net Sanitary Sewer Demand from Proposed Project[2]	60,467
Net Residual Capacity after Proposed Project	**719,694**

1. *Source:* City of Alachua July 2018 Development Monitoring Report
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: [(157 du x 250 GPD) + (418 du x 250 GPD) + ((45,956 sq. ft. / 100 sq. ft.) x 15 gallons per day) + ((607,226 sq. ft. / 100 sq. ft.) x 15 gallons per day)] – [(160 du x 250 GPD) + (288 du x 250 GPD) + ((461,736 sq. ft. / 100 sq. ft.) x 15 gallons per day)]*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. Whether examining the hypothetical development's projected impact in Table 5a or the projected net impact in Table 5b, both tables reveal that there is sufficient residual sanitary sewer capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.

Solid Waste

Table 6a: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[1]	2,883.37	526.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**2,522**

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (157 du x 2.6 persons per du x .73 per capita) + (418 du x 2.6 persons per du x .73 per capita) + (((12 lbs. / 1,000 sq. ft. / day x 45,956 ft^2) x 365) / 2000) + (((12 lbs. / 1,000 sq. ft. / day x 607,226 ft^2) x 365) / 2000)*

Table 6b: Projected Net Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[1]	2,883.37	526.22
New River Solid Waste Facility Capacity[1]	50 years	
Net Solid Waste Generated by Proposed Project[2]		**660**

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: [(157 du x 2.6 persons per du x .73 per capita) + (418 du x 2.6 persons per du x .73 per capita) + (((12 lbs. / 1,000 sq. ft. / day x 45,956 ft^2) x 365) / 2000) + (((12 lbs. / 1,000 sq. ft. / day x 607,226 ft^2) x 365) / 2000)] – [(160 du x 2.6 persons per du x .73 per capita) + (288 du x 2.6 persons per du x .73 per capita) + (((12 lbs. / 1,000 sq. ft. / day x 461,736 ft^2) x 365) / 2000)]*

Conclusion: Solid waste generated from the subject property will be served by the New River Solid Waste Facility. Whether examining the hypothetical development's projected impact in Table 6a or the projected net impact in Table 6b, both tables reveal that there is sufficient residual solid waste capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all Rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form based upon the maximum density permitted by the requested FLU designations. A completed copy of this form has been included within this application's submittal. The development's estimated impact and net impact on the City's Public School System is found in Tables 7a and 7b below:

Table 7a: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Single-Family Residential	157	.15	23	.07	10	.09	14
Multi-Family Residential	418	.08	33	.03	12	.03	12
Demand	**-**	**-**	**56**	**-**	**22**	**-**	**26**

1. *Source: City of Alachua School Concurrency Form*

Table 7b: Projected Net Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	157	.15	23	.07	10	.09	14
Multi-Family Residential	418	.08	33	.03	12	.03	12
Existing							
Single-Family Residential	160	.15	24	.07	11	.09	14
Multi-Family Residential	288	.08	23	.03	8	.03	8
Net Demand	**-**	**-**	**9**	**-**	**3**	**-**	**4**

1. *Source: City of Alachua School Concurrency Form*

Conclusion: If the project were to be developed utilizing the site's maximum development potential, this application's approval would result in a potential increase in student stations to the City's Public School system. However, this theoretical increase does not exceed the available capacity currently found within Alachua County School System.

Additionally, as described throughout this report, the intent of the proposed multi-family residential is to provide a similar number of multi-family dwelling units as currently permitted, but on a smaller portion of High Point Crossing. The City of Alachua does not have a FLU category and Zoning District classification that more closely reflects the desired ten (10) dwelling units per acre. Therefore, the maximum number residential units permitted within the proposed High Density Residential FLU and RMF-15 zoning district exceeds what is desired onsite.

Table 8a: Projected Recreational Facilities Impact

System Category	Acreage
Existing City of Alachua Acreage[1]	117.65
Acreage Required to Serve Existing Population[1]	49.68
Reserved Capacity[1]	.62
Available Recreation Acreage[1]	67.35
Projected Recreational Impact from Proposed Project[2]	7.48
Residual Capacity after Proposed Project	59.87

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: City of Alachua Comprehensive Plan - Formula used: (((157 du x 2.6 persons per du)/1,000) x 5 acres) + (((418 du x 2.6 persons per du)/1,000) x 5 acres)*

Table 8b: Projected <u>Net</u> Recreational Facilities Impact

System Category	Acreage
Existing City of Alachua Acreage[1]	117.65
Acreage Required to Serve Existing Population[1]	49.68
Reserved Capacity[1]	.62
Available Recreation Acreage[1]	67.35
Projected Net Recreational Impact from Proposed Project[2]	1.65
Net Residual Capacity after Proposed Project	65.70

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: City of Alachua Comprehensive Plan - Formula used: [(((157 du x 2.6 persons per du)/1,000) x 5 acres) + (((418 du x 2.6 persons per du)/1,000) x 5 acres)] – [(((160 du x 2.6 persons per du)/1,000) x 5 acres) + (((288 du x 2.6 persons per du)/1,000) x 5 acres)]*

Table 8c: Projected Improved Passive Park Space Impact Table

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.06
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	28.89%
Projected Recreational Impact from Proposed Project[2]	1.50
Residual Capacity after Proposed Project	33.32

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: City of Alachua Comprehensive Plan - Formula used: [(((157 du x 2.6 persons per du)/1,000) x 5 acres) + (((418 du x 2.6 persons per du)/1,000) x 5 acres)] x .20*

Table 8d: Projected Net Improved Passive Park Space Impact Table

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.06
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	28.89%
Projected Net Recreational Impact from Proposed Project[2]	.33
Net Residual Capacity after Proposed Project	34.49

1. *Source:* City of Alachua July 2018 Development Monitoring Report.
2. *Source: City of Alachua Comprehensive Plan - Formula used: [(((157 du x 2.6 persons per du)/1,000) x 5 acres) + (((418 du x 2.6 persons per du)/1,000) x 5 acres)] x .20 - [(((160 du x 2.6 persons per du)/1,000) x 5 acres) + (((288 du x 2.6 persons per du)/1,000) x 5 acres)] x .20*

Conclusion: As calculated in Tables 8a though 8d, recreational capacity exists within the City to adequately serve the intended residential development. Approval of this application will not negatively impact the City's recreational facility LOS. In addition, both residential areas may have recreational facilities onsite. Thus, the intended residential development is expected to have a *minimal impact* on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

Policy 1.2.a: 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, conventional dwelling 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 (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The site currently has Moderate Density Residential FLU and RSF-4 zoning designations. This application and the companion Ls-CPA seek to preserve these designations with only minor changes to the specific FLU/Zoning boundaries. Lands within the Moderate Density Residential FLU are intended for single family conventional dwelling units.

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

The High Density Residential FLU and RMF-15 Zoning designations are intended to replace the existing Medium Density Residential FLU and RMF-8 Zoning designations onsite. The intent is to offer a high-density development to City of Alachua residents that is currently only available in one other development, One 51 Place Apartments. Predominate housing options within the City of Alachua are single-family detached units. Introducing high-density development will expand the variety of housing types and housing price-points within the City limits.

This application's approval will relocate the potential apartment complex closer to the commercial development to the south, which is currently seeking final plat approval, and reduce the land area required to support the multi-family development. Both changes will maximize the efficiently-designed infrastructure within the apartment complex, reducing both short- and long-term infrastructure costs.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

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

Currently, ±21.2 acres of onsite area possess the Commercial FLU designation. Approval of this Rezoning and concurrent Ls-CPA application will reduce this commercially-designated area by ±19.09 acres (or 90%). The remaining ±2.11 acres will be located adjacent to the outstanding commercial property within High Point Crossing along US 441. Proposed nonresidential uses shall be consistent with Policy 1.3.b.1-14.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site is located within the High Point Crossing development, which is seeking final plat approval for the primary commercial portion along US 441. The plat encourages interconnectivity between development lots both internally and to adjacent properties. Access to High Point Crossing includes driveway on US 441, as well as a connection to the west. Another cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.

2. Buffering from adjacent existing/potential uses;

The Commercial FLU and CI Zoning area is presently adjacent to single-family and multi-family FLU/Zoning designations within High Point Crossing. This will remain upon approval of this application. The commercial area will appropriately buffer these adjacent uses consistent with City LDR regulations.

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

High Point Crossing will be cohesively designed to meet the required minimum open space of 10% of the gross site area as mentioned in Table 6.7-1. of the City of Alachua LDR.

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

High Point Crossing will be designed to have onsite drainage and stormwater management that meets the overall development's needs, as well as LDR requirements and water management district standards.

5. Placement of signage;

High Point Crossing signage will be designed on a development-wide basis and will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

High Point Crossing will have adequate site lighting to aid in safe pedestrian and vehicular circulation while minimizing potential impacts to adjacent properties. City LDR §6.4. – Exterior Lighting Standards includes design standards that prohibit "tall light fixtures that unnecessarily disperse light and glare to surrounding properties." Required design standards address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.

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

During the development review process, on-site circulation patterns, parking layout, and drive aisles will be consistent with the policies of both the City of Alachua Comprehensive Plan and LDR.

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

Landscaping within High Point Crossing will adhere to the policies found in Section 6.2. of Article 6 in the City of Alachua LDR.

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

Onsite soils do not show any severe limitations and are conducive to both residential and nonresidential development. No significant existing vegetation or historically significant structures have been found onsite.

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

High Point Crossing is intended to be a mixed-use development within standard FLU and Zoning Districts. No unique performance based zoning requirements are proposed at this time.

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

The total acreage for High Point Crossing is ±97.23 acres. The commercial areas on the site will be consistent with the FAR standards outlined in this policy.

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,

2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Currently, there is only one other Corporate Park FLU/Zoning designated area within the City of Alachua, south of Progress Park and east of CR 241. The proposed land area offers a second location with direct access to US 441 and high visibility directly on I-75 that may be more desirable than the current offering.

The proposed Corporate Park FLU/Zoning designated area is adjacent to Alachua County Agriculture FLU/Zoning to the north, I-75 to the east, proposed High Density Residential to the south, and Moderate Density Residential to the west. Adjacent uses will support the future corporate park employees by providing a variety of housing and retail sales and service options within walking distance.

Permitted uses within the Corporate Park FLU/Zoning District are diverse, ranging from office and supportive retail to light manufacturing and general industrial service. Although more intense uses, such as light manufacturing and general industrial service are permitted, they are not anticipated to be a predominate use within a corporate park. More probable uses will be office-oriented.

The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

The developed uses in the Corporate Park will be developed in a manner compatible with surrounding land uses and minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such

as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

A development plan and concept plan are currently not being submitted with this application. However, development will remain consistent with the policies as stated in the City of Alachua Comprehensive Plan and LDR.

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site is located within the High Point Crossing development which is seeking final plat approval for the primary commercial portion along US 441. The plat encourages interconnectivity between development lots both internally and to adjacent properties. Access to the subject property includes a direct access point to US 441, as well as a connection to the west. Another cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to existing agricultural lands.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

The City of Alachua LDR enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

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

High Point Crossing will have the required minimum open space of 10% of the gross site area as mentioned in Table 6.7-1. of the City of Alachua LDR.

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

High Point Crossing will be designed to have onsite drainage and stormwater management that meets the overall development's needs, as well as LDR requirements and water management district standards.

5. Placement of signage;

High Point Crossing signage will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

High Point Crossing will have adequate site lighting to aid in safe pedestrian and vehicular circulation while minimizing potential impacts to adjacent properties. City LDR §6.4. – Exterior Lighting Standards includes design standards that prohibit "tall light fixtures that unnecessarily disperse light and glare to surrounding properties." Required design standards address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.

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

During the development review process, on-site circulation patterns, parking layout, and drive aisles will be consistent with the policies of both the City of Alachua Comprehensive Plan and LDR.

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

Landscaping within High Point Crossing will adhere to the policies found in Section 6.2. of Article 6 in the City of Alachua LDR.

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

Onsite soils do not show any severe limitations and are conducive to both residential and nonresidential development. No significant existing vegetation or historic significant structures have been found onsite.

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

High Point Crossing is intended to be a mixed-use development within standard FLU and Zoning Districts. No unique performance based zoning requirements are proposed at this time.

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

greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The total acreage for the site is ±97.23 acres. The commercial areas on the site will be consistent with the FAR outlined in this policy.

12. Clustering of residential uses.

The proposed ±28-acre land area does not permit residential uses.

Objective 5.2: Availability of facilities and services:

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

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

Onsite development will be proposed consistent with the available public facilities and services to ensure that the adopted level of service does not fall below standards. If public facilities and services are unavailable at the time development is proposed, necessary improvements to address needs directly related to the proposed development will be made.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

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

The proposed development shall connect to the City of Alachua's potable water and wastewater systems. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below their adopted level of service. If public facilities and services do not adequately meet the needs of the proposed development, necessary improvements to address impacts directly related to the proposed development will be made.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City

of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

The proposed development shall connect to the City of Alachua's potable water and wastewater systems. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below their adopted level of service. If public facilities and services do not adequately meet the needs of the proposed development, necessary improvements to address impacts directly related to the proposed development will be made.

Objective 10.1:

The City of Alachua shall limit the development potential for each of the properties on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06 to less than 1,000 dwelling units per property and less than Development of Regional Impact thresholds.

Policy 10.1.a: Development applications for each of the properties listed on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06 shall NOT exceed 1,000 dwelling units and shall NOT exceed the Development of Regional Impact (DRI) thresholds as set forth in Florida Statutes, Chapter 380, (2007) and as specified in Florida Administrative Code, Chapter 28-24, (2007). In addition, each property on exhibit "A" shall undergo a DRI threshold review by the Department of Community Affairs (DCA) if requested by the City of Alachua, in the City's sole discretion, to ensure that any proposed development will be below the DRI thresholds for Alachua County. Dwelling unit shall mean a single room or unified combination of rooms, regardless of form of ownership, that is designed for residential use by a single family. Dwelling unit shall include, but is not limited to, condominium units, individual apartments and individual houses.

The proposed development has a maximum potential of developing 575 dwelling units, which is well below the 1,000 dwelling units per property. Section 3 of this report further demonstrates how the proposed development will not negatively impact the City's public facilities and services.

Policy 10.1.b: All development associated with the Future Land Use Map amendments, Cycle 1-08 and 1-09, shall be required to connect to and utilize City of Alachua potable water and sanitary sewer services.

The proposed development shall connect to the City of Alachua's potable water and sanitary sewer services. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and sanitary sewer services to operate below their adopted level of service.

TRANSPORTATION ELEMENT

GOAL 1: Provide for a traffic circulation system, which serves existing and future land uses.

The High Point Crossing primary transportation layout has been master planned to ensure the City's motorized and non-motorized transportation systems continues to meet adopted Level of Service (LOS) standards. Section 3 within this report examines proposed development impacts to transportation facilities.

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.

The High Point Crossing infrastructure has been cohesively designed to ensure the City's motorized and non-motorized transportation systems continues to meet adopted Level of Service (LOS) standards. Section 3 within this report examines proposed development impacts to transportation facilities.

COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

GOAL 1: Wastewater

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

Any future development on the High Point Crossing site will connect and utilize the City's wastewater systems and continue to meet the adopted LOS standards. Section 3 of this report examines development impacts to wastewater facilities.

GOAL 2: Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Any future development on the High Point Crossing site will meet the adopted LOS standards. Section 3 of this report examines development impacts to solid waste facilities.

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.

High Point Crossing will have common stormwater management systems that minimize flooding, protects, preserve and enhance desirable water quality conditions, and, where possible, preserve and utilize existing natural features.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

Any future development within High Point Crossing will connect and utilize the City's potable water systems and continue to meet the adopted LOS standards. Section 3 of this report examines development impacts to potable water facilities.

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.

As shown in Figure 6 in this report, no significant environmental features such as FEMA floodplains, NWI wetlands, or protected habitats were identified within the ±97.23-acre site. There is a wetland located ±267 ft. from the project site's southern boundary on a portion of High Point Crossing that is not subject to this application. The wetland and associated 35' minimum buffer (required by Policy 1.10h of the Comprehensive Plan Conservation and Open Space Element) is completely contained within a designated conservation area on a pending final plat for the remainder of High Point Crossing.

No other significant natural and environmental resources were found onsite. If any other significant natural and environmental resources are found onsite, appropriate measures will be taken to conserve, protect, manage, and restore the resources.

OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six types of soils located onsite (Figure 5):

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo-Urban Land Complex, 0 – 5% Slopes (Hydro Group A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Kendrick Sand, 5 – 8% Slopes (Hydro Group: B)**
- **Bivens Sand, 5 – 8% Slopes (Hydro Group: C/D)**

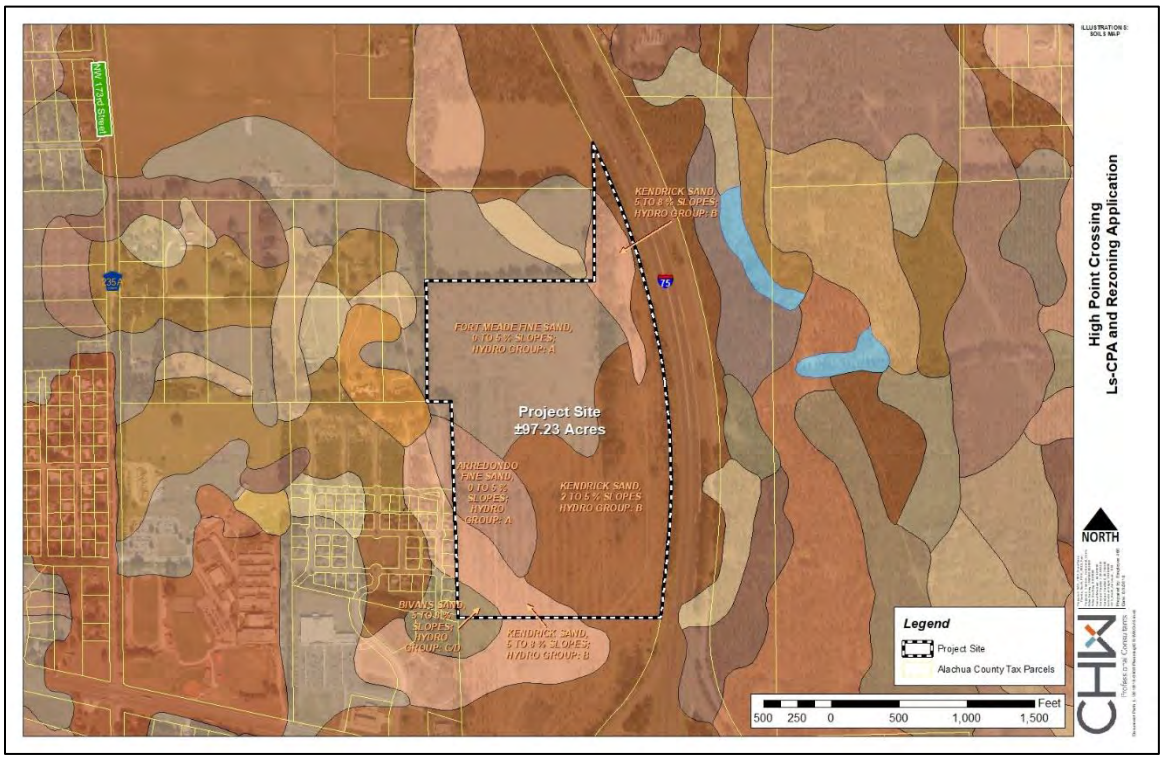


Figure 5: Soils Map

According to the NRCS soil database, each of the six (6) sandy soil types found onsite are conducive to residential and nonresidential developments of this nature with minimal limitations. Site design will address any soil composition limitations with properly-designed drainage and stormwater management facilities.

OBJECTIVE 1.10: Wetlands

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

As shown in Figure 6, no wetland features identified by the NWI were located within the ±97.23-acre project site.

ECONOMIC ELEMENT

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

This application is being submitted to allow for a variety of uses onsite, including commercial, residential, and office. Approval of this application will allow for the economic growth to support existing and future developments in the City.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDR is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

(E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan.

(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.

Section 5 of this report illustrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed diligently in the following pages to ensure that the proposed Rezoning is consistent with the standards discussed within both City of Alachua LDR's and Code of Ordinances.

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

The development pattern, as shown in Figure 4, ensures that the project site will have compatible uses both internally and to adjacent surrounding properties/uses.

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

The High Point Crossing site is adjacent to the I-75/US 441 interchange with direct access to US 441 and City potable water and sanitary sewer. The site is within the City of Alachua's urbanized area and adjacent to other commercial and residential developments. By maximizing urban-scale development in this area will prevent premature development in rural areas within the City of Alachua.

(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.

As shown in Figure 4, the proposed location for each onsite zoning designation has been strategically positioned to be compatible with either adjacent uses or abutting FLU and zoning designations. The proposed RSF-4 area will abut existing single-family detached residential and agricultural uses. The intended RMF-15 district will be adjacent to previously-approved infrastructure and internal to High Point Crossing. Lands proposed for CI Zoning will be located adjacent to the remaining portions of High Point Crossing also possess Commercial FLU and CI Zoning designations. Finally, the Corporate Park designation will be adjacent to single-family, multi-family, and agricultural uses.

The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

(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.

The proposed ±97.23-acre project site is located within close proximity to both residential and nonresidential developments. The site's development standards are compatible with the surrounding and adjacent development patterns. Therefore, approval of this application will not generate traffic, uses, noise, or lighting that is unlike what is already found within this area of the City. As evidenced in Section 3 of this document, the proposed mix of FLU categories has a lower potential for impacts on public facilities than what currently exists.

(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.

High Point Crossing currently allows a similar development pattern. This application seeks to enhance compatibility with adjacent uses consistent with the existing development pattern in the general I-75/US 441 area.

(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.

This undeveloped project site currently resides within an area of the City with residential and commercial character. Furthermore, the site is located within close proximity to the I-75/US 441 exit. Approval of this application will assist the City in limiting local sprawl by permitting infill opportunities for the project site along an existing gateway to the City.

(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).

The proposed zoning districts are consistent with the adjacent single-family neighborhoods and commercial developments located adjacent to the project area. Proposed uses are compatible with adjacent development and meet the purpose of each proposed district. The City of Alachua LDR development standards and buffer requirements will also ensure compatibility between adjacent uses.

(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.

High Point Crossing is located adjacent to the Heritage Oaks subdivision and multiple commercial/retail uses, all of which are currently served by City, County, and/or State roadways, as well as City of Alachua potable water and sanitary sewer systems. Onsite development shall connect to US 441 and City potable water and sanitary sewer. Proposed development will also include required open space and stormwater management facilities.

Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below level of service. If public facilities and services are unavailable or inadequate to support proposed development, necessary improvements to address needs directly related to the proposed development will be made.

(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.

As shown in Figure 6 in this report, no significant environmental features such as FEMA floodplains, NWI wetlands, or protected habitats were identified within the ±97.23-acre site. There is a wetland located ±267 ft. from the project site's

southern boundary on a portion of High Point Crossing that is not subject to this application. The wetland and associated 35' minimum buffer (required by Policy 1.10h of the Comprehensive Plan Conservation and Open Space Element) is completely contained within a designated conservation area on a pending final plat for the remainder of High Point Crossing.

In addition, onsite soils are conducive to residential and nonresidential developments. Onsite stormwater management facilities will respect the site's natural topography by draining to the southeast portion of the site and be master planned over the entire High Point Crossing development. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements. Local light pollution will be minimized by implement LDR requirements for lighting design standards.

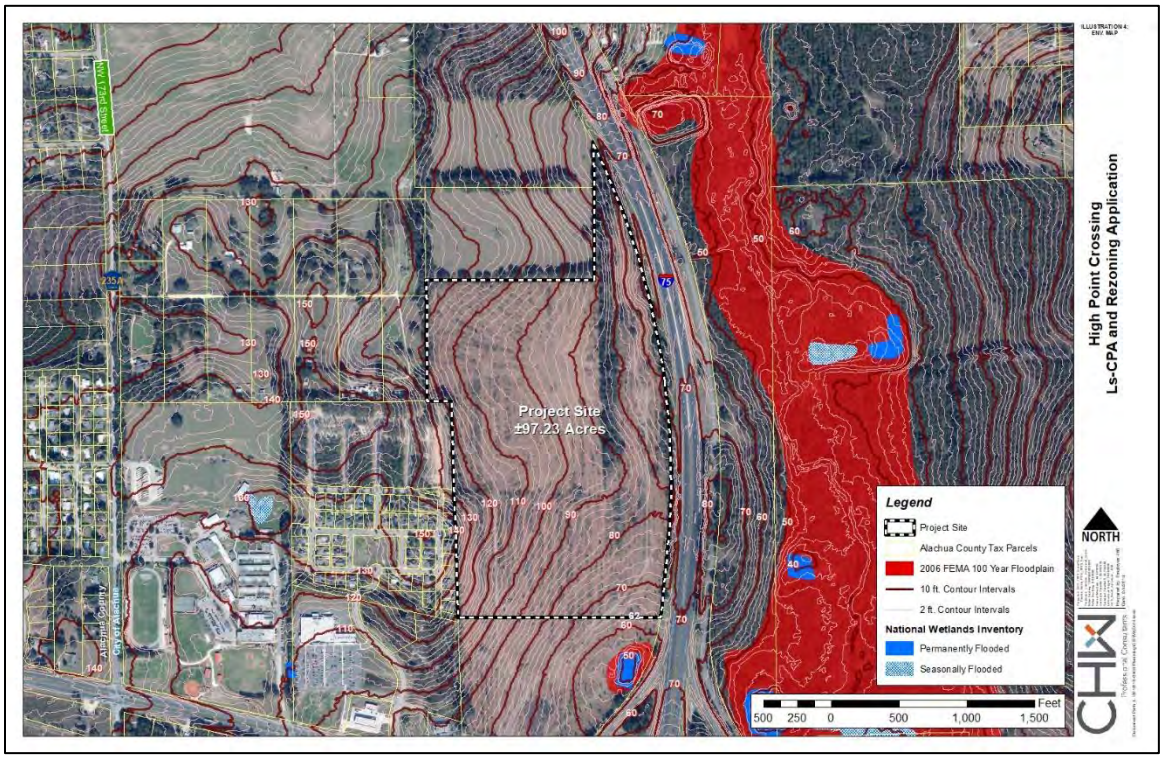


Figure 6: Environmental Map

(C) ***U.S. Highway 441/Interstate 75 Gateway Overlay District.***

(1) *General purposes.* In recognition of the importance of promoting the City as an attractive, vibrant, and economically prosperous community, and in accordance with the requirements of Future Land Use Element Policy 1.3.f.1 of the City's Comprehensive Plan, the City hereby creates the U.S. Highway 441/Interstate 75 Gateway Overlay District for the purpose of:

a) Welcoming existing and future residents and visitors to the City;
b) Promoting Alachua as an attractive, vibrant, and economically prosperous community;
c) Establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District;

d) Creating an enhanced visual gateway to an area that serves as a main entrance to the City;
e) Improving the sense of place and community;
f) Creating a positive impression of the City, reflecting community values;
g) Maintaining and enhancing property values; and
h) Protecting the public health, safety, and welfare.

A portion of the project site is within the U.S. Highway 441/Interstate 75 Gateway Overlay District (Figure 7) and will be consistent with the policies set forth for this district in the City of Alachua Comprehensive Plan and LDR.

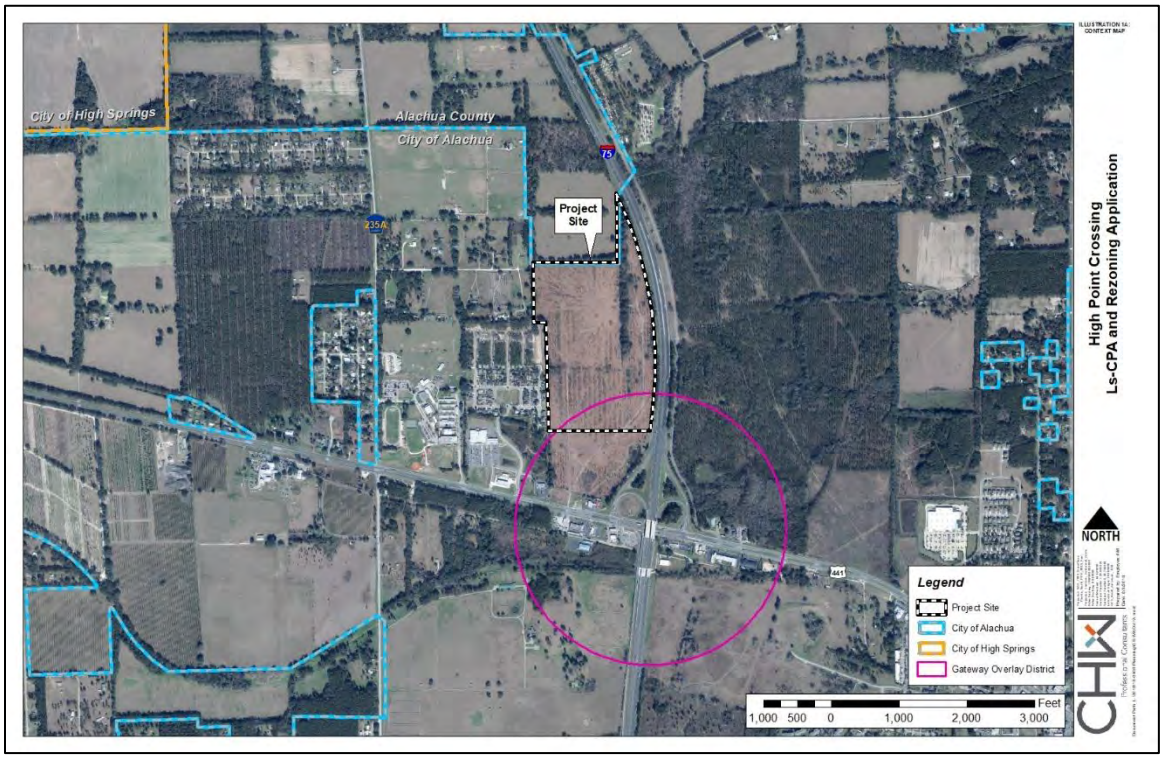


Figure 7: Gateway Overlay District Map

(2) *Applicability.*

a) The standards of this section shall apply to all lands that lie within 2,000 feet of the radius of the center point of the interchange of U.S. 441 and I-75.

b) The standards of this section shall apply to the entire parcel when all or a portion of a parcel is located within the Gateway Overlay District.

c) All proposed uses on property located within the Gateway Overlay District shall comply with all of the requirements of this section.

d) All proposed uses on property located within the Gateway Overlay District shall be subject to the development standards set forth in the underlying zoning district, unless a more restrictive standard is established in this section.

e) Existing legally approved development on property located within the Gateway Overlay District shall be considered to be a legal nonconformity subject to the nonconformity requirements set forth in Article 8.

Because future plat applications will likely create new parcels, it is possible not all of High Point Crossing will be required to meet the Gateway Overlay District standards. However, any future parcel that is partially or wholly within 2,000 feet of I-75/US 441 interchange shall comply with all district requirements and policies set forth in both the City of Alachua Comprehensive Plan and LDR.

(4) *Prohibited uses.*

a) Permitted and special exception uses allowed in the underlying zoning designation shall be allowed in the U.S. 441/1-75 Gateway Overlay District, unless modified by the Overlay District standards of this section. The following uses shall be prohibited within the U.S. 441/1-75 Gateway Overlay District:

i. Automobile body shop.
ii. Commercial parking lot or structure.
iii. Crematory.
iv. Funeral home.
v. Laundromat.
vi. Machine shop.
vii. Outdoor display of any type of motorized vehicles, boats, or equipment for sale or rental, except for automobile rentals associated with hotels or motels.
viii. Outdoor kennel.
ix. Recycling dropoff center.
x. Sexually oriented businesses.
xi. Tattoo parlors.

No uses mentioned in the list above have been proposed for the project site.

(3) *Development standards.*

a) *Building design and orientation.*

i. Architectural elevation plans, drawn to scale, shall be required for all projects involving exterior renovation or new construction.
ii. Except for roofs, metal shall not be used as a finish building material.
iii. When two or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.
iv. All accessory structures shall be of comparable design and building materials to the principal structure.
v. Glazing shall constitute a minimum of 35 percent of the ground floor area when a building faces and is substantially visible from U.S. 441 or I-75.
vi. Exterior building walls facing a public right-of-way shall incorporate no fewer than three architectural elements comparable to those listed below. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the public right-of-way, and may include, but not be limited to:
i. Accent materials.
ii. Public art.
iii. Architectural details, such as tile work and molding integrated into the building facade.
iv. Recesses and/or projections.

v. Roof overhang, which shall vary according to building width, as follows: one-foot overhang for buildings less than 50 feet in width, two-foot overhang for buildings 50 to 100 feet in width, and three-foot overhang for buildings greater than 100 feet in width.
vi. Varied roof lines.
vii. Articulated cornice lines.
viii. Canopies, awnings, and/or porticos.
ix. Use of brick in at least 30 percent of the facade.
x. Window shutters.
xi. Change in building materials.
xii. Prominent public entrances defined by substantive architectural features.
xiii. Fountain or other water feature.

Currently, a development plan is not being submitted with this application. Once a development plan is submitted, applicable land areas within High Point Crossing will follow the requirements set forth in this section as well as any other policies found in the City of Alachua Comprehensive Plan.

b) *Fencing.*

i. With the exception of ornamental fencing, fences erected after the effective date of these regulations for property with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected inside the front yard.

The ±97.23 acre project site does not possess any frontage along this highway.

c) *Outside storage areas.*

i. All accessory outdoor storage areas shall be screened in accordance with Section 4.4.4(E). Such screening requirements shall apply to the parking of all vehicles used for commercial purposes.

ii. Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.

Any proposed outdoor storage facilities and areas will adhere to these two policies as well as any other policy in the Comprehensive Plan and LDR.

d) *Street buffer.*

i. Buffering for properties with frontage along I-75 and U.S. 441 shall meet the requirements of Section 6.2.3(E).
ii. The minimum landscaped buffer width shall be 15 feet. No existing, dedicated, or reserved public or private right-of-way shall be included in the calculation of the buffer width.
iii. The planting requirements contained in Appendix 6.2.2(A) shall apply. Live Oak shall be used as the required canopy tree. Applicants shall use the following plant materials, in order to create a consistent and uniform planting program for the Gateway Overlay District:

a. American Holly.
b. Crape Myrtle.
c. Drake Elm.
d. Ligustrum.
e. Red Maple.

f. Southern Magnolia.
g. Southern Red Cedar.
h. Oak.
i. Bradford Pear.

This application is not currently being submitted with a development plan. However, required buffers will meet the requirements set forth in LDR §6.2.3(E), meet the minimum landscaped width of 15 feet along I-75 for parcels within the Gateway Overlay, and utilize the listed plant materials to create a consistent and uniform planting program in the district.

e) *Parking areas.*

i. All parking areas shall be designed to avoid the appearance of a large expanse of pavement,and shall be conducive to safe pedestrian access and circulation.

ii. No more than 25 percent of required parking shall be located in the front of the principal structure, for properties with frontage along U.S. 441. The percentage may be adjusted by the LDR Administrator if the applicant provides written information demonstrating that the property's characteristics, such as size and/or site topography, prevent the applicant from meeting this requirement. Under no circumstances shall be percentage of required parking located in front of the principal structure exceed 50 percent,and shall be the minimum necessary.

iii. Parking spaces shall not be located within a public right-of-way.

High Point Crossing parcels within the I-75/US 441 Gateway Overlay shall meet parking area policies set forth in this section as well as the policies in the Comprehensive Plan.

f) *Loading areas.*

i. Loading areas shall not face a public right-of-way and shall be located at the rear of the principal structure when feasible.

Any proposed loading areas will adhere to this policy and will be addressed during the submittal of a development or site plan.

g) *Access.*

i. Any parcel or assembly of parcels having frontage along U.S. 441 shall be permitted only one direct access. New development shall be designed for cross access to adjacent parcels.

The remainder of the High Point Crossing subdivision is located along US 441 and has only one direct access, in addition to one cross access to the west.

h) *Signage.* Except as stated below, signs within the Gateway Overlay District shall comply and be subject to the standards in Section 6.5.

High Point Crossing parcels within the Gateway Overlay District will adhere to the following policies as well as the additional standards listed Section 6.5.

i. *Prohibited signs.*

a. Billboards.

b. Signs that display video or images.
c. Balloons, streamers, and air- or gas-filled figures.
d. Promotional beacons, searchlights, and/or laser lights/images.
e. Signs that emit audible sounds, smoke, vapor, particles, or odor.
f. Signs on utility poles or trees.
g. Signs or advertising devices attached to any vehicle or trailer so as to be visible from public right-of-way, including vehicles with for sale signs and excluding vehicles used for daily transportation, deliveries, or parked while business is being conducted on-site.
h. Neon tubing used to line the windows, highlight architectural features on the building, or used as part of a sign, excluding incidental signs as provided for in Section 2.4.11.

High Point Crossing parcels within the Gateway Overlay District will not include any of the listed prohibited signs.

ii. *Freestanding signs.*

a. Monument signs shall be permitted within the Gateway Overlay District.
b. A monument sign, including its structure, shall not exceed 16 feet in height.
c. A sign and its structure shall be composed of materials identical to or similar in appearance, color, and texture to the materials used for the building to which the sign is accessory.
d. A sign and its structure shall not exceed 100 square feet per side. Changeable copy signs shall only be allowed to comprise up to 50 percent of the total sign area.
e. Properties with buildings containing multiple tenants or shopping centers shall be limited to one freestanding sign for any one premises, except that a parcel with more than 400 feet of frontage on one or more roads may have two freestanding signs, which must be separated from each other by at least 150 feet of road frontage. A sign and its structure shall not exceed 150 square feet per side. Changeable copy signs shall only be allowed to comprise up to 30 percent of the total sign area.

High Point Crossing parcels within the Gateway Overlay District will adhere to the policies stated.

iii. *Window signs.*

a. Window signs shall be incorporated into the overall sign area allowed for wall signage as per Section 6.5.4(C)(2).
b. Signage on any individual window shall not comprise more than 25 percent of the window area.

High Point Crossing parcels within the Gateway Overlay District will adhere to the policies stated.

iv. *Landscaping and buffering.*

a. All freestanding signs shall provide a landscaped area around base of the sign meeting the following standards:

i. Installation of a three-foot landscaped buffer around the base of the sign.
ii. Such buffer must be landscaped with a mixture of shrubs, flowers, and/or other plantings native to the area.

iii. Xeriscaping shall be utilized to the fullest extent possible to promote sustainable landscaping.
iv. Provisions shall be made for irrigation if xeriscaping is not utilized.

High Point Crossing parcels within the Gateway Overlay District will adhere to the policies stated.

v. *Nonconforming signs.*

a. Nonconforming signs shall be subject to the nonconforming standards as established in Article 8.

High Point Crossing shall not propose nonconforming signs.

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. **Attachments**
    a. **School Concurrency Form**
    b. **Map Set**

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. **Attachments**
    a. **School Concurrency Form**
    b. **Map Set**

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 16-0506.02 **APPLICATION DATE** July 31, 2018

NAME & DESCRIPTION OF PROJECT High Point Large-scale Comprehensive Plan

Amendment and Rezoning

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 16119 NW US HWY 441

Tax Parcel Numbers A Portion of 03049-000-000

Acreage ±97.23 acres

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 157

☑ Multi Family — Number of Units 418

☐ Exempt (See exemptions on page 2)

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 can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	157	**units X 0.15 Elementary School Multiplier**	23	**Student Stations**
MIDDLE	157	**units X 0.07 Middle School Multiplier**	10	**Student Stations**
HIGH	157	**units X 0.09 High School Multiplier**	14	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	418	**units X 0.08 Elementary School Multiplier**	33	**Student Stations**
MIDDLE	418	**units X 0.03 Middle School Multiplier**	12	**Student Stations**
HIGH	418	**units X 0.03 High School Multiplier**	12	**Student Stations**

Source: School Board of Alachua County 2015 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: CHW

Mailing Address: 11801 Research Dr.

Alachua, FL 32615

Phone: 352-331-1976

Email: ryant@chw-inc.com

PROPERTY OWNER

Name: Alachua A One LLC

Mailing Address 15260 NW 147th Drive, Suite 100

Alachua, FL 32615

Phone:

Email

CERTIFICATION

PROJECT NAME : **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 2015-2016 Capacity Tables)

Elementary SCSA Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 3 yrs Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 3 yrs Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

High SCSA

☐ Capacity Available Available Capacity

☐ Capacity Available in 3 yrs Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Vicki McGrath
Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

Date:

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. **Attachments**
    a. **School Concurrency Form**
    b. **Map Set**

ILLUSTRATION 1B:
AERIAL MAP

High Point Crossing
Ls-CPA and Rezoning Application

NORTH

Projection: NAD_1983_StatePlane
Coordinate System: NAD 1983
Projection: Lambert_Conformal_Conic
False Easting: 0.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 30.750000
Units: Meter, Foot, Foot
GCS_North_American_1983

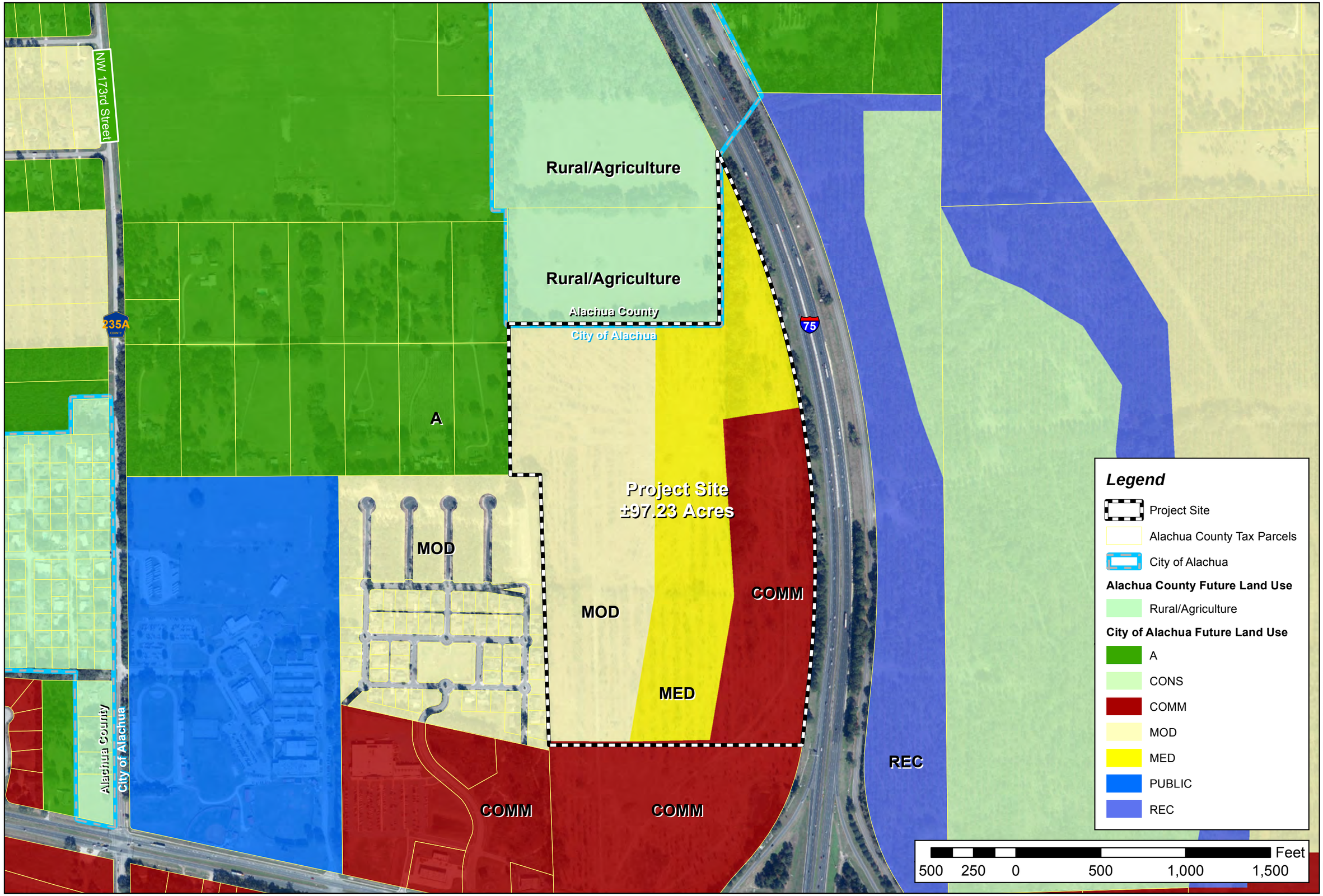
Prepared by: Emplryes 466
Date: 8/9/2018

CHM Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\1B.mxd

ILLUSTRATION 2A:
EXISTING FLU MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

Projection: NAD, 1983, State Plane
Projection: Lambert Conformal, Conic
Zone: Florida North Zone 0903
False Northing: 0.000000
False Easting: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

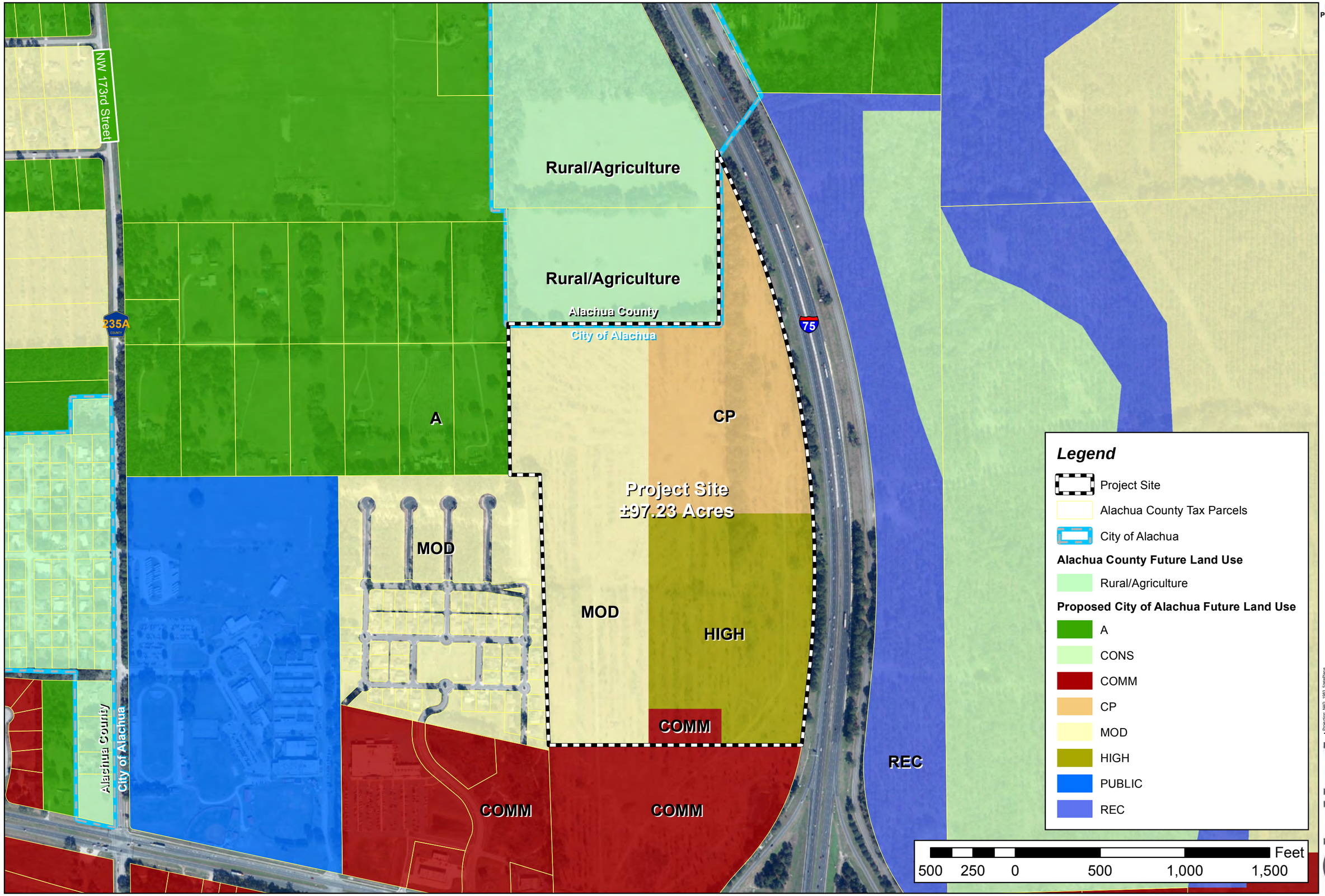
Prepared by: Employee 466
Date: 8/29/2018

CHW Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\2A.mxd

ILLUSTRATION 2B:
PROPOSED FLU MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

Projection: NAD, 1983, State Plane
Projection: Lambert Conformal, Conic
Datum: North American 1983
Units: Feet
False Northing: 0.000000
False Easting: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

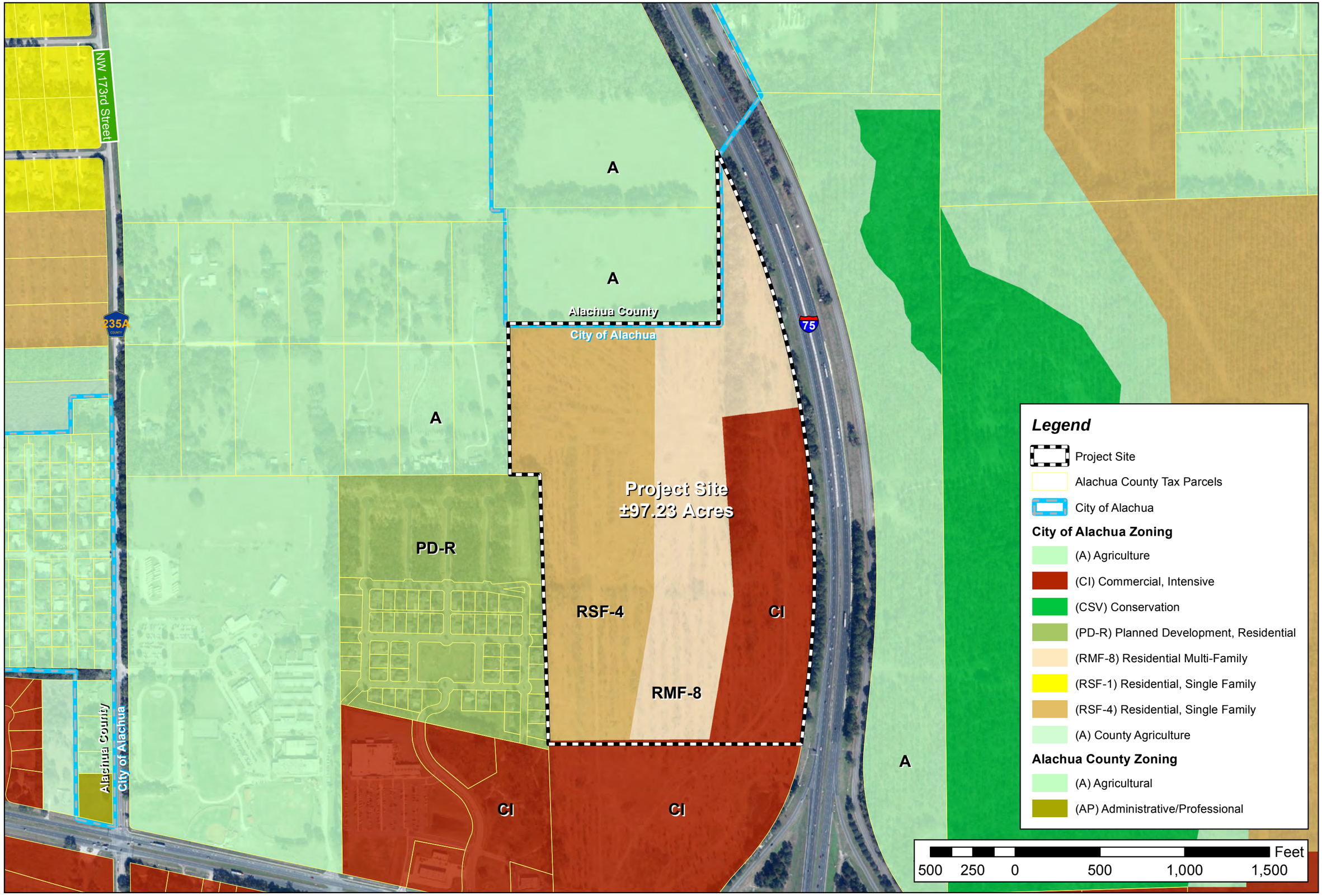
Prepared by: Employee 466
Date: 8/29/2018

CHW
Professional Consultants

Document Path: L:\20161\6-0506\Planning\GIS\MXDs\2B.mxd

ILLUSTRATION 3A:
EXISTING ZON. MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 656166.667000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS_North_American_1983

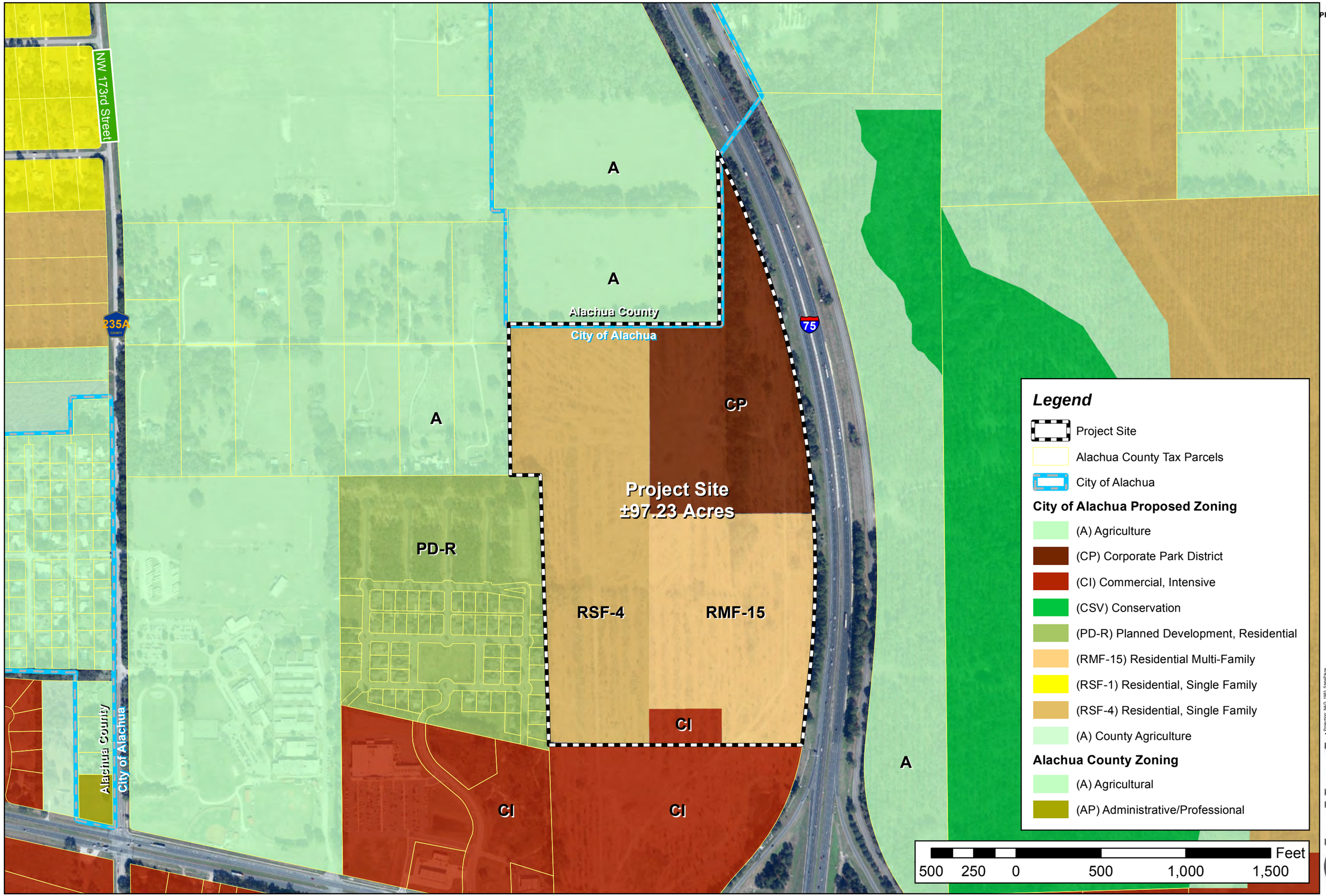
Prepared by: Employee 466
Date: 8/9/2018

CHW Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\3A.mxd

ILLUSTRATION 3B:
PROPOSED ZON. MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,503.937000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 30.750000
Linear Unit: Foot_US
GCS_North_American_1983

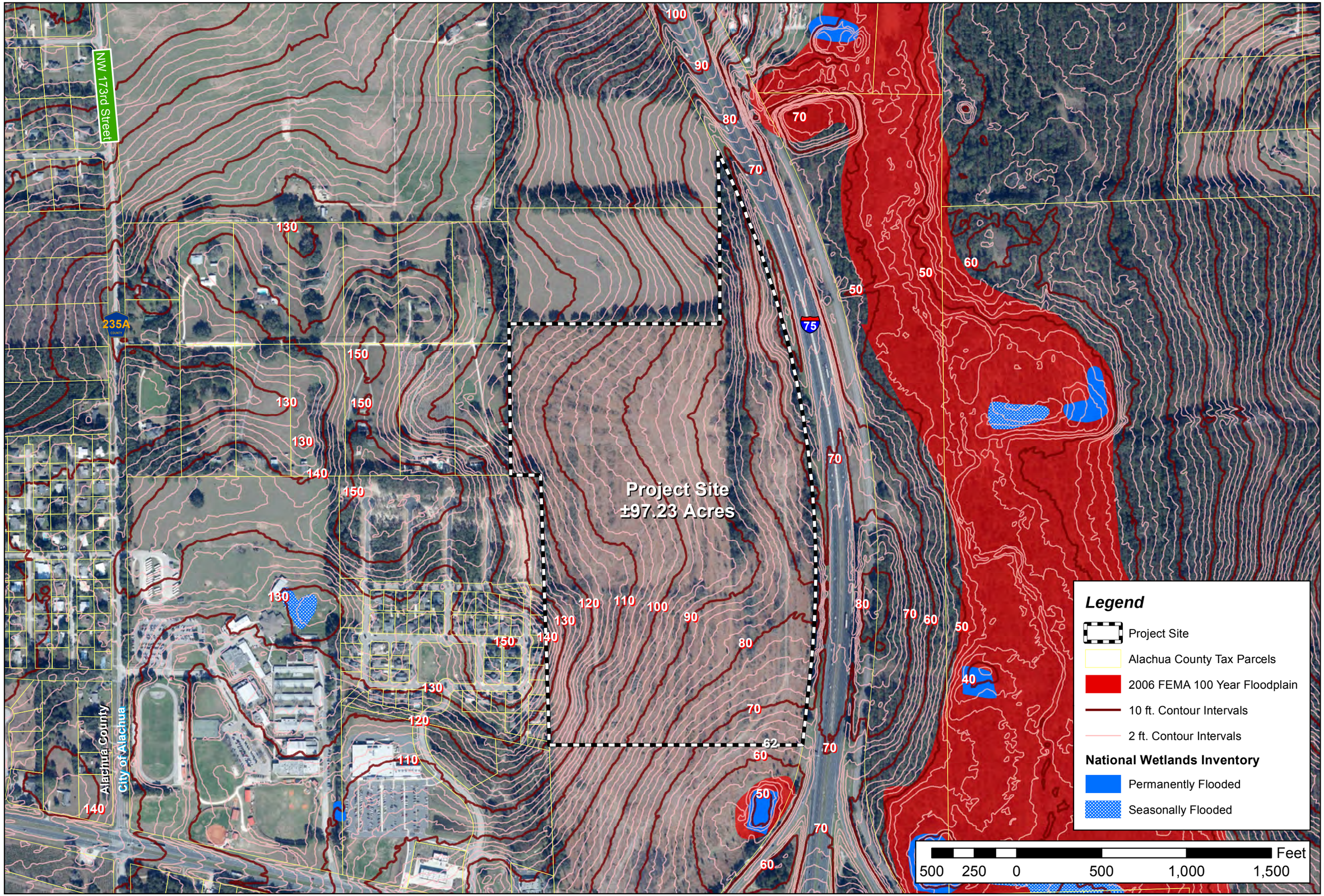
Prepared by: Employee 466
Date: 8/9/2018

CHW Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\3B.mxd

ILLUSTRATION 4:
ENV. MAP

High Point Crossing
Ls-CPA and Rezoning Application



Projection: NAD_1983_StatePlane
FLORIDA_NORTH_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,503.937000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

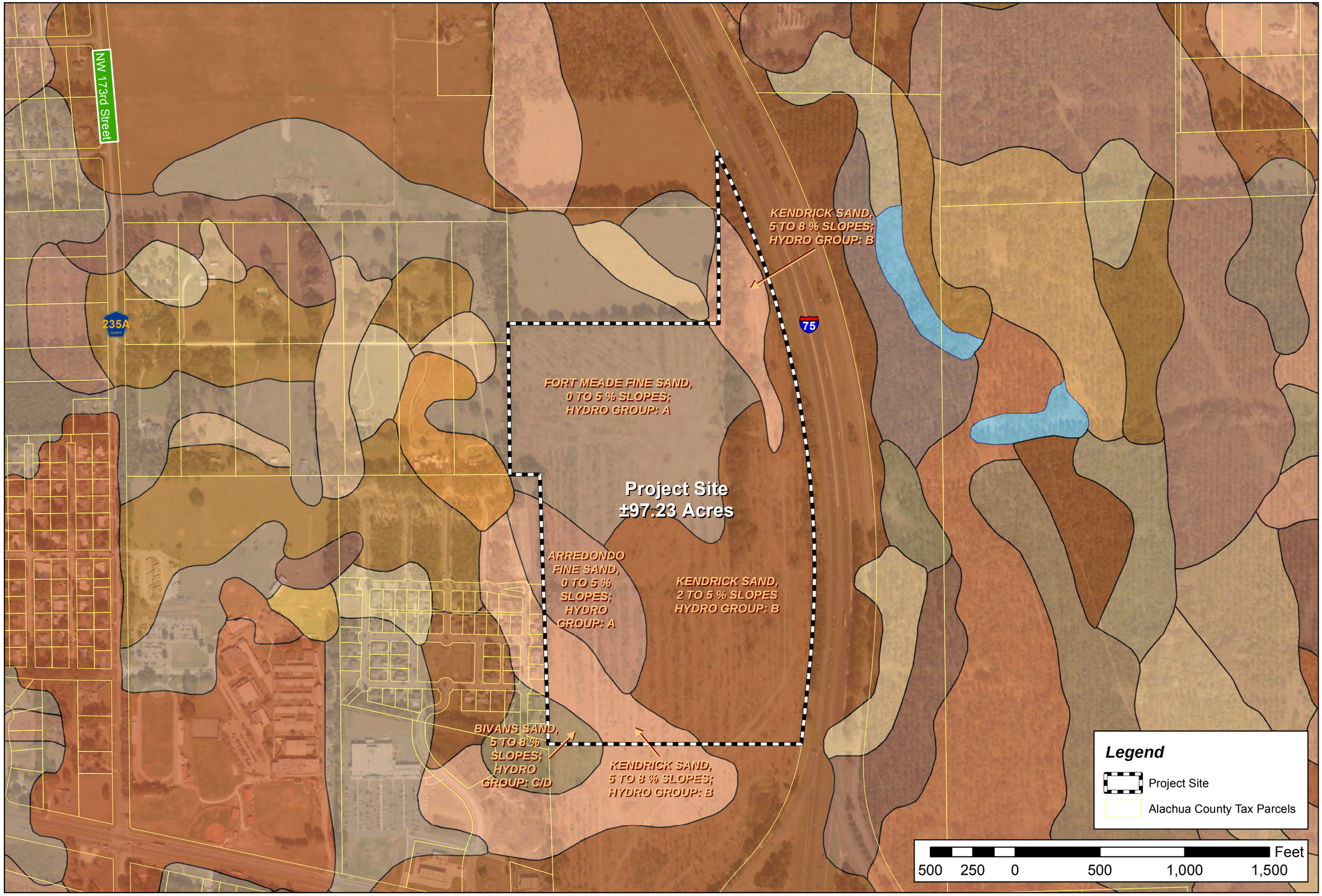
Prepared by: Employee 466
Date: 8/9/2018

CHM Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\4.mxd

ILLUSTRATION 5:
SOILS MAP

High Point Crossing
Ls-CPA and Rezoning Application



NORTH

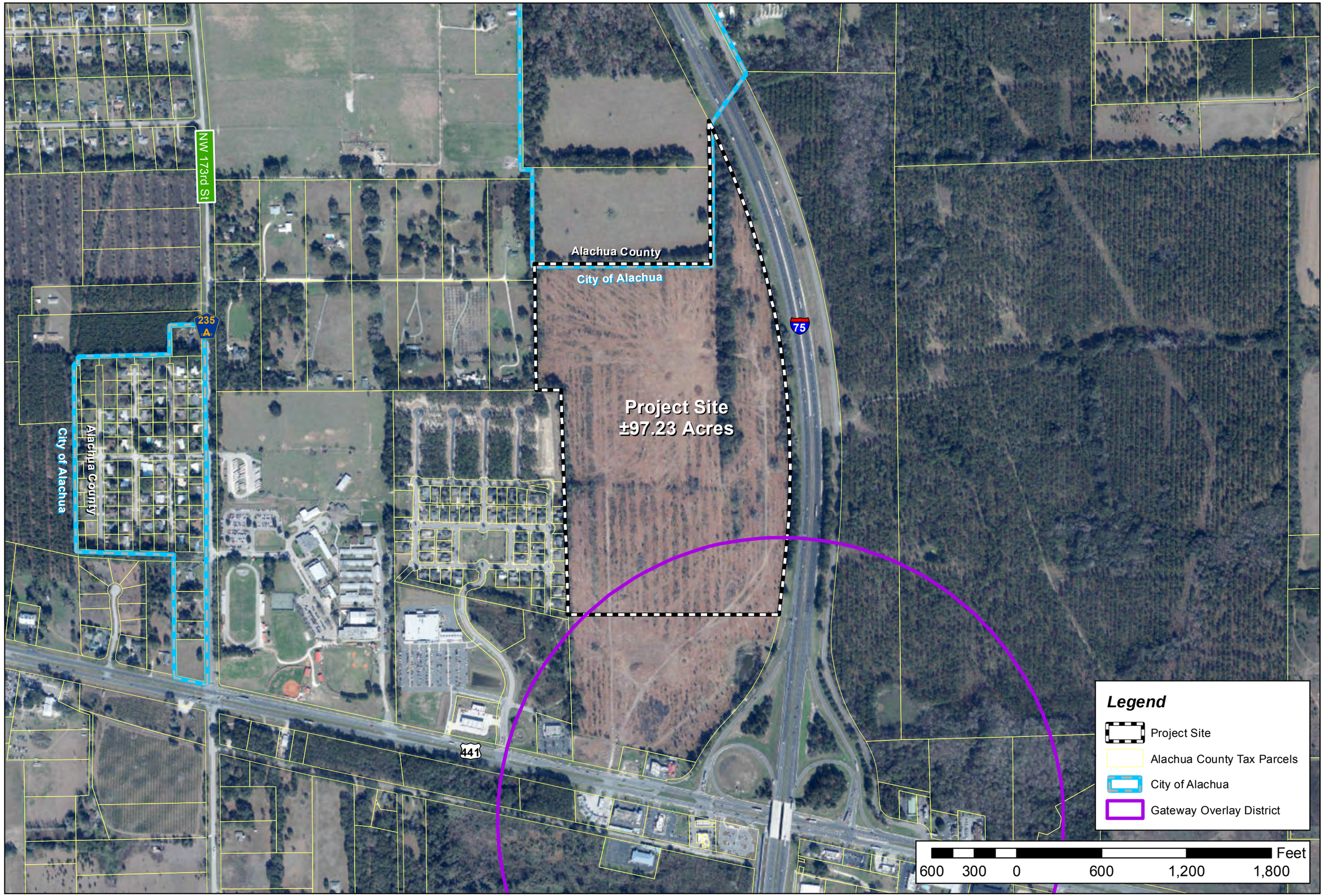
Projection: NAD, 1983, StatePlane
Florida East FIPS 0901 Feet
Projection: Lambert Conformal Conic
False Easting: 656166.6667000000
False Northing: 0.0000000
Central Meridian: -84.3500000
Latitude of Origin: 29.0833333
Standard Parallel 1: 30.7500000
Standard Parallel 2: 29.7500000
Linear Unit: Foot US (0.3048006096)
GCS: North American 1983

Prepared by: Employee 466
Date: 8/9/2018

CHW Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\5.mxd

ILLUSTRATION 6:
OVERLAYS MAP



High Point Crossing
Ls-CPA and Rezoning Application

NORTH

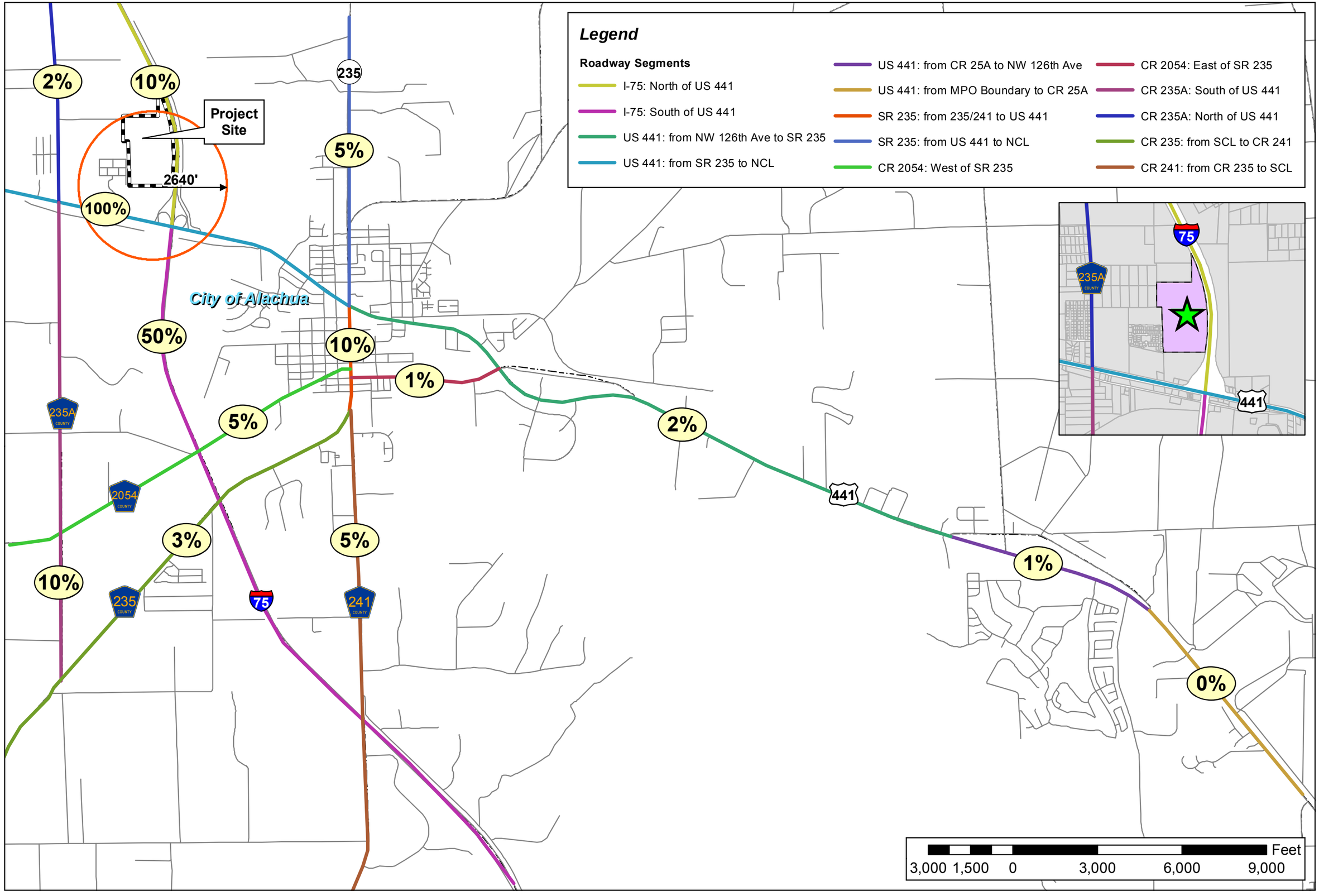
Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 656166.666667000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
GCS: North_American_1983

Prepared by: Employee 427
Date: 8/10/2018

CHM Professional Consultants

Document Path: L:\2016\16-0506\Planning\GIS\MXDs\6.mxd

ILLUSTRATION 6:
CONCUR. MAP



High Point
Ls-CPA and Rezoning Applications

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US
GCS_North_American_1983

Prepared by: Employee 481
Date: 8/10/2018

CHM Professional Consultants

Document Path: L:\20161\6-0506\Planning\GIS\MXDs\Concurrency.mxd

Ocala area society hosts regional daylily meeting

Barbara Wachter, Ocala Area Daylily Society Vice President, is shown visiting a daylily garden. [SUBMITTED PHOTO]

By Annabelle Leitner
Correspondent

OCALA — The members of the Ocala Area Daylily Society have been busy since May 2017 preparing for the American Hemerocallis Society Region 12 Fall meeting in Ocala on Saturday.

Region 12, which includes all of Florida, has two regional meetings a year, in the spring and fall. The event being held in Ocala will begin at 9 a.m. Saturday at VFW Post 4209, at 4805 NE 36th Ave. It will include the meeting and workshops, for which participants must pre-register, and which includes lunch, for a fee of $30.

The keynote speaker will be Tim Bell, of Bell's Daylily Garden in Sycamore, Georgia, which is home to more than 900 varieties of daylilies.

The regional meeting event will include clinics, silent and live auctions, raffles and door prizes.

In conjunction, members of the public can purchase daylilies beginning at 9 a.m. Saturday, at $5 a plant, in different varieties and colors, until they are sold out.

"The Ocala Area Daylily Society formed about four years ago," said president Pat Hawk, of Reddick. "This is the first time the society has hosted anything like this regional meeting. It is a small group, with only a dozen or so working to pull together the meeting."

Hawk described the upcoming event as educational, but said it also is a social event during which those who are interested in learning about daylilies can exchange ideas and methods.

According to Gene Perry of Castleberry, a member of the Ocala group, who arranged for Bell to speak, he is excited for the presentation as "Bell has one of the finest gardens in the country."

The scientific name for daylily is hemerocallis. The genus hemerocallis is native to Asia. The American Daylily Society, also known as the American Hemerocallis Society, Inc., is a nonprofit service organization established in 1946, whose membership includes more than 5,000 members worldwide.

According to Taglilien am Niederrhein, a daylily garden in Niederrhein, Germany, the words "hemera" and "kallos" mean "day" and "beauty." Each flower blooms only for a day. One mature flower stalk can produce dozens of flower buds. An older plant, for example, can produce up to 500 flowers. This extends the flowering period up to four weeks. Through a combination of early and late flowering varieties, that makes a flowering period of several months possible.

The garden's information online states that by the mid-1920s, Americans became involved in daylily breeding and have taken the lead. Among the reasons for success are excellent climatic conditions, especially in Florida, during which a newly planted seedling will usually bloom in the first year. In Germany you must wait, usually two or more years, until a seedling gets to bloom.

By 2011, there were more than 70,000 registered daylily varieties throughout the world.

According to the American Daylily Society's website, "Originally, the only colors were yellow,

See DAYLILY, B7

If you go

What: Daylily plant sale hosted by Ocala Area Daylily Society
When: Beginning at 9 a.m. Saturday; $5 per plant until sold out
Where: VFW Post 4209, 4805 NE 36th Ave., Ocala
Contact: 591-3120
Extra: American Hemerocallis Society Region 12 meeting, $30, must pre-register

This is a daylily cultivar produced by Ocala Area Daylily Society President Pat Hawk of Reddick. The group is hosting a regional meeting and plant sale on Saturday in Ocala. [SUBMITTED PHOTO]

This is a daylily hybridized by Ocala Area Daylily Society President Pat Hawk of Reddick. [SUBMITTED PHOTO]

Phillip & Wiley Mortuary, Inc.
Building Relationships, One Family At A Time

310 STATE ROAD 26, MELROSE, FL 32666
WWW.PHILLIPWILEY.COM | PHONE 352-475-2000 | FAX 352-475-2004
Service Beyond Expectation
GF-GH047579

ELDER OPTIONS

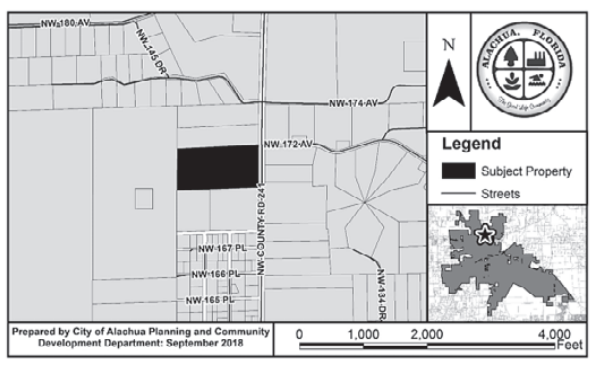
Do you provide care for a loved one or friend? Can you spare 1 ½ hours?

To learn more about participating in a focus group on the needs of caregivers, please call Kathy Dorminey at Elder Options (352) 692-5214 or send email to dormineyk@agingresources.org
Respond by October 5, 2018.
Not all who express interest will be selected.
Food will be provided.
GF-GH046240

The Gainesville Community Playhouse
presents
NINE THE MUSICAL
SEPT. 14-OCT. 7
Get tickets at
www.gcplayhouse.org/
Visit GAINESVILLE Alachua County, FL
Gainesville. Citizen centered People empowered
Culture Builds Florida
The Gainesville Community Playhouse at the Vam York Theater
4039 NW 16th Blvd.
352.376.4949
www.gcplayhouse.org
Find us on
GF-GH043195

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

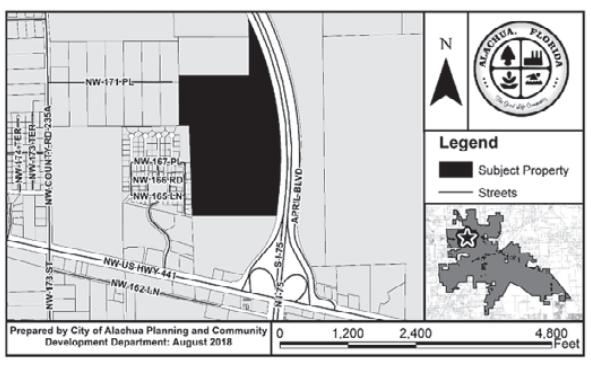
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent, for Wallace Cain, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3) on a ±20.0 acre subject property, located at 17002 NW County Road 241, south and west of the intersection of NW County Road 241 and NW 172nd Avenue, consisting of a portion of Tax Parcel Number 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Existing Zoning: Community Commercial (CC).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.
GF-GH045805

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 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay District.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.
GF-GH045807

LITERACY:
Continued from page A1

Library districts, Dudley Farms State Park and Gentle Carousel Miniature Therapy Horses all helped with event

Photos special to *Alachua County Today*

ABOVE LEFT: Ranger Scout helped with the Gentle Carousel program, then took walks with individual children who waited in line after the event. ABOVE RIGHT: Columbia County Library District had craft activities for children.

children and a river walk led by a park ranger. Food and drink was available for purchase.

Both the Alachua County Library District and the Columbia County Library District sponsored booths offering activities for children. Dudley Farms State Park also sponsored a booth with educational games and activities for children. Gentle Carousel Miniature Therapy Horses presented a book lovers program in the main Pavilion. The real life characters from the book, Mercury and Sirius, participated. Gentle Therapy Horse Ranger Scout helped with the Gentle Carousel program, and then took walks with individual children who waited in line after the event.

# # #

Email editor@
alachuatoday.com

UTILITY RATES:
Continued from page A1

Electric rates increased for first time in nine years

expenses. Although the City's millage rate for 2019 stayed the same as the prior year, State law requires it to be advertised as a "tax increase."

In public hearings and second readings of Ordinances 2018-15, 2018-16 and 2018-17, proposed utility rates were presented and discussed.

Water and wastewater rate changes were proposed at the Aug. 2 Budget Workshop and were approved at the Sept. 24 meeting.

Water rates were adjusted by 2.9 percent in the consumption charges and $1 on the customer charge, for an average residential impact of $1.41 per month. The City of Newberry, even with these changes, has some of the lowest utility rates in the area.

Wastewater rates were adjusted by one percent in the consumption charges with no change in the customer charge, for an average residential impact of $0.48 per month.

Electric rates were increased, for the first time in nine years, by 1.80 percent for an average bill impact of $2 and solid waste rates were increased by $1 from $14.75 to $15.75. In 2017, the City reduced its Solid Waste rates by $5 per month per customer.

# # #

Email cwalker@
alachuatoday.com

LIONS:
Continued from page A1

Local president credits entire club for efforts

The award is based on the number of total participants trained by each club and the largest net membership growth. There were only four such honors awarded this year out of over 4,600 clubs worldwide.

Although the award is presented to the club president, Smith credits the entire club. "The important thing is that although the award is addressed to me, this could not have happened without the dedication and hard work of the other members. Without them this would never have happened" Smith said." I maybe directing the club as president, but it took the members of the club to get the new inductees and bring it all together. It was not something I did alone, it was a group effort, so this medal is for the whole club," he said.

"The best part is the recognition of our efforts at the international level. It puts the High Springs Lions Club on the map and brings more awareness to the humanitarian services and charities Lions Clubs are providing. The goal is to help those that need it," Smith said.

# # #

Email rcarson@
alachuatoday.com

DEADLINE TO REGISTER TO VOTE

Verify your registration status at VoteAlachua.com
2018 General Election
November 6

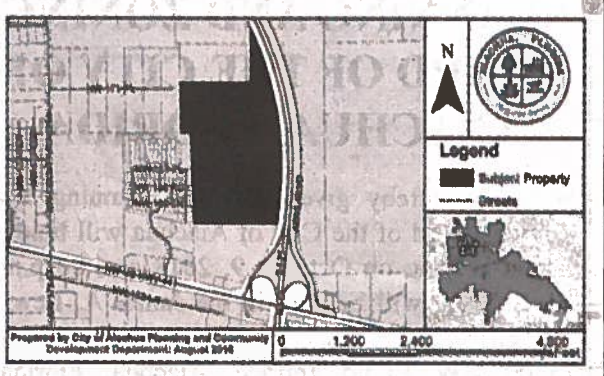
Vote Alachua
KIM A. BARTON
SUPERVISOR OF ELECTIONS

office: 352-374-5252
fax: 352-374-5264
Josiah T. Walls Building
515 N. Main Street, Suite 300
Gainesville, FL 32601-3348
VoteAlachua.com

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay District.



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

(Published: Alachua County Today - September 27, 2018)

BOUKARI LAW, P.A.

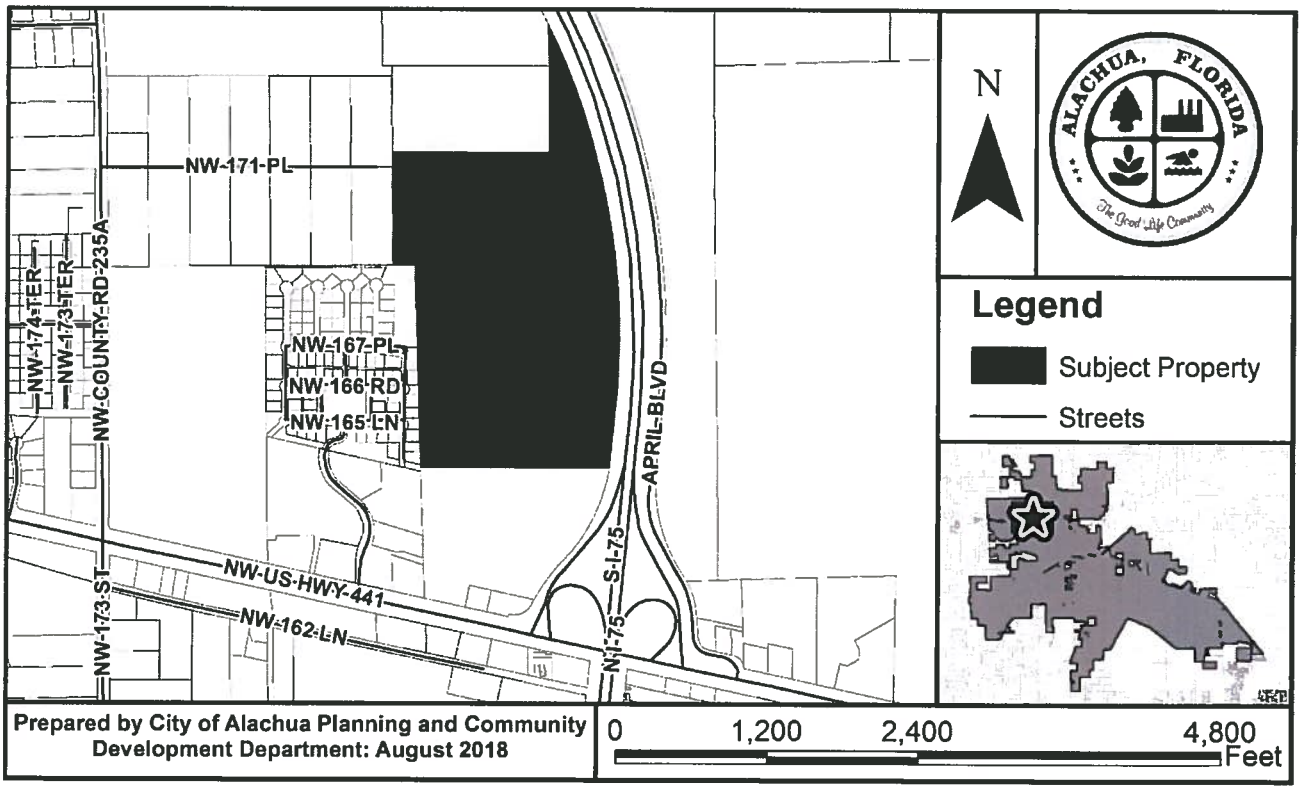
Mailed 9/24/2018
KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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 9, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres) on a ±97.23 acre subject property; located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision; consisting of a portion of Tax Parcel Number 03049-000-000; Existing FLUM Designations: Moderate Density Residential, Medium Density Residential, Commercial; Existing Zoning: Commercial Intensive (CI), Residential Multiple Family – 8 (RMF-8), Residential Single Family – 4 (RSF-4); Overlay District: Gateway Overlay.



District.

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

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

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA FL 32615

03049-001-002
BURGETTO GAETANO &
STELLA M
16615 NW 171ST PL
ALACHUA FL 32615

03053-020-063
RICHMAN & RICHMAN-
SANFORD H/W
16778 NW 166TH DR
ALACHUA FL 32615

03053-020-069
GALLMAN BRITTANY F &
MATTHEW C
16879 NW 167TH ST
ALACHUA FL 32615

03053-020-060
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-061
KARA BOLTON HOMES INC
9145 SW 49TH PL STE A
Gainesville FL 32608

03053-020-000
HERITAGE OAKS PROPERTY
OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA FL 32615

03053-001-002
TALAL PROPERTIES LTD &
TAREK PROPERTIES LTD
1326 E LUMSDEN RD
BRANDON FL 33511

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA FL 32615

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03053-020-056
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-059
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-055
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-070
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA FL 32615

03053-001-008
ALACHUA COUNTY FARM
BUREAU INC
14435 NW US HIGHWAY 441 STE
20

03053-001-010
THE CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03053-001-009
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03050-000-000
SPENCER, ARTHUR PRESCOTT
JR TR
4145 STATE RD 11
DELAND FL 32724

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA FL 32615

03053-020-062
VISION CONSTRUCTION INC
3201 NW 202ND ST
NEWBERRY FL 32669

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA FL 32615-4863

03053-020-057
DURATION BUILDERS INC
527 TURKEY CREEK
ALACHUA FL 32615

03053-010-000
HERITAGE OAKS PROPERTY,
OWNERS
PO BOX 969
Alachua FL 32615

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA FL 32615

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG FL 33701

03053-001-001
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA FL 32615

03053-010-052
CAMPBELL MICHAEL PATRICK & ADRIENEE MARIE
16644 NW 165TH TER
Alachua FL 32615

03053-010-050

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA FL 32615

03053-010-037
FLOYD & RUTTENBER
16518 NW 166TH RD
ALACHUA FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE FL 32606

03053-010-051
HARRIS AARON A
16609 NW 166TH DR
ALACHUA FL 32615

03049-002-000
MILLIKEN, ROBERT P
16091 NW US HIGHWAY 441
ALACHUA FL 32615

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA FL 32616

03053-010-018
WALLACE CHARLES E & PATRICIA A
16621 NW 165TH LN
ALACHUA FL 32615

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE FL 32308

03053-010-054
SCHULTZ, RICHARD B & CECILIA
1171 APPIAN WAY
SANTA ANA CA 92705

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH FL 32118

03061-004-001
T & H PROPERTY GROUP LLC
300 SW 143RD ST
NEWBERRY FL 32669

03049-001-000
DONOFRIO, JACQULYN MARIE
5810 SW 164TH TER
SOUTHWEST RANCHES FL 33331-1397

03053-002-000
PATEL, INDIRA K
8706 SADDLEHORN DR
IRVING TX 75063

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA FL 32615

03053-010-010
BOUTON MATTHEW J & AMBER M
16631 NW 165TH TER
ALACHUA FL 32615

03017-002-000
SPENCER, ARTHUR PRESCOTT JR TR
4145 STATE RD 11
DELAND FL 32724

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA FL 32615-4992

03053-010-011
GRAY BRIAN S & MISTY D
16611 NW 165TH TER
ALACHUA FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA FL 32615

03053-010-014
FORD NATHANIEL M III & TIROSHSA T
16515 NW 165TH TER
ALACHUA FL 32615

03053-010-015
MITCHELL CHARLES E & NANCY E
16530 NW 165TH TER
ALACHUA FL 32615

03053-010-034

03053-010-035

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
Alachua FL 32615

03053-010-049
MEADOWS & MEADOWS
16649 NW 166TH DR
ALACHUA FL 32615-4996

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5960™

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT OF TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de
révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

03053-020-064
VISION CONSTRUCTION INC
3201 NW 202ND ST
NEWBERRY FL 32669

03053-020-067
LILKENDEY JAMES H &
FRANCES C
16819 NW 167TH ST
ALACHUA FL 32615

03053-020-069
GALLMAN BRITTANY F &
MATTHEW C
16879 NW 167TH ST
ALACHUA FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Sandra B. Thomas, POSTED THE LAND USE
(name)
SIGN ON 9/20/18 FOR THE HighPoint Crossing Rezoning - PZB
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Sandra B. Thomas
(signature)

7
(number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS DESIGNATION OF A ±97.23 ACRE PROPERTY FROM COMMERCIAL INTENSIVE (CI) ON ±21.2 ACRES, RESDEINTIAL MULTIPLE FAMILY – 8 (RMF-8) ON ±36.0 ACRES, AND RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) ON ±40.0 ACRES TO COMMERCIAL INTENSIVE (CI) ON 2.11 ACRES, CORPORATE PARK (CP) ON ±27.88 ACRES, RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON ±27.88 ACRES AND RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) ON ±39.36 ACRES; LOCATED WEST OF INTERSTATE 75; NORTH OF US HIGHWAY 441 AND THE HIGHPOINT CROSSING SUBDIVISION; AND EAST OF THE HERITAGE OAKS SUBDIVISION; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

DRAFT

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on September 27, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on October 9, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, 2018 and on _____, 20__; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, 2018, and _____, 20__, 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 of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed 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 PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Commercial Intensive (CI) on ±21.2 acres, Residential Multiple Family – 8 (RMF-8) on ±36.0 acres, and Residential Single Family -4 (RSF-4) on ±40.0 acres to Commercial Intensive (CI) on ±2.11 acres, Corporate Park (CP) on ±27.88 acres, Residential Multiple Family -15 (RMF-15) on ±27.88 acres and Residential Single Family -4 (RSF-4) on ±39.36 acres in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

DRAFT

Section 3. 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 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua 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 any 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 the ordinance after the exclusions of such part or parts shall be deemed to be valid.

DRAFT

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the _____day of _____, 2018.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____day of _____, 20__.

DRAFT

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM

_____
Adam Boukari, City Manager/Clerk

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

EXHIBIT "A"

PAGE 1 OF 8

A portion of Tax Parcel Number 03049-000-000

DRAFT

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO COMMERCIAL INTENSIVE (CI):

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 430.45 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°18'09" EAST, 47.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'19", AN ARC DISTANCE OF 47.29 FEET TO THE END OF SAID CURVE; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 167.04 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 429.37 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET TO THE **POINT OF BEGINNING.**

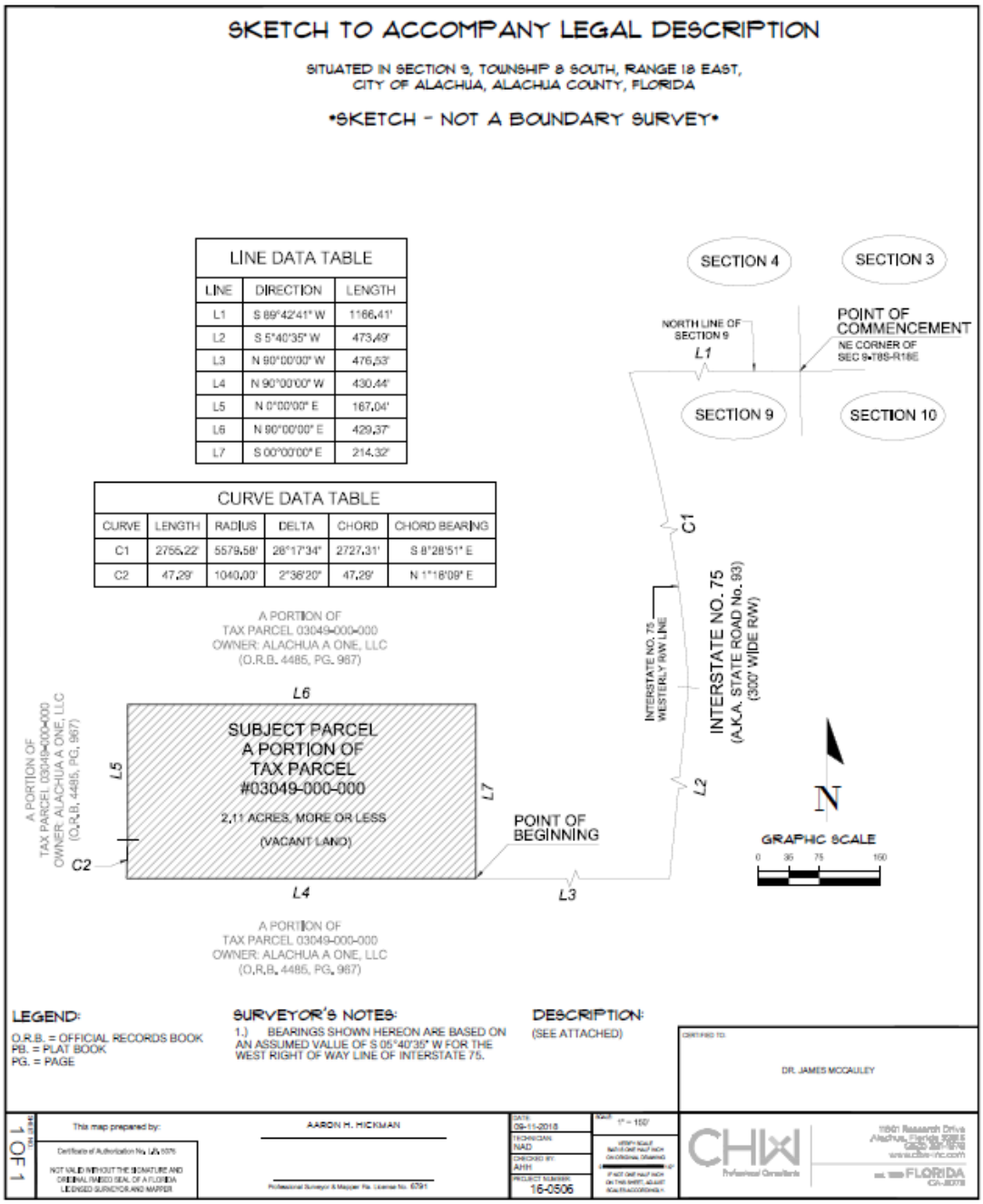
CONTAINING 2.11 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 2 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO COMMERCIAL:



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	S 5°40'35" W	473.49'
L3	N 90°00'00" W	476.53'
L4	N 90°00'00" W	430.44'
L5	N 0°00'00" E	167.04'
L6	N 90°00'00" E	429.37'
L7	S 00°00'00" E	214.32'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	2755.22'	5579.58'	28°17'34"	2727.31'	S 8°28'51" E
C2	47.29'	1040.00'	2°36'20"	47.29'	N 1°18'09" E

EXHIBIT "A"

PAGE 3 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO CORPORATE PARK (CP):

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE **POINT OF BEGINNING** AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 27.88 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 4 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO CORPORATE PARK:

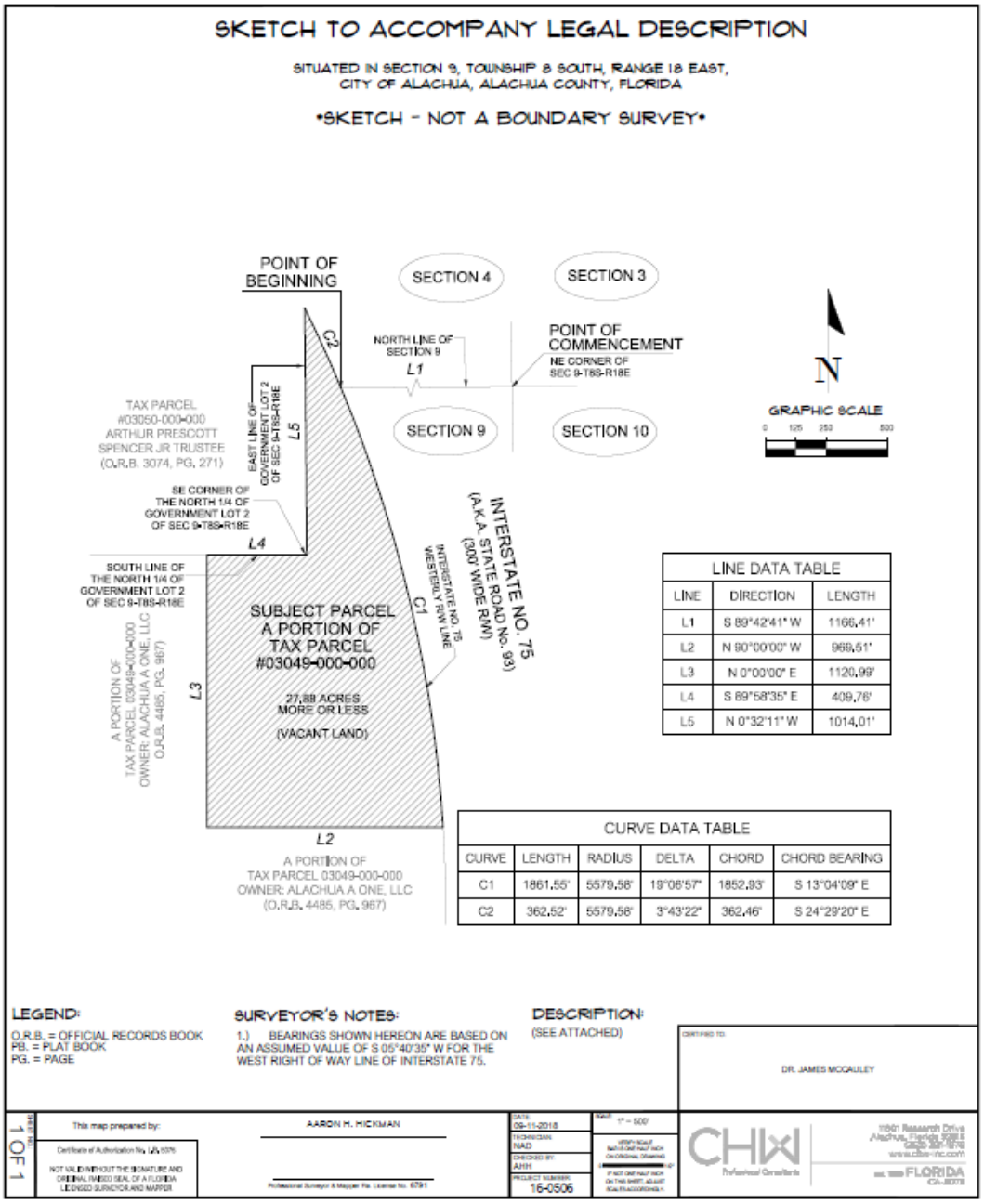


EXHIBIT "A"

PAGE 5 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO RESIDENTIAL MULTIPLE FAMILY -15 (RMF-15):

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID CURVE AND WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 09°10'37", AN ARC LENGTH OF 893.67 FEET (CHORD BEARING AND DISTANCE OF SOUTH 01°04'37" WEST, 892.71 FEET) TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 429.37 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1149.40 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 969.51 FEET TO THE **POINT OF BEGINNING.**

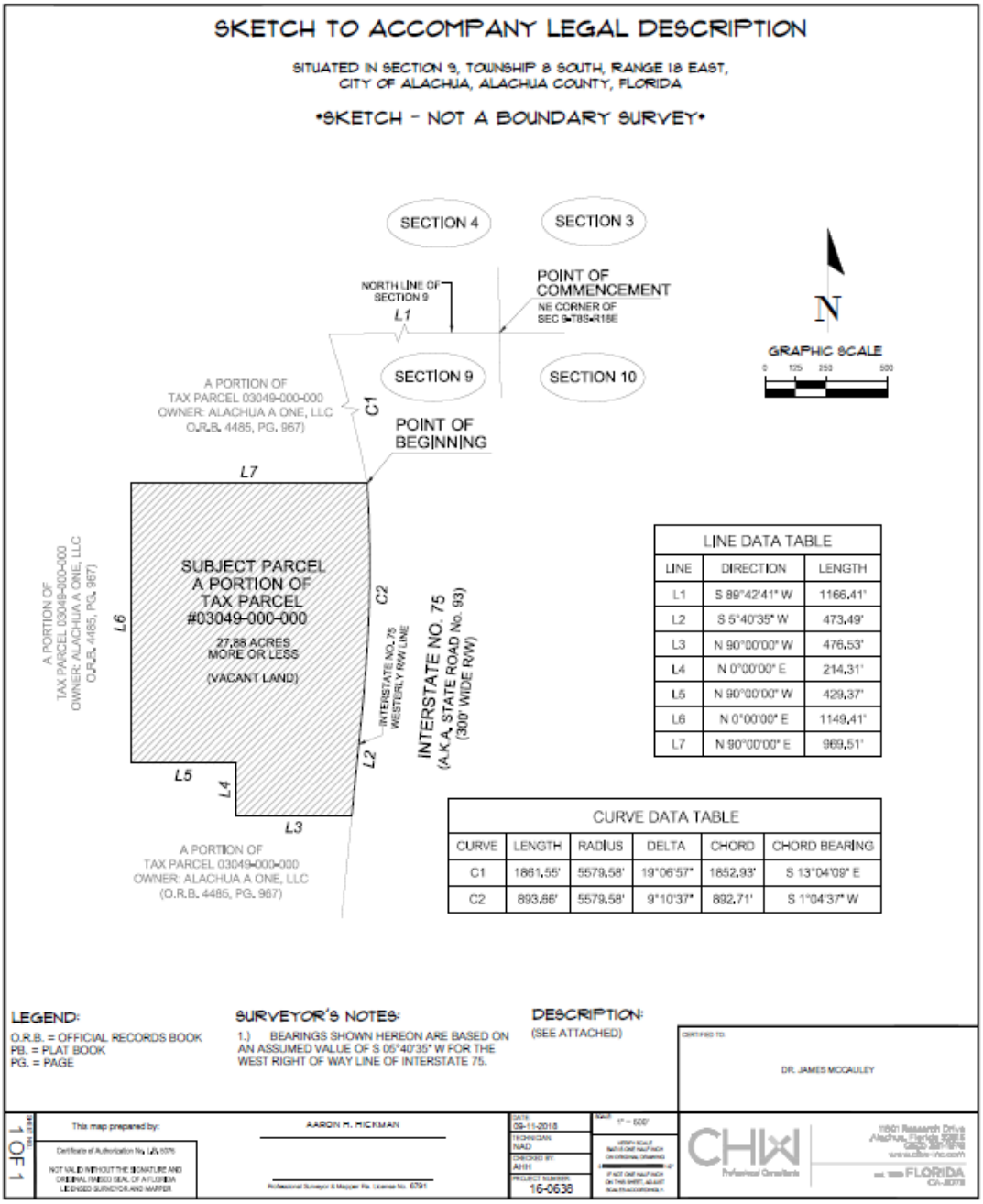
CONTAINING 27.88 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 6 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO HIGH DENSITY RESIDENTIAL:



LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	S 5°40'35" W	473.49'
L3	N 90°00'00" W	476.53'
L4	N 0°00'00" E	214.31'
L5	N 90°00'00" W	429.37'
L6	N 0°00'00" E	1149.41'
L7	N 90°00'00" E	969.51'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1861.55'	5579.58'	19°06'57"	1852.93'	S 13°04'09" E
C2	893.86'	5579.58'	9°10'37"	892.71'	S 1°04'37" W

EXHIBIT "A"

PAGE 7 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO RESIDENTIAL SINGLE FAMILY – 4 (RSF-4):

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1313.57 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 9; THENCE SOUTH 00°32'11" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 683.40 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF SAID LOT 2; THENCE NORTH 89°58'35" WEST, ALONG THE SOUTH LINE OF THE NORTH ¼ OF SAID LOT 2, A DISTANCE OF 409.76 FEET TO THE **POINT OF BEGINNING;** THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 2437.43 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°18'09" WEST, 47.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°26'19", AN ARC DISTANCE OF 47.29 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 588.93 FEET TO THE EAST LINE OF HERITAGE OAKS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 01°51'21" WEST, ALONG THE SAID EAST LINE OF HERITAGE OAKS PHASE 1 AND THE EAST LINE OF HERITAGE OAKS PHASE 2 (RECORDED IN PLAT BOOK 31, PAGE 59), DISTANCE OF 1612.13 FEET TO THE NORTHEAST CORNER OF SAID HERITAGE OAKS PHASE 2; THENCE SOUTH 86°09'13" WEST, ALONG THE NORTH LINE OF HERITAGE OAKS PHASE 2, A DISTANCE OF 179.58 FEET TO THE EAST LINE OF LOT 14 OF AN UNRECORDED SUBDIVISION BY THE PERRY C. MCGRIFF COMPANY DATED NOVEMBER 15, 1963; THENCE NORTH 00°29'04" WEST, ALONG THE EAST LINE OF SAID LOT 14, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 885.84 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 828.87 FEET TO THE **POINT OF BEGINNING.**

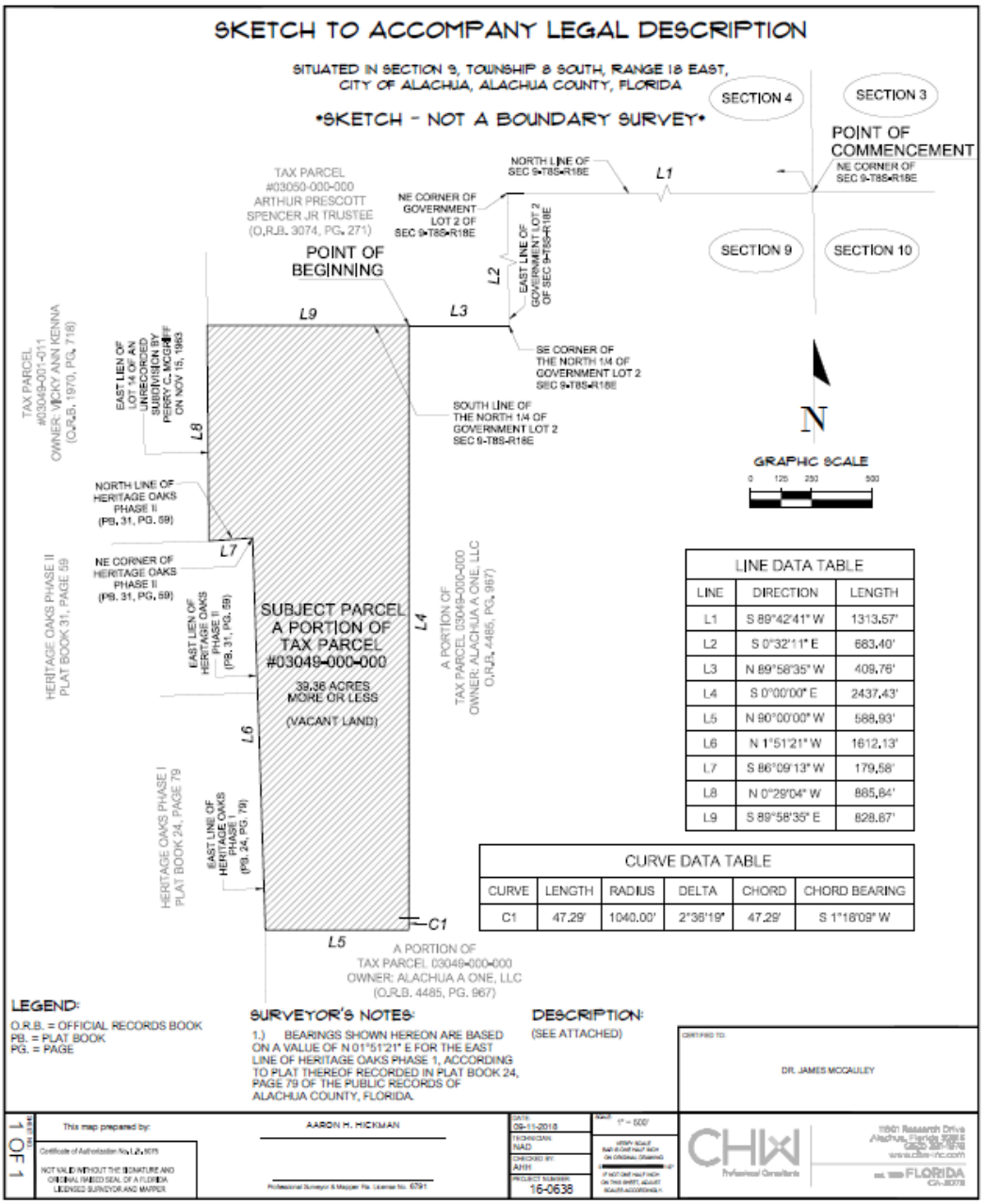
CONTAINING 39.36 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 8 OF 8

A portion of Tax Parcel Number 03049-000-000

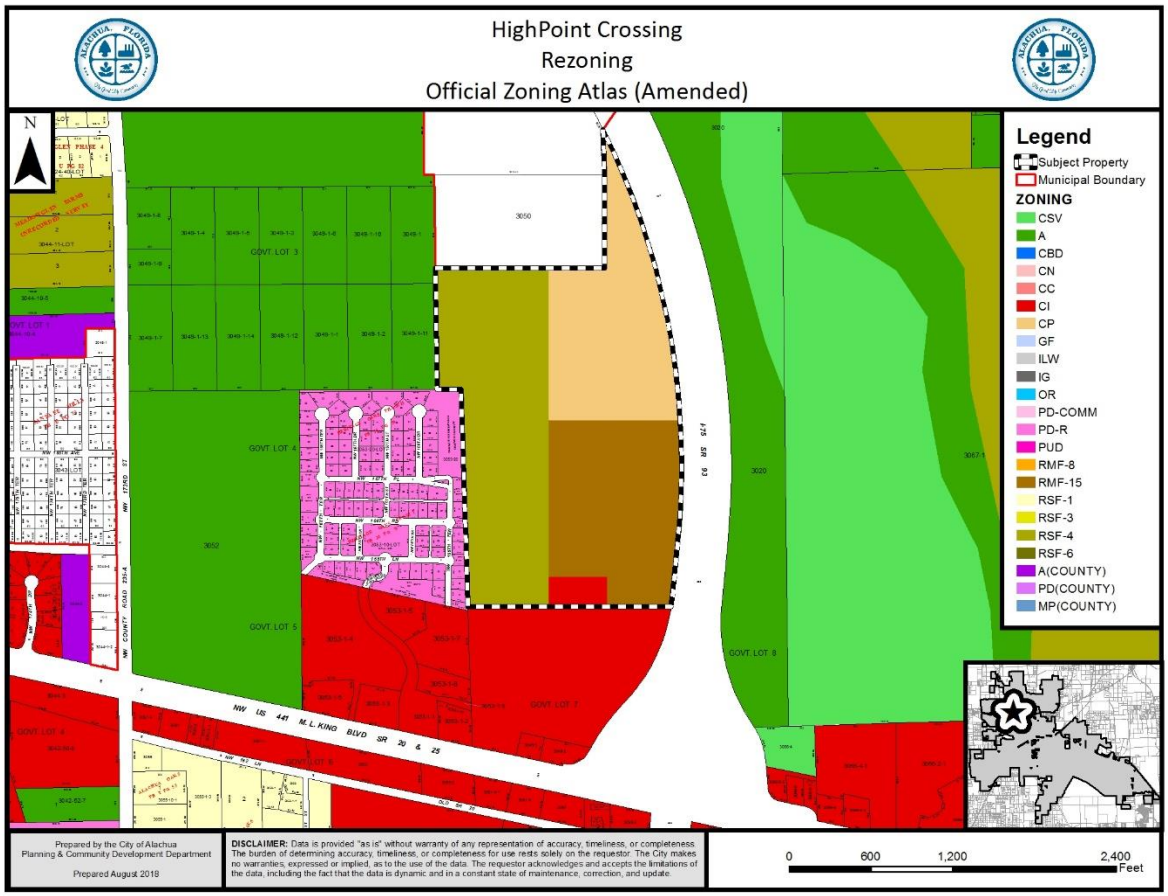
SKETCH OF PORTION TO BE AMENDED TO MODERATE DENSITY RESIDENTIAL:



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1313.57'
L2	S 0°32'11" E	683.40'
L3	N 89°58'35" W	409.76'
L4	S 0°00'00" E	2437.43'
L5	N 90°00'00" W	588.93'
L6	N 1°51'21" W	1612.13'
L7	S 86°09'13" W	179.58'
L8	N 0°29'04" W	885.84'
L9	S 89°58'35" E	828.87'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.29'	1040.00'	2°36'19"	47.29'	S 1°18'09" W

EXHIBIT "B"


HighPoint Crossing
Rezoning
Official Zoning Atlas (Amended)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
GOVT. LOT 3
GOVT. LOT 4
GOVT. LOT 5
GOVT. LOT 7
GOVT. LOT 8
3050
3052
3020
NW US 441 M.L. KING BLVD SR 20 & 25
Prepared by the City of Alachua
Planning & Community Development Department
Prepared August 2018
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0 600 1,200 2,400
Feet