Regular City Commission Meeting
Agenda
August 8, 2022

Mayor Gib Coerper	**City Manager Mike DaRoza**
Vice Mayor Jennifer Blalock	City Attorney Marian Rush
Commissioner Shirley Green Brown	
Commissioner Dayna Miller	
Commissioner Edward Potts	

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: August 8, 2022

Meeting Location: James A Lewis Commission Chambers
15100 NW 142 Terr.

CITY COMMISSION MEETING

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A. APD Accreditation Update

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(**Please Limit to 3 Minutes**. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to **3 Minutes**)

A. Ordinance 22-07, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)- NW 188th Street/ US 441: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).

B. Ordinance 22-16, Second Reading - Small Scale Comprehensive Plan Amendment (SSCPA) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a SSCPA to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a ±27.88 acre subject property; Tax Parcel Number 03049-000-000 (Legislative Hearing).

C. Ordinance 22-17, Second Reading - Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a ±27.88 acre subject property; consisting of a portion of Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

D. Ordinance 22-19, First Reading: Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

E. Ordinance 22-20, First Reading: Small Scale Comprehensive Plan Amendment (SSCPA) – Tomoka Hills Non-Residential: A request by Craig

Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of SSCPA to amend the Future Land Use Map (FLUM) on a ±45.3 acre subject property from Agriculture to Community Commercial; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Legislative Hearing).

F. Ordinance 22-21, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Agricultural (A) to Community Commercial (CC) on a ±45.3 acre subject property; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Quasi-Judicial Hearing).

G. Ordinance 22-22, First Reading; Amending Code Section 38 - Utility Rates Water & Wastewater

V. AGENDA ITEMS

A. Renewal of Commercial and Group Health Insurance Packages

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(**Please Limit to 3 Minutes**. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

July 25, 2022 Budget Workshop Meeting Minutes

July 25, 2022 City Commission Meeting Minutes

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: APD Accreditation Update
PREPARED BY: Jesse J. Sandusky - Chief of Police

RECOMMENDED ACTION:
Receive the presentation.

Summary

The Alachua Police began the process of seeking professional accreditation through the Commission for Florida Law Enforcement Accreditation approximately 4.5 years ago. During the week of July 18th, the agency underwent a final, formal assessment. This presentation is intended to keep the commissioners and the public up to date with the process.

FINANCIAL IMPACT: No

BUDGETED: No

COMMISSION GOALS:
Strengthen Community Services

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: Ordinance 22-07, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)- NW 188th Street/ US 441: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission adopt Ordinance 22-07 on second and final reading upon making the following motion:

Based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of JTFA, LLC. to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 22-07 on second and final reading.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of JTFA, LLC , property owner, for the consideration of rezoning the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") and Community Commercial ("CC").

The subject property is comprised of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 and is approximately 162.5 acres in size. The subject property is located southwest of the intersection of US 441 and NW 188th Street. The subject property is currently used as a production nursery.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Low Density Residential (115.5 acres), Moderate Density Residential (40 acres), and Community Commercial (7 acres). The Low Density Residential FLUM Designation permits a density of 0- 1 unit per acre (a maximum of 114 units for the portion of the subject property proposed to be zoned PD-R). The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 160 dwelling units for the portion of the subject property proposed to be zoned PD-R); the Community Commercial FLUM designation permits a maximum intensity of 0.5 FAR (a maximum of 152,460 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 275 residential units, and 4,000 square feet for a neighborhood amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property.

The minimum lot size for a majority of PD-R area would be 10,000 square feet. Along the PD-R boundary, adjacent to existing residential or agricultural uses, the lot sizes would be either 14,374 square feet or 21,780 square feet. Access to the proposed development would be provided at two locations. A minimum of one ingress/egress would be provided to US 441 for the area proposed to be zoned PD-R. The applicant has provided a draft easement that would permit this access through the parcels located between the subject property and US 441. A gated emergency access would be provided through NW 188th Street.

The proposed development would be constructed in up to five phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same

development, including a mix of housing types, lot sizes, and densities;

(4) Providing Greater Opportunity for More Efficient Land Use Patterns
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) Quality Design Through Density Increases
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

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

The purpose of the CC zoning district is described by Section 3.5.2 (C) of the LDRs as follows:

> The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

At the March 8, 2022 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

At the April 25, 2022 City Commission hearing, the Commission voted 5-0 to approve Ordinance 22-07 at first reading.

At the July 25, 2022 City Commission meeting, this item was deferred to the August 8, 2022 Commission meeting.

Prior to second reading, Kevin and Shima Carter transferred ownership of their parcels to JTFA, LLC.

ATTACHMENTS:

Description

- Ordinance 22-07
- Staff Report and Staff Supporting Materials
- PD Master Plan
- PD Agreement
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting
- Public Notice Materials for the 04/25/22 City Commission Meeting
- Public Comment Received
- Advertisements and Posted Notices for July 25, 2022 City Commission Hearing
- Mailed Notices for August 8, 2022 City Commission Hearing

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRILCULUTRAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; 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 by JTFA, LLC , a Florida corporation, and Kevin and Shima Carter, ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as NW 188th Stree/US 441 Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 275 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on February 24, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on March 8, 2022 , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on April 14, 2022, and on July 14, 2022 and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on April 25, 2022 , and August 8, 2022, and provided for and received public participation at both public hearings; and

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development–Residential ("PD-R") and Community Commercial ("CC") for Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

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

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

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Lot Development Area 3.16 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	275 dwelling units	±87.00	*Minimum Lot Area* • 10,000 square feet • 14,520 square feet where noted on PD Master Plan • 21,780 square feet where noted on PD Master Plan *Minimum Lot Width* 50 feet	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Setbacks Front (Primary) = 20' Side = 7.5' Rear=15' *Maximum Building Height* 65 feet *Maximum Lot Coverage* 40% *Minimum Parking Spaces* Residential: 2 per unit for dwelling units *Minimum Separation* Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188th Street property boundary	
Common Area/ Stormwater/ Open Space 0 du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	*Setbacks* Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Minimum Parking Spaces* Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area	±31.00%
Right-of-Way 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

    d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

    e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

    f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.

g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.

c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paced and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.

d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. 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 5. Repealing Clause

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

Section 6. Providing for Severability

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

Section 7. Effective Date

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

PASSED on first reading on the 25th day of April, 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 8th day of August, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION (PD-R):

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 30.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'33" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.50 Acres (6,773,565 Square Feet), more or less.

EXHIBIT "A"

LEGAL DESCRIPTION (CC):

LEGAL DESCRIPTION

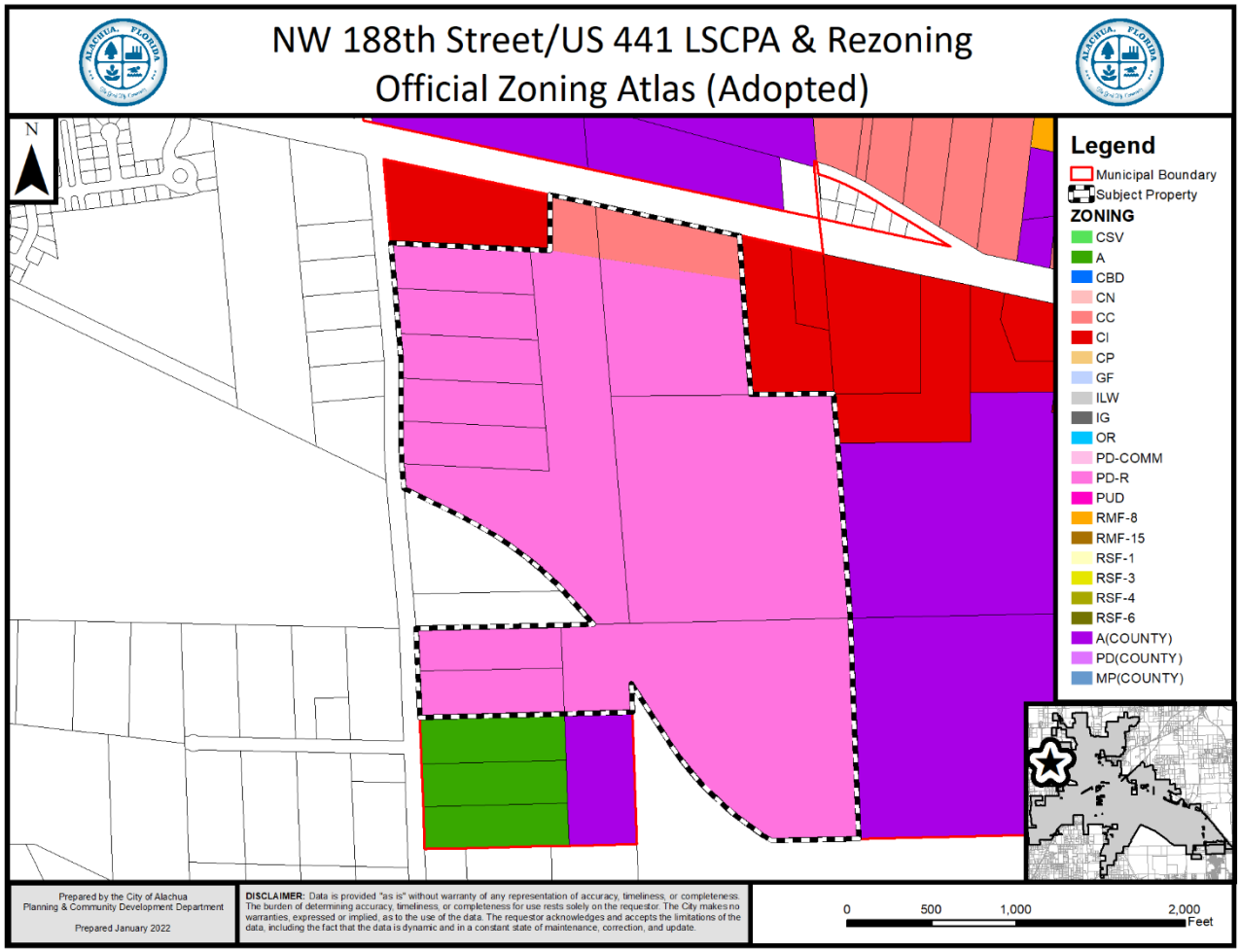
Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

EXHIBIT "B"


NW 188th Street/US 441 LSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Municipal Boundary
Subject Property
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)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared January 2022
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

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres)
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP eda consultants, inc.
PROPERTY OWNERS:	JTFA, LLC; Kevin and Shima Carter
LOCATION:	Generally located southeast of the intersection of US Highway 441 and NW 188th Street
PARCEL ID NUMBERS:	03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000
ACREAGE:	± 162.5 total
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial zoning designation to the City Commission with a recommendation to approve the application, subject to the 25 conditions for the Planned Development – Residential (PD-R) district 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 for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial Zoning Designation 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, subject to the 25 conditions for the Planned Development -Residential (PD-R) district provided in Exhibit "A" and located on page 40 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of JTFA, LLC and Kevin and Shima Carter, property owners, for the consideration of rezoning the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") and Community Commercial ("CC").

The subject property is comprised of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 and is approximately 162.5 acres in size. The subject property is located southwest of the intersection of US 441 and NW 188th Street. The subject property is currently used as a production nursery.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Low Density Residential (115.5 acres), Moderate Density Residential (40 acres), and Community Commercial (7 acres). The Low Density Residential FLUM Designation permits a density of 0-1 unit per acre (a maximum of 114 units for the portion of the subject property proposed to be zoned PD-R). The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 160 dwelling units for the portion of the subject property proposed to be zoned PD-R); the Community Commercial FLUM designation permits a maximum intensity of 0.5 FAR (a maximum of 152,460 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 275 residential units, and 4,000 square feet for a neighborhood amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property.

The minimum lot size for a majority of PD-R area would be 10,000 square feet. Along the PD-R boundary, adjacent to existing residential or agricultural uses, the lot sizes would be either 14,374 square feet or 21,780 square feet as designated on the PD Master Plan. Access to the proposed development would be provided at two locations. A minimum of one ingress/egress would be provided to US 441 for the area proposed to be zoned PD-R. The applicant has provided a draft easement that would permit this access through the parcels located between the subject property and US 441. A gated emergency access would be provided through NW 188th Street.

The proposed development would be constructed in up to five phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) *Increasing Flexibility*
Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

(2) *Greater Freedom to Provide Access, Open Space, and Amenities*
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) *Greater Freedom to Provide Mix of Uses and Housing Types*
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

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

The purpose of the CC zoning district is described by Section 3.5.2 (C) of the LDRs as follows:

> The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

EXISTING USES

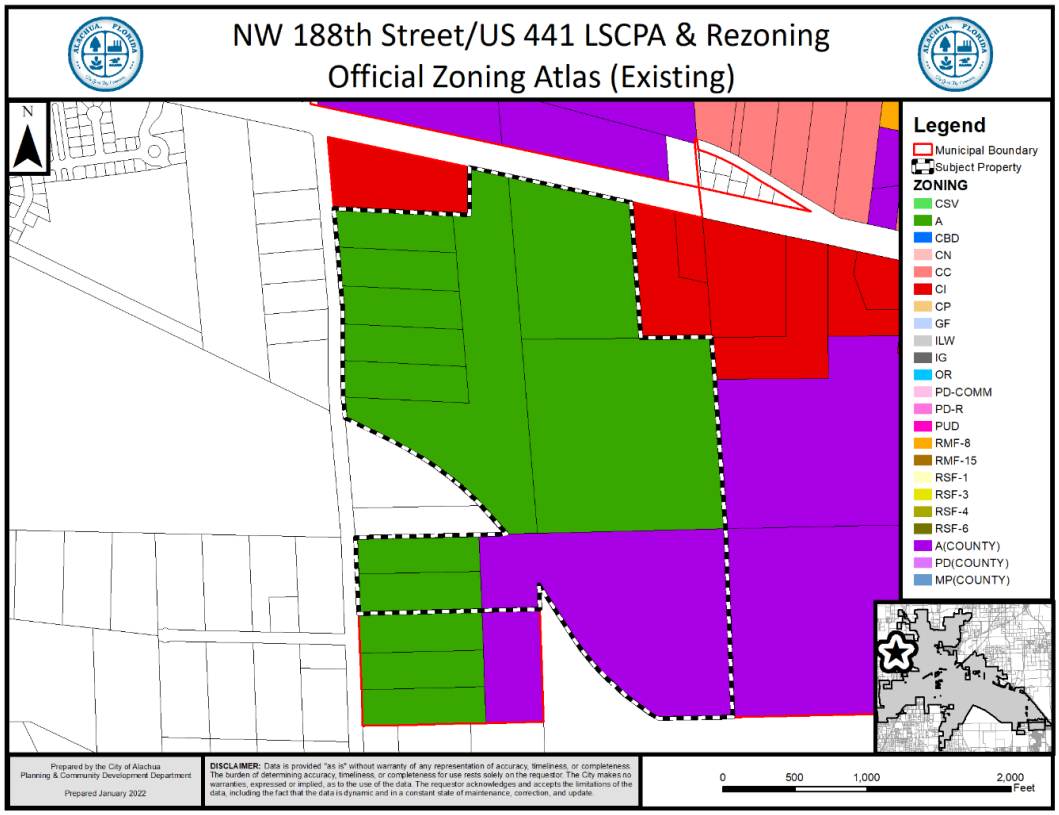
The subject property is currently used a production nursery (tree farm).

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

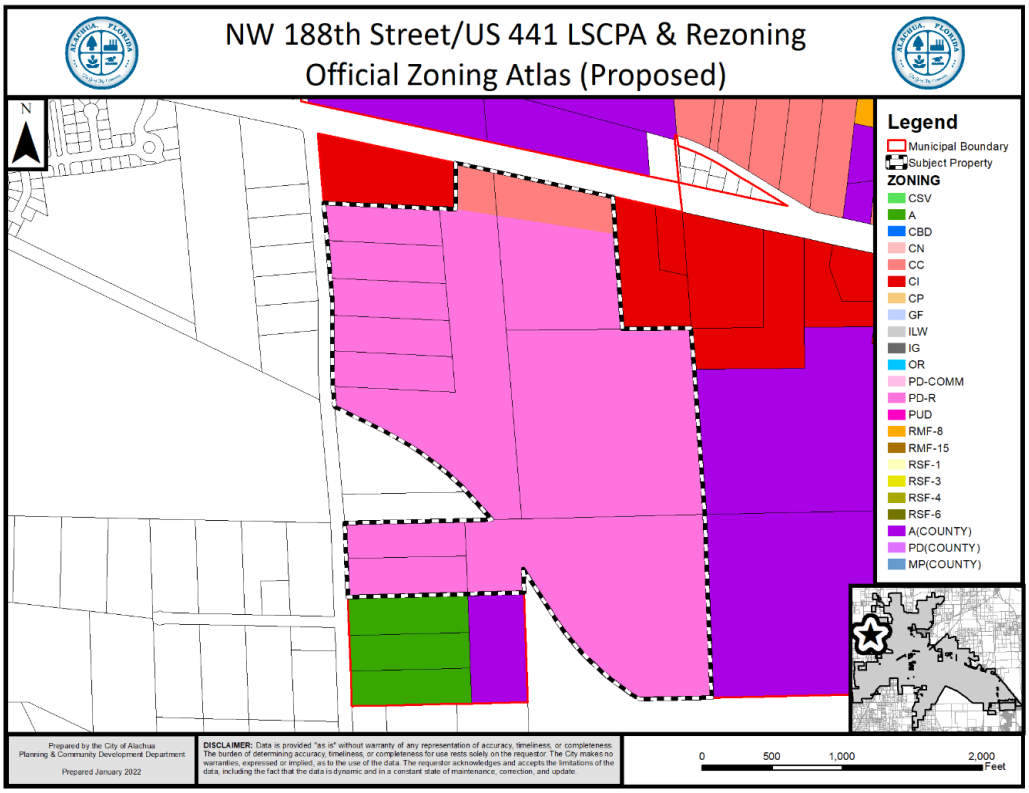
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts		Proposed Zoning District	
Zoning District:	Agricultural (A) (Alachua County) 37.23 acres	Agricultural (A) 125.27	Planned Development – Residential (PD-R) 155.50 acres	Community Commercial 7.0 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 7 dwelling units*	.2 dwelling units per acre *Maximum of 25 dwelling units*	Established by PD Master Plan *275 dwelling units for PD-R Zoned Area*	NA
Floor Area Ratio:	N/A	NA	Established by PD Master Plan *4,000 square feet maximum for neighborhood amenity center building*	.50 *152,460 square feet*
Typical Permitted Uses:	Agricultural uses, single family detached, resource-based recreation	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family detached, stormwater management facilities, common areas, open space	Restaurants, financial and professional services, retail sales, personal services establishment,

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 southeast of the intersection of US 441 and NW 43rd Street.

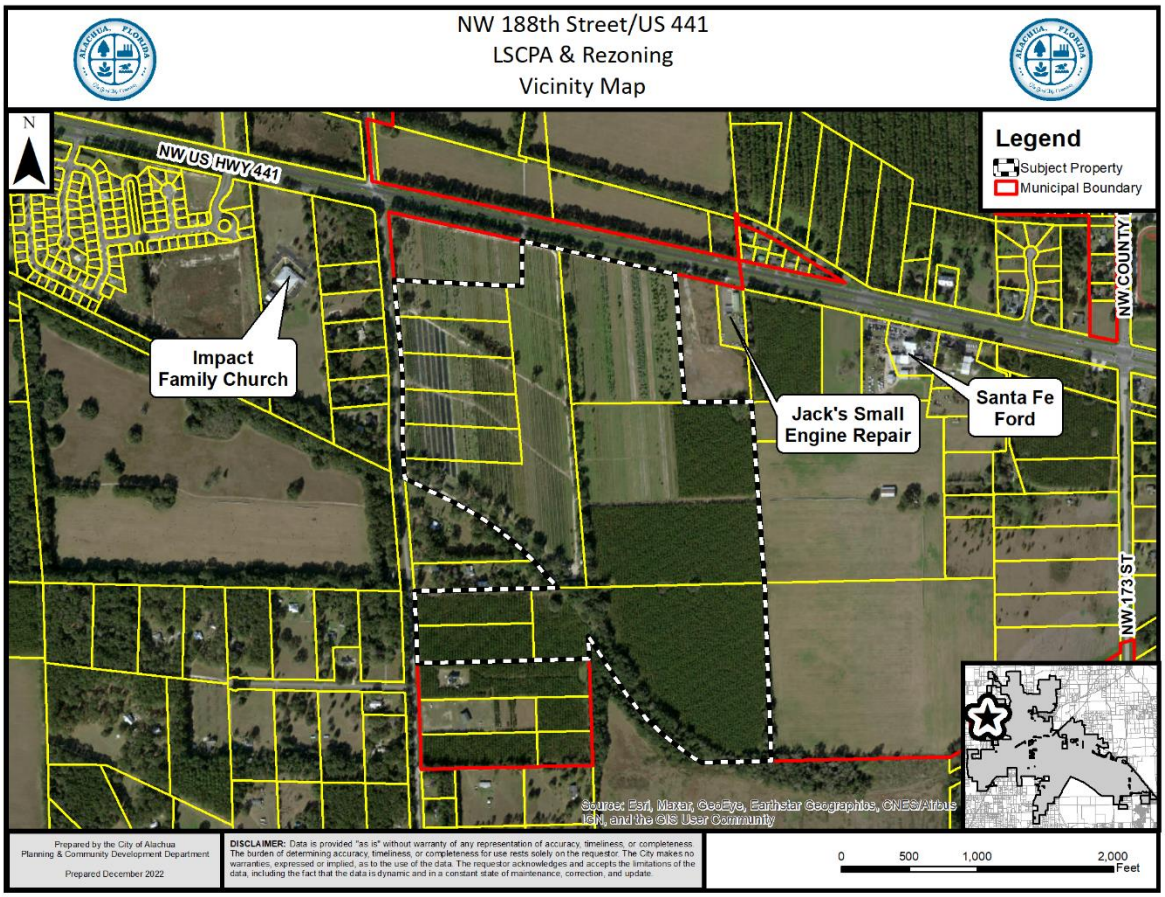
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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	Agricultural/ Vacant Commercial	Community Commercial/ Commercial	CI, A
East	Agricultural/ Vacant Commercial	Rural/ Agriculture (Alachua County)/ Commercial	A (Alachua County)/ CI
West	Residential	Rural/ Agriculture (Alachua County)	A (Alachua County)
South	Residential / Vacant	Rural/ Agriculture (Alachua County)/ Agriculture	A (Alachua County)/ A

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 December 23, 2021, at the Legacy Park Multipurpose Building, 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 approximately 11 members of the public. An additional neighborhood meeting was held virtually on January 13, 2022.

Concerns included traffic, utility connections, and construction activities impacting existing residences.

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.

Through a related application, the applicant proposes to amend the FLUM Designation from Agriculture to Low Density Residential, Moderate Density Residential, and Community Commercial on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

Policy 1.2.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Low Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre)*: The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:
>
> 1. Single family detached dwelling units;
> 2. Accessory Dwelling Units;
> 3. Manufactured or modular homes meeting certain design criteria;
> 4. Residential Planned Developments; and,
> 5. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.b. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

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

1. Single family detached 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; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.3.ab. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

Policy 1.3.a: *Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices; Personal services;
4. Financial institutions;
5. Retail sales and services that serve the community;
6. Eating establishments;
7. Indoor recreation/entertainment;
8. Single-family and multi-family residential above first floor commercial uses;
9. Bed and breakfasts;
10. Supporting community services such as schools, houses of worship, parks, and community centers; and,
11. Traditional Neighborhood Planned Developments.

Analysis of Consistency with Policy 1.3.b: The proposed Zoning is consistent with the Low Density Residential, Moderate Density Residential, and Community Commercial Future Land Use Categories proposed by a related application.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments and Commercial Planned Developments.

Objective 2.1: Planned Development (PD) Standards

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

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

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1.a, are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

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

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

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

Analysis of Consistency with Objective 2.5 and Policies 2.5.a and 2.5.b : The proposed PD-R Master Plan requires 31% common area, stormwater, and open space. Per Policy 2.5.a, a minimum of 10% open space is required. Any future development within the portion of the subject property proposed to be zoned CC would demonstrate compliance with this policy at time of 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.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a production nursery (tree farm). There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, applicable Comprehensive Plan policies and Land Development Regulations would be conformed to. A listed species and habitat survey will be required to be included with any Final PD plan (preliminary plat).

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: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development.

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: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

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 amendment 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 has been provided within this report.

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 has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

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

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 a 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. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to 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 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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 a 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 and Policies 1.3.a – e: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, applicable Comprehensive Plan policies and Land Development Regulations would be conformed to. A listed species and habitat survey will be required to be included with any Final PD plan (preliminary plat).

Objective 1.4: Air Quality

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Policy 1.4.a: The City shall, where possible, support the Florida Department of Environmental Protection (FDEP) in enforcing air quality standards.

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Analysis of Consistency with Objective 1.4, and Policies 1.4.a, 1.4.c, and 1.4.f: The proposed PD-R zoning requires provision for pedestrian pathways. The proposed CC zoning in close proximity to the PD-R zoning will allow for a potential reduction in vehicle miles traveled as goods or services will be located near residential uses.

Objective 1.10: Wetlands

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

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

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

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and

ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
b. All support buildings and other support facilities shall be constructed outside the wetland.
c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
e. All residences shall be connected to a central sewage system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
    i. Clustering of units shall be located along the perimeter area of the wetland; and
    ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site

mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

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

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

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

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

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than

35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10: There are no known wetlands on the subject property. If wetlands are discovered, the applicable requirements of the City's Comprehensive Plan and Land Development Regulations would be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

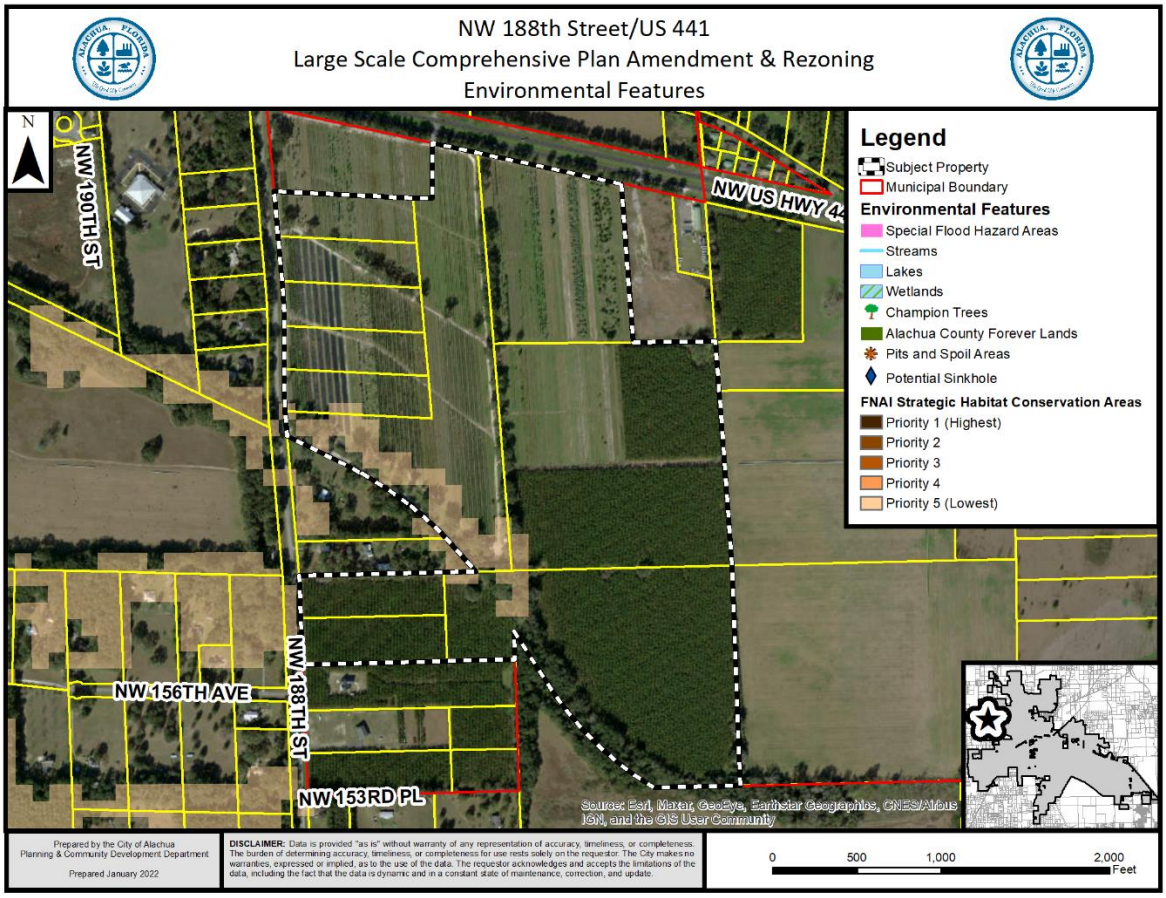
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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 a Strategic Ecosystem, however, the subject property is located to the east of the North San Felasco Hammock Strategic Ecosystem, which is partially located on the parcel adjacent to the subject property. A portion of the North San Felasco Hammock Strategic Ecosystem was acquired by Alachua County in 2011, and includes a portion of the land adjacent to the east of the subject property.

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. A small portion of the subject property is identified as Priority 5 on the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. 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 six (6) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A

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

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.

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.

Norfolk Loamy Fine Sand (5-8% slopes)
Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

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 Zones X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.) Map 4 indicates the areas of special flood hazard.

Evaluation: Any development which occurs on the subject property within areas identified as Flood Zone A will be required to comply with the applicable provisions of the City's Comprehensive Plan and Land Development Regulations, which may require the determination of a Base Flood Elevation. All development within these areas must comply with Section 6.9 of the LDRs, which requires structures to be elevated above the Base Flood Elevation.

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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While 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 other known geologic features located on the subject property which could 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 be adjacent to existing residential and commercial uses.

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

Evaluation: Lands in the vicinity to the north, east, west, and south are all developed.

(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 PD-R Zoning and CC zoning district are not incompatible with adjacent lands. The residential uses transition in size such that the larger lots are adjacent to existing residential development of similar size, and the proposed smaller lots are internal to the project. The CC zoning district is adjacent to existing CI zoning districts. Additionally, the City has use-specific standards within the LDRs that limit certain uses near residential development.

(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 not cause an adverse impact on the local character, which is generally residential. The residential uses transition in size such that the larger lots are adjacent to existing residential development of similar size, and the proposed smaller lots are internal to the project. The CC zoning district is adjacent to existing CI zoning districts. Additionally, the City has use-specific standards within the LDRs that limit certain uses near residential development.

(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 typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use

designations support this development pattern and provide adequate protections existing residential development.

(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 in the vicinity of developed residential and commercial properties.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R and allowed under the CC zoning district are consistent with surrounding area, which consists primarily of residential and commercial uses.

(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 to the south, north, and west are all developed residential areas; the lands to the east are non-residential (commercial and major utility). The proposed zoning application provides for commercial uses along US 441 and decreasing residential density as development moves away from US 441.

(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 PD Utility plan indicates that the City's water and wastewater lines will be extended 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: As demonstrated in the Environmental Analysis above

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

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

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

Evaluation: The PD Master Plan identifies six (6) development areas: Commercial (A), Mixed- Use (B), Single Family Residential (C), Circulation (D), Common Area/ Open Space (E), Single Family Residential (F). The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

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

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

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

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

Evaluation: The applicant has submitted a map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. This area is marked as Area E in the PD Master Plan. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

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

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

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

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

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

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

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

(3) *Compatibility with Surrounding Residential Areas*

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

Evaluation: The uses permitted by the proposed PD-R are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. This includes larger lots and or landscape buffers along affected perimeters.

(4) *Development Phasing Plan*

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

Evaluation: The proposed development may be constructed in up to five phases. A connection to US 441 must be made with first phase.

(5) *Conversion Schedule*

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

Evaluation: No conversion schedule proposed.

(6) *Public Facilities*

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

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the four (4) roadway segments affected by this project and monitored for concurrency as evaluated in the

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

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary

sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

Evaluation: The applicant has identified the location of development areas where stormwater facilities are permitted on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area.

(7) ***Planned Development Agreement***

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be

incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: There are no known special conditions that would require additional environmental protection and monitoring.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to general environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8). Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(f) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 155.50 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

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

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

(3) *Densities/Intensities*

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

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Low Density Residential, Moderate Density Residential, and Community Commercial Future Land Use Designations concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and

the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*
The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

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

(b) *Setbacks from Adjoining Residential Uses*
Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. The proposed PD creates a buffer through use of larger lot sizes and provision for 10' Type C buffer along affected property boundaries.

(5) ***Development Standards***
Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

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

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1, other than to Section 6.5 regarding signage. As

part of an alternate signage plan, the PD-R would be permitted to place a sign visible from US 441 within future right of way created to access the development. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a.i of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed zoning designations.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. 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.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant

will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
17	CR235A (from US 441 to CR235)	2/U	Major Collector	Comm	D
16	CR235A (from US 441 to NCL)	2/U	Major Collector	Comm	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) 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 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning Amendment	Single Family Residential (ITE Code 210) [1]	2,596 (1,298/1,298)	211 (55/156)	275 (176/99)
	Community Commercial (ITE Code 820)[2]	5,755 (2,877/2,877)	457 (246/211)	581 (278/303)
Pass By Reduction		1,957 (978/978)	155 (83/72)	198 (95/103)
Potential Net Trips		**6,394 (3,197/3,197)**	**513 (218/295)**	**658 (359/299)**

1 *ITE Trip Generation for Single Family Residence (ITE 210): AADT: 9.44 trips per unit = 275 x 9.44 = 4,493 (50% enter/50% exit). PM 1.0 trips per unit = 275 x 1.00 = 275. (64% enter/36% exit). AM: .77 trips per unit = 275 x .77=211 (26% enter/74% exit).*
2 *ITE Trip Generation for Shopping Center (ITE 820): AADT 37.75 trips per 1 ksf = 152.46 x 37.75 = 5,755 (50% enter/ 50% exit). PM Peak: 3.81 trips per 1 ksf = 3.81 x 152.46 = 581 (48% enter/ 52% exit). AM Peak: 3.00 trips per 1 ksf = 3.00 x 152.46 = 457 (54% enter/ 46% exit)*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	7 (14) US 441 (from CR235A to NW 188th Street)[1]	6 (4107) US 441 (from I-75 to CR235A)[1]	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume[2]	43,000	39,000	15,120	15,120
Existing Traffic[3]	22,250	30,111	5,209	1,380
Reserved Trips[4]	1,565	1,927	287	816
Available Capacity[4]	19,421	6,962	9,624	12,924
Potential Impact Generated by Proposed Zoning Amendment[5]	6,394	2,462	1,343	671
Residual Capacity after Proposed Zoning Amendment[6]	**13,027**	**4,500**	**8,281**	**12,253**
PM Peak Hour Traffic Analysis	7 (14) US 441 (from CR235A to NW 188th Street)[1]	6 (4107) US 441 (from I-75 to CR235A)[1]	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume[2]	3,870	3,510	1,359	1,359
Existing Traffic[3]	2,114	2,861	495	131
Reserved Trips[4]	129	154	31	85
Available Capacity[4]	1,627	495	833	1,143
Potential Impact Generated by Proposed Zoning Amendment [5]	658	253	138	69
Residual Capacity after Proposed Zoning Amendment[6]	**969**	**242**	**695**	**1,074**

1 *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.*
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 Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021*
4 *Source: City of Alachua January 2022 Development Monitoring Report.*
5 *Trip Assignment: 70% of total trips assumed to be eastward bound (EB). Segment 7 :100%, Segment 6: 55% of EB trips, Segment 17: 30% of EB trips, Segment 16: 15% of EB trips*
6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

Evaluation: As shown in Table 5, affected segments 6,7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	90,871
Residual Capacity	**707,972**
Percentage of Permitted Design Capacity Utilized	**69.21%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 90,871 gallons per day at build out. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. 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.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	83,996
Residual Capacity	**558,903**
Percentage of Permitted Design Capacity Utilized	**62.74%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 83,996 gallons per day. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. 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.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	3.80
Residual Recreational Capacity After Impacts	**74.87**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *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 (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 275 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.76 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.44 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**32.84 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (3.80 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 7.09 recreational acres, and for passive park space by 1.42 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	4,356	795
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, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 275 dwellings x 2.3 persons per unit +12 lbs per/1ksf nonresidential/ day)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 795 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order 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. At this time, it is anticipated that the proposed amendment will result in a demand of 78 total student stations (39 for elementary, 17 for middle, and 22 for high school).

Any future determination must find 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 any 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

JTFA, LLC; KEVIN AND SHIMA CARTER

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

NW 188th ST/ US 441 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R) COMMUNITY COMMERCIAL (CC)

STAFF REPORT

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

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Lot Development Area 3.16 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	275 dwelling units	±87.00	*Minimum Lot Area* • 10,000 square feet • 14,520 square feet where noted on PD Master Plan • 21,780 square feet where noted on PD Master Plan *Minimum Lot Width* 50 feet *Setbacks* Front (Primary) = 20' Side = 7.5' Rear=15' *Maximum Building Height* 65 feet *Maximum Lot Coverage* 40% *Minimum Parking Spaces* Residential: 2 per unit for dwelling units *Minimum Separation*	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188th Street property boundary	
Common Area/ Stormwater/ Open Space 0 du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	*Setbacks* Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Minimum Parking Spaces* Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area *c*	±31.00%
Right-of-Way 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements

approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.

g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

        i. Block lengths may exceed 600 feet when all of the following conditions are met:

            1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

            2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

            3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

            4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

        ii. Pavement widths may not be less than 24 feet.

        iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

    b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.

    c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.

    d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

JTFA, LLC; KEVIN AND SHIMA CARTER

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

NW 188th ST/ US 441 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)
COMMUNITY COMMERCIAL (CC)

STAFF REPORT

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

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 22, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 2/22/2022

RE: **NW 188th St US 441 LSCPA Rezoning**

Public Services has reviewed the subject project (Feb 10, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 29, 2021 Submittal** **Potable Water Infrastructure Availability** An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained. Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling. **FYI:** See Attachment 1, which is the markup of the GIS map of water piping.

NO.	COMMENTS
2.	**Comment on Dec 29, 2021 Submittal** **Wastewater Infrastructure Availability** There is no gravity wastewater piping in the area to which the development can connect. There is an existing 8-inch force main segment along US 441 to which the development can connect. This would require installing a lift station and force main that connects to the existing force main along US 441. **FYI** - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure. A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.
3	**Comment on Dec 29, 2021 Submittal** **Electric Service Infrastructure Availability** The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability. **FYI**
4.	**Comment on Feb 10, 2022 Submittal** Public Services has no additional comments, and thus rate this submittal as: **No Exceptions Noted.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary
NW 188th/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On December 29, 2021, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163-acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, February 22, 2022**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies :

Deficiencies to be Addressed

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

5. *Conditions of Approval (REVISED in Italics)*
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. Traffic impact analysis will be required to be provided at time of Final PD plan.
      ii. Easement or deed restriction on properties between subject property and US 441 must be provided prior to scheduling Final hearing for PD rezoning. At least one connection to US 441 must be provided and shown on the first final PD plan. Access point(s) to NW 188th St shall be designated as emergency access only, but shall be paved and designed to have a minimum with of 20' paved. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire or similar materials.
      iii. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.
      iv. A 10' Type C buffer shall be provided along the western property boundary between any stormwater facilities and the right-of-way for NW 188th Street.

Comment: Please display on PD Master Plan.

      v. No construction vehicles shall access the site from NW 188th Street during development of property.

Comment: Please add note to PD Master Plan.

      vi. Amenity Center and any associated parking or outdoor component shall be setback from NW 188th Street right-of-way a minimum of 250'.

Comment: Please add note to PD Master Plan.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: 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

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 25, 2022

RE: ACPS – NW 188th St / US 441

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 162.5 acres identified as Parcels 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 030442-050-004, 030442-060-005, 03875-001-001, and 03875-010-001. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.* The proposed amendment will entitle 275 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 25 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 17 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this project is projected to generate 33 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

Carlee Simon, Ph.D. for Supt.
Superintendent
Encl.
cc: ACPS Director of Community Planning

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: 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

March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Lofton (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	746	746	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	**40%**
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	**80%**

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary
NW 188th/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163-acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, February 7, 2022**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies :

Deficiencies to be Addressed

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

1. *General*
   a. Page 2 of Justification Report identifies existing zoning designations of subject property. Please identify parcel 03875-001-001 as being zoned Agricultural (Alachua County).
   b. Page 11 of Justification Report states that the proposed project is located within core of City and represents "infill development". Please clarify or amend statement.
   c. Page 26 of Justification Report states in the evaluation with Section 2.4.2(E)(1)(f) that the immediate area has been "well planned" by the City. Please clarify. Much of the immediate area is within unincorporated Alachua County or City of High Springs.
   d. Page 24 of Justification Report includes analysis of "logical development pattern" per Section 2.4.2(E)(1)(c). Please provide analysis of typical development pattern in area and proposed project's consistency with that pattern.
   e. Delineate City of Alachua City Limits on PD Master Plan.

2. *Public Facilities Impact Analysis*
   a. Provided Public Facilities Impact Analysis separates and evaluates the impacts of each zoning designation separately. These impacts should be combined into a single evaluation.
   b. Provided Public Facilities Impact Analysis does not include evaluation of impacts to potable water, wastewater, solid waste, public school facilities, and recreation facilities.
   c. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.
   d. Project trips identified in the "Level of Service Analysis/Affected Roadway Segment" tables do not appear to be consistent with the trip distribution shown under "Trip Distribution on Affected Roadway Segments". Please review and revise accordingly.

3. *PD and PD-R Standards (Section 3.6.2 and Section 3.6.3)*
   a. Per Section 3.6.2 (A)(1)(b), the PD Master Plan must provide residential density calculations for each development area.
   b. Per Section 3.6.2 (A)(3), development along the perimeter of PD district must be compatible with adjacent existing or proposed future development. There are areas designated as "Common area/ stormwater/ open space" along perimeter of PD district. Allowable uses appear to allow recreation uses typically accessory to residential development such as a pool, playground, and clubhouse to occur within this development area. Not all of the development area designated as "common area/ stormwater/ open space" may be compatible with adjacent uses. Consider further limitations or creation of additional development area interior to the subject property for such uses. Additionally, provide maximum square foot size, setbacks, parking minimum, etc.
   c. Page 29 of Justification Report and Note 8 indicate variation from required subdivision standards regarding block length. Please provide evaluation of standards of variation per Section 3.6.3 (A)(5)(b)(iii).
   d. Provided street cross section states the required travel lane length varies per the City of Alachua LDRs. Please clarify if proposed roadways will meet the Article 7 standards or if they are being varied under Section 3.6.3 (A)(5)(b)(iii). If so, please provide additional information regarding proposed travel lane widths.
   e. Per Section 3.6.2 (A)(1)(f), general location of utilities within development are required. Please verify with the City of Alachua Public Services if looping of water system will be required. Please confirm if a wastewater lift station will be necessary. If so, please verify with Public Services regarding lift station requirements for general vicinity.
   f. To accomplish computability with adjacent property uses, the 1/2 acre lots should also be provided along southwestern tier of development adjacent to parcels 3046-1 and 3046-2.
   g. Provide general phasing schedule for project.
   h. Applicant may wish to consider alternative signage plan as the project does not have any US 441 frontage. A sign may not be permittable along this right of way.

4. *Public Services Comments*
   a. Please refer to the memorandum from the Public Services Department, dated January 20, 2022 for information concerning the availability of potable water, wastewater, and electric service infrastructure availability.

5. *Conditions of Approval*
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. Traffic impact analysis will be required to be provided at time of Final PD plan.
      ii. Easement or deed restriction on properties between subject property and US 441 must be provided prior to scheduling Final hearing for PD rezoning. At least one connection to US 441 must be provided and shown on the first final PD plan. Access point(s) to NW 188th St shall be designated as emergency access only, but shall be paved and designed to have a minimum with of 20' paved. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire or similar materials.
      iii. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 20, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/20/2022

RE: **NW 188th St US 441 LSCPA Rezoning**

Public Services has reviewed the subject project (Dec 29, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 29, 2021 Submittal** **Potable Water Infrastructure Availability** An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained. Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling. **FYI:** See Attachment 1, which is the markup of the GIS map of water piping.

NO.	COMMENTS
2.	**Comment on Dec 29, 2021 Submittal** **Wastewater Infrastructure Availability** There is no gravity wastewater piping in the area to which the development can connect. There is an existing 8-inch force main segment along US 441 to which the development can connect. This would require installing a lift station and force main that connects to the existing force main along US 441. **FYI** - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure. A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.
3	**Comment on Dec 29, 2021 Submittal** **Electric Service Infrastructure Availability** The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

NW 170TH LN

NW 166TH AVE

NW 165TH LN

NW 164TH PL

NW 164TH RD

NW 163RD TER

NW 161ST WAY

NW 160TH ST

US 441

POSSIBLE EXTENSION OF 12-INCH WATER MAIN

NW 164TH LN

EXISTING 12-INCH WATER MAIN

NW 175TH TER

NW 174TH TER

NW 168TH AVE

NW 173RD TER

NW COUNTY RD 235A

NW 174TH DR

NW 167TH ST

NW 166TH LN

NW 168TH TER

NW 167TH TER

NW 167TH BLVD

NW 166TH TER

NW 165TH TER

NW 163RD LN

NW US HWY 441

NW 162ND LN

NW 161ST TER

EXISTING 8-INCH WATER MAIN

NW 156TH AVE

NW 155TH ST

NW 153RD PL

NW 173RD ST

ATTACHMENT 1
MODIFIED GIS WATER INFRASTRUCTURE MAP?

N

NW 170TH LN
NW 164TH LN
NW 175TH TER
NW 174TH TER
NW 168TH AVE
NW 168TH TER
NW COUNTY RD 235A
NW 174TH DR
NW 165TH AVE
NW 165TH LN
NW 164TH PL
NW 164TH RD
NW 161ST WAY
NW 160TH ST
NW 164TH TER
NW US HWY 441
NW 162ND LN
NW 156TH AVE
NW 153RD PL
NW 180TH ST
NW 173RD ST
POSSIBLE LOCATION OF PROPOSED FORCE MAIN
EXISTING 6-INCH FORCE MAIN
POSSIBLE LOCATION OF PROPOSED LIFT STATION 2
ATTACHMENT 2
MODIFIED GIS WASTEWATER INFRASTRUCTURE MAP 2
Top 153.4 Invert
Top 152.05 Invert 145.06 MH-HO-SW-29
Top 140.7 Invert 134.7 MH-HO-SW-14
Top 127 Invert 119 MH-SFHS-15
Top 127 Invert 119 MH-SFHS-14
Top 122 Invert 119 MH-SFHS-13
Top 126 Invert
Top 124 Invert
Top Invert MH-PUB-4
Top Invert MH-PUB-1
Top 117 Invert 108.5 MH-SFHS-20
Top 114 Invert 107 MH-SFHS-19
Top 110.4 Invert
Top Invert 120 MH-SFHS-26
Top 104.14 Inve
Top 124.8 Invert 116.93 MH-SFHS-23
Top 109 Invert 104 MH-SFHS-7
Top 118.9 Invert 114.9 MH-SFHS-22
Top 97 Invert
Top 85.5
Top 85.6 Invert 78.15 MH-AW-
Top 93.19 Inve
Top 87.8
Top 82.76 Invert 74.32 MH-AW-4
N

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
eda consultantas, inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review of NW 188th Street/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Community Commercial

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

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 the receipt of certain revised materials. Please submit these materials no later than Thursday, January 13, 2022. Failure to provide the following information may result in the application begin deemed incomplete. After receipt of the information below, detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

Please provide the following by Thursday, January 13, 2022:

1. Application Attachment D.6 -Mailing labels. Submitted mailing labels did not include those individuals and organizations on file with the City to receive notice. Please provide three (3) sets of mailing labels with those individual and organizations on file with the City to receive notice. Please contact project planner to obtain this list if needed.
2. Application Attachment D.8 - Public School Generation Form. Submitted form appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. Application Attachment D.7 – Neighborhood workshop materials. Submitted neighborhood workshop materials did not include proof of publication of notice (tearsheet or publishers affidavit). Please provide proof of publication of advertisement.

4. Application Attachment D.11 - Proof of Payment of Taxes. Submitted materials indicate that the property taxes are unpaid for some of the subject property parcels, however, a review of the Alachua County Tax Collector website indicates that the property taxes are paid. Please confirm and submit revised materials.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

// attachment

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): _____ Title: _____

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

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

   Name of Owner (title holder): _____

   Mailing Address:_____

   City: _____ State: _____ ZIP:_____

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

B. PROJECT

1. Project Name:_____
2. Address of Subject Property:_____
3. Parcel ID Number(s):_____
4. Section_____ Township_____ Range_____ Grant_____ Acreage:_____
5. Existing Use of Property:_____
6. Future Land Use Map Designation:_____
7. Zoning Designation:_____
8. Development Data (check all that apply):

   □ Single Family Residential Number of Units _____

   □ 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's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary:_____

Middle:_____

High:_____

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	_____	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 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.

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

Typed or printed name and title of applicant Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

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

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

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

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 10, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
eda consultantas, inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review of NW 188th Street/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Community Commercial

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

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 the receipt of certain revised materials. Please submit these materials no later than Thursday, January 13, 2022. Failure to provide the following information may result in the application begin deemed incomplete. After receipt of the information below, detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

Please provide the following by Thursday, January 13, 2022:

1. Application Attachment D.6 -Mailing labels. Submitted mailing labels did not include those individuals and organizations on file with the City to receive notice. Please provide three (3) sets of mailing labels with those individual and organizations on file with the City to receive notice. Please contact project planner to obtain this list if needed.
2. Application Attachment D.8 - Public School Generation Form. Submitted form appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. Application Attachment D.7 – Neighborhood workshop materials. Submitted neighborhood workshop materials did not include proof of publication of notice (tearsheet or publishers affidavit). Please provide proof of publication of advertisement.

4. Application Attachment D.11 - Proof of Payment of Taxes. Submitted materials indicate that the property taxes are unpaid for some of the subject property parcels, however, a review of the Alachua County Tax Collector website indicates that the property taxes are paid. Please confirm and submit revised materials.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

// attachment

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): _____ Title: _____

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

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

   Name of Owner (title holder): _____

   Mailing Address:_____

   City: _____ State: _____ ZIP:_____

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

B. PROJECT

1. Project Name:_____
2. Address of Subject Property:_____
3. Parcel ID Number(s):_____
4. Section_____ Township_____ Range_____ Grant_____ Acreage:_____
5. Existing Use of Property:_____
6. Future Land Use Map Designation:_____
7. Zoning Designation:_____
8. Development Data (check all that apply):

   □ Single Family Residential Number of Units _____

   □ 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's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary:_____

Middle:_____

High:_____

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	_____	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 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.

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

Typed or printed name and title of applicant Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

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

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

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:_____

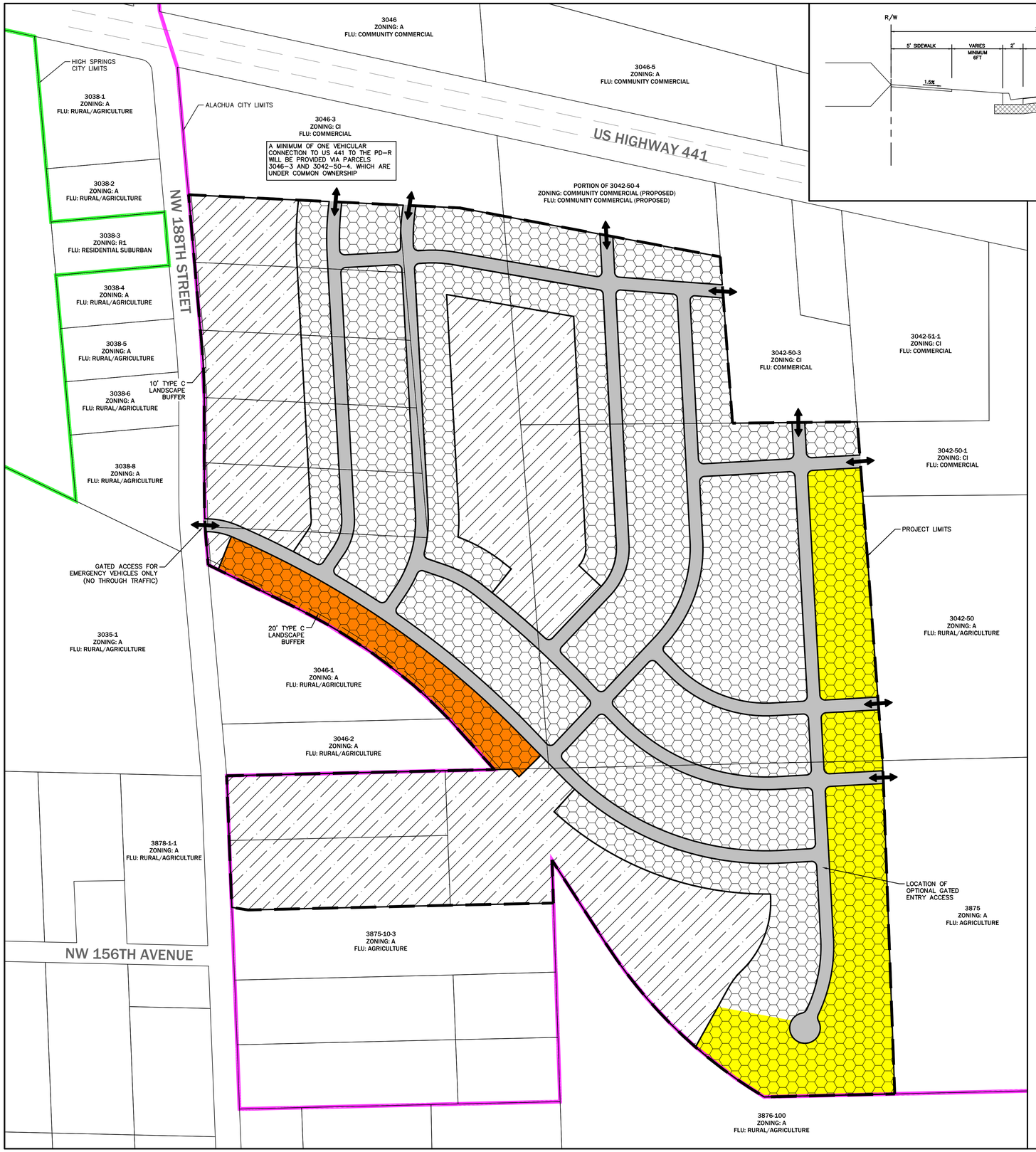
Date:_____

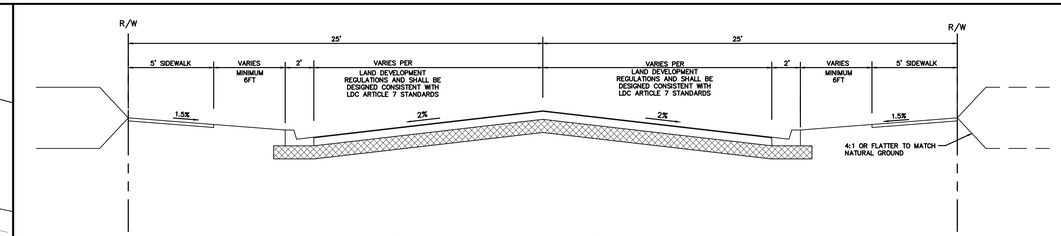
□ School Board Staff Certification

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____





TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.

GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE ½ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE ⅓ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS. AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
¾ Ac. (MIN) LOT AREA	10-15
½ Ac. (MIN) LOT AREA	15-20
TOTAL	200-275

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

MINIMUM LOT SIZE 1/2 ACRE
MINIMUM LOT SIZE 1/3 ACRE
ALACHUA CITY LIMITS
HIGH SPRINGS CITY LIMITS

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

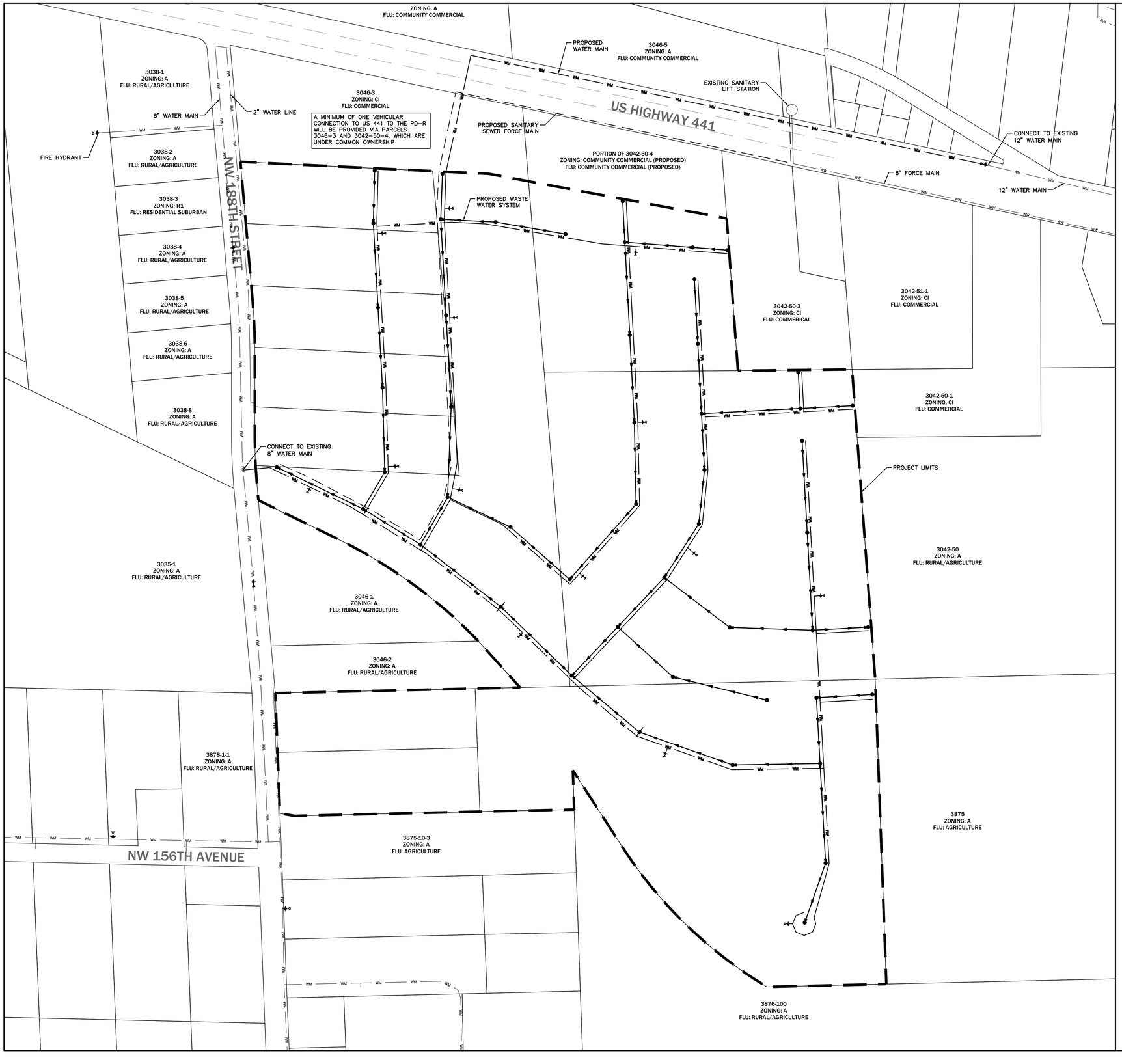
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: PD MASTER PLAN

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 06/08/22
Sheet No.: P100

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, PD MASTER PLAN, 6/8/2022 10:01:40 AM, TAR, _DWG To PDF.pc3



UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
6. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Project No: 21-176

Project phase: ZONING

Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: UTILITY PLAN

Designed:	CBS	Sheet No.: P200
Drawn:	LBO	
Checked:	TAR	
Date:	04/07/22	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, UTILITY PLAN, 4/7/2022 4:46:37 PM, TAR _ DWG To PDF.pc3

ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596

ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFF
210	275	Single Family	1.0 / Unit	275

Affected Roadway Segments (Above 5% MSV)
- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
  - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	2,596
Available Capacity	16,589

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	275
Available Capacity	1,352

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	1,000
Available Capacity	5,962

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	106
Available Capacity	389

Sanitary Sewer:

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	68,750
Residual Capacity	574,149

1. *Source: City of Alachua Public Services Department, January 2022*

Potable Water:

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	75,625
Residual Capacity	723,218

1. *Source: City of Alachua Public Services Department, January 2022*

Solid Waste:

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# 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	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**	
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**	
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**	

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: NOTES AND TABLES
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/16/22
Sheet No.: P210

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, NOTES AND TABLES, 2/16/2022 3:14:14 PM, TAR, _DWG to PDF.pc3

EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES).

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

NW 188TH STREET/ US 441
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

EXISTING CONDITIONS MAP

Designed: CBS	Sheet No.: P300
Drawn: LBO	
Checked: TAR	
Date: 02/16/22	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, EXISTING CONDITIONS MAP, 2/16/2022 3:14:25 PM, TAR_.DWG To PDF.pc3

PLANNED DEVELOPMENT AGREEMENT
FOR NW 188TH STREET/US 441 PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of August 8, 2022, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **JTFA, LLC., a Florida corporation,** their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **NW 188th Street/ US 441 ("PD-R" or "Project")**, which is proposed to consist of ±155.5 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, an application to rezone the Property from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on March 8, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on April 25, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-07;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-07;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-07, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-07, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf,

from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-07.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owners/Developers:

JTFA, LLC
4881 NW 8th Avenue
Ste 4
Gainesville, FL 32605

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement 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 PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
JTFA, LLC.

By: _____

Gonzalo Bisquez
(NAME)

Keith Lerner — Mgr
(NAME) (TITLE)
of JTFA, LLC.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of August 2022 by Keith Lerner, who is personally known to me or ~~who has produced~~ _____ as identification, and who took an oath.

(SEAL)

GUSTAAF LAMBERT VAES
Notary Public - State of Florida
Commission # HH 206852
My Comm. Expires Mar 8, 2026
Bonded through National Notary Assn.

_____
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest:

CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 30.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°33'23" West, 150.38 feet; 4) North 63°09'00" West, 356.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°39'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°23'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'33" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.30 Acres (6,773,365 Square Feet), more or less.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-07]

EXHIBIT "C"

[PD MASTER PLAN]

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: NW 188th Steet / US 441 Rezoning
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcels
4. Existing Use of Property: Tree Farm / Timberland
5. Future Land Use Map Designation : Community Commercial, Moderate & Low Density Residential (Proposed)
6. Existing Zoning Designation: Agriculture
7. Proposed Zoning Designation: Community Commercial & PD-R
8. Acreage: 163 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See Attached Owner Information
   Mailing Address: --
   City: -- State: -- ZIP: --

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

C. ADDITIONAL INFORMATION

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

Clay Sweger

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 17th day of December, 2021, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919661
Expires 12/01/2023

Audra Burrell

Signature of Notary Public, State of Florida

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): Clay Sweger, AICP, LEED AP Title: Dir. of Planning

   Company (if applicable): eda consultants, inc.

   Mailing address: 720 SW 2nd Avenue, South Tower, Ste. 300

   City: Gainesville State: FL ZIP: 32601

   Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

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

   Name of Owner (title holder): See Attached Owner Information

   Mailing Address: --

   City: -- State: -- ZIP: --

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

B. PROJECT

1. Project Name: NW 188th Street / US 441 Planned Development
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcel Numbers
4. Section 8 & 17 Township 8 Range 18 Grant N/A Acreage: 155 (+/-)
5. Existing Use of Property: Tree Farm / Timberland
6. Future Land Use Map Designation: Moderate & Low Density Residential
7. Zoning Designation: Planned Development - Residential (PD-R)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 275

   □ 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's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary: Irby

Middle: Mebane

High: Sante Fe

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	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	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.

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger
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 January, 2022 by Clay Sweger

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

as identification.

NOTARY SEAL

Debbie Wallen
Signature of Notary Public, State of Florida

DEBBIE WALLEN
Notary Public - State of Florida
Commission # GG 201085
My Comm. Expires Jul 22, 2022
Bonded through National Notary Assn.

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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**

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

List of Parcel Numbers Included in Application

03046-003-000 (portion of)

03046-003-001

03046-003-002

03046-003-003

03046-003-004

03046-003-005

03042-050-004

03042-050-005

03875-001-001

03875-010-001

03875-010-002

Property Owners

JTFA LLC

4881 NW 8th Avenue, Ste. 4

Gainesville, FL 32605

Carter, Kevin L. & Shima

7853 Gunn Highway

Tampa, FL 33626

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3042-50-5, 3875-1-1, 3875-10-1, 3875-10-2

Acreage: 89 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC

Mailing Address: 4881 NW 8th Avenue, Ste. 4

City: Gainesville State: FL ZIP: 32605

Telephone: 352-373-3000 FAX: e-mail: total_planning@hotmail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & 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

Keith Lerner

Typed or printed name and title of applicant

Signature of Co-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 December, 2021, by Keith Lerner

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

NOTARY SEAL

GUSTAAF LAMBERT VAES
Notary Public – State of Florida
Commission # GG 181702
My Comm. Expires Mar 8, 2022
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3046-3, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4

Acreage: 74 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Carter, Kevin L & Shima Title: owner

Company (if applicable): N/A

Mailing Address: 7853 Gunn Hwy.

City: Tampa State: FL ZIP: 33626

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & 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

Kevin L. Carter

Typed or printed name and title of applicant

Signature of Co-applicant

Shima Carter

Typed or printed name of co-applicant

State of Florida County of Hillsborough

The foregoing application is acknowledged before me this 15th day of Dec, 2021, by _____, who is known to me, or who has/have produced _____ as identification.

NOTARY SEAL

TIM CURTIS
MY COMMISSION #GG329967
EXPIRES: July 6, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2431513 7 PGS
2008 MAY 30 04:05 PM BK 3792 PG 1164
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#373621
Doc Stamp-Deed: 11,576.60

2431513

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **08-099**
Grantee S.S. No.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **May, 2008** between **PARKER LAND CO., a Florida corporation** whose post office address is **Post Office Box 357133, Gainesville, FL 32635**, grantor, and **KEVIN L. CARTER and SHIMA CARTER, husband and wife** whose post office address is **7853 Gunn Highway , Tampa, FL 33626**, grantee:

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

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

SEE ATTACHED LEGAL DESCRIPTIONS AS HEREIN REFERRED TO AND MADE A PART HEREOF.

Parcel Identification Number: 03046-003-000, 03046-003-00, 03046-003-002, 03046-003-003, 03046-003-004 and 03046-003-005

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

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

Signed, sealed and delivered in our presence:

Witness Name: Carl L. Johnson

Witness Name: Lisa Taylor

PARKER LAND CO., a Florida corporation

By: Eric J. Parker
ERIC J. PARKER, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of May, 2008 by ERIC J. PARKER, President of PARKER LAND CO., a Florida corporation, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CARL L. JOHNSON
MY COMMISSION # DD 485127
EXPIRES: November 13, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

INSTRUMENT # 2431513
7 PGS

Portion of Tax parcel No. 03046-003-000

REMAINDER: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-001

PARCEL 1: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-002

PARCEL 2: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-003

PARCEL 3: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-004

PARCEL 4: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-005

PARCEL 5: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

$0.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2774306 2 PG(S)
February 26, 2013 03:57:47 PM
Book 4175 Page 1935
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and return to:
CARL L. JOHNSON
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue, Bldg. 1, Suite 2
Gainesville, FL 32606

Parcel No.
Grantee(s) TIN:

THIS SPECIAL WARRANTY DEED, made this 18th day of January, 2013, by PARKER LAND CO., a Florida corporation, hereinafter called the Grantor, whose post office address is: P.O. Box 357133, Gainesville, FL 32635, to KEVIN L. CARTER and SHIMA CARTER, husband and wife, hereinafter called the Grantee, whose post office address is: 7835 Gunn Highway, Tampa, FL 33626.

(Wherever used herein the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Alachua County, State of Florida, viz:

Property described in the legal description attached as Exhibit "A" and made a part hereof.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

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

Signed, sealed and delivered in the presence of:

Witness Signature
CARL L. JOHNSON
Printed Name

Witness Signature
Printed Name

PARKER LAND CO.
By: _____
ERIC J. PARKER, Pres.

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 ERIC J. PARKER, as President of PARKER LAND CO., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. Said person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of January, 2013.

NOTARY PUBLIC
My commission expires:

CARL L. JOHNSON
MY COMMISSION # DD 939270
EXPIRES: November 13, 2013
Bonded Thru Notary Public Underwriters

Exhibit "A"

All of Grantor's right , title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on or under, or that may be produced from, the following described property:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, grantee:

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

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

A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon M-Cre

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03042-050-004
Prop ID	12470
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 3880/360 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	19.930
Homestead	N

View Map

Owner Information

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$25,900	$25,900	$25,900	$25,900	$25,900
Agricultural (Market) Value	$199,300	$199,300	$199,300	$199,300	$199,300
Just (Market) Value	**$199,300**	**$199,300**	**$199,300**	**$199,300**	**$199,300**
Assessed Value	$25,900	$25,900	$25,900	$25,900	$25,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$25,900	$25,900	$25,900	$25,900	$25,900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	19.93	868150.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2013	$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER KEVIN L	Link (Clerk)
1/18/2013	$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER SHIMA	Link (Clerk)
5/11/2009	$578,100	WD	3880	360	37 - NOT EXPOSED TO OPEN MKT	Vacant	* GOLDEN POND FARMS INC	* CARTER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* GOLDEN POND FARMS INC	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map

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

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03042-050-005
Prop ID	12471
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	40.000
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$14,600	$14,600	$15,600	$15,600	$9,000
Agricultural (Market) Value	$116,000	$116,000	$116,000	$116,000	$116,000
Just (Market) Value	**$116,000**	**$116,000**	**$116,000**	**$116,000**	**$116,000**
Assessed Value	$14,600	$14,600	$15,600	$15,600	$9,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$14,600	$14,600	$15,600	$15,600	$9,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	40.00	1742400	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* SMYDER GEORGE	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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

Map

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-000
Prop ID	12617
Location Address	16650 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	38.490
Homestead	N

View Map

Owner Information

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$2,994	$3,168	$3,344	$3,100	$3,500
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$50,100	$50,100	$50,100	$50,100	$50,100
Agricultural (Market) Value	$335,248	$335,248	$335,248	$335,200	$335,200
Just (Market) Value	**$338,242**	**$338,416**	**$338,592**	**$338,300**	**$338,700**
Assessed Value	$53,094	$53,268	$53,444	$53,200	$53,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$53,094	$53,268	$53,444	$53,200	$53,600
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	8.51	370695.6	0	0	CI
6905	TREE FARM	29.98	1305928.8	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	888	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2013

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0241	BARN POLE 1	132	2013		R2	RES	$195
0661	CP 1	240	2013		R2	RES	$737
0661	CP 1	240	2013		R2	RES	$737
2021	SHED 1	36	2013		R2	RES	$69
2221	STG 1	240	2013		R2	RES	$1,083

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
12/15/1993	$175,000	WD	1940	1177	Q - QUALIFIED	Vacant	* BARBARA FENN KIRBY & FLORENC	* PARKER LAND CO	Link (Clerk)
9/1/1979	$140,000	WD	1238	109	U - UNQUALIFIED	Vacant		* BARBARA FENN KIRBY & FLORENC	Link (Clerk)

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P04-21-8316	SIGN PERMIT	Yes	Yes	4/20/2021	$40,000
6-09-1377	RES. CARPT/GAR. ADDN.	Yes	No	6/1/2009	$8,000

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

Map

Photos

No data available for the following modules: Extra Features, Sketches.

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

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

Version 2.3.164

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-001
Prop ID	12618
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS) OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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

Map

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-002
Prop ID	12619
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 (LESS MINERAL RIGHTS)OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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

Map

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

Version 2.3.164

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-003
Prop ID	12620
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (LESS (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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

Map

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

Version 2.3.164

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-004
Prop ID	12621
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (LESS MINERAL RI (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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

Map

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-005
Prop ID	12622
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (L (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$4,690	$4,690	$4,690	$4,800	$4,900
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$34,690**	**$34,690**	**$34,690**	**$34,800**	**$34,900**
Assessed Value	$11,190	$11,190	$11,190	$11,300	$11,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$11,190	$11,190	$11,190	$11,300	$11,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	3	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2008

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
1020	GATE EL OP	2	2008		R7	RES	$1,190
2402	WELL IRR	1	2008		R5	RES	$3,500

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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

Map

No data available for the following modules: Extra Features, Permits, Sketches, Photos.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-001-001
Prop ID	500834
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	37.210
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values
Improvement Value	$0	$0
Land Value	$0	$0
Land Agricultural Value	$13,582	$13,582
Agricultural (Market) Value	$130,235	$130,235
Just (Market) Value	**$130,235**	**$130,235**
Assessed Value	$13,582	$13,582
Exempt Value	$0	$0
Taxable Value	$13,582	$13,582
Maximum Save Our Homes Portability	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	37.21	1885276.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)

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

Map

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

Version 2.3.164

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-010-001
Prop ID	15097
Location Address	
Neighborhood/Area	SANDY ACRES (233218.11)
Subdivision	
Brief Legal Description*	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS OR 3320/476) (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,825	$1,825	$2,000	$2,000	$1,100
Agricultural (Market) Value	$45,000	$35,000	$35,000	$35,000	$35,000
Just (Market) Value	**$45,000**	**$35,000**	**$35,000**	**$35,000**	**$35,000**
Assessed Value	$1,825	$1,825	$2,000	$2,000	$1,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,825	$1,825	$2,000	$2,000	$1,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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

Map

Photos

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

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-010-002
Prop ID	15098
Location Address	
Neighborhood/Area	SANDY ACRES (233218.11)
Subdivision	
Brief Legal Description*	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.390
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,967	$1,967	$2,100	$2,100	$1,200
Agricultural (Market) Value	$48,510	$37,730	$37,800	$37,800	$37,800
Just (Market) Value	**$50,394**	**$39,614**	**$39,684**	**$39,700**	**$39,700**
Assessed Value	$3,851	$3,851	$3,984	$4,000	$3,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,851	$3,851	$3,984	$4,000	$3,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.39	234788.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1999

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1999		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Improved	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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

Map

Photos

No data available for the following modules: Extra Features, Permits, Sketches.

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

User Privacy Policy

GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

Version 2.3.164

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12470

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 004	UNASSIGNED LOCATION RE	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	25,900	0	25,900	203.73
LIBRARY GENERAL	1.0856	25,900	0	25,900	28.12
SCHOOL CAP36 PROJECT	1.5000	25,900	0	25,900	38.85
SCHOOL DISCRNRY & CN	0.7480	25,900	0	25,900	19.37
SCHOOL GENERAL	3.5950	25,900	0	25,900	93.11
SCHOOL VOTED	1.0000	25,900	0	25,900	25.90
CHILDREN'S TRUST	0.5000	25,900	0	25,900	12.95
SUWANNEE RIVER WATER MGT DIST	0.3615	25,900	0	25,900	9.36
CITY OF ALACHUA	5.3900	25,900	0	25,900	139.60

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $570.99

LEGAL DESCRIPTION

COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $570.99

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12470

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 004	UNASSIGNED LOCATION RE

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0062229 $548.15 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 005	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	14,600	0	14,600	114.85
LIBRARY GENERAL	1.0856	14,600	0	14,600	15.85
SCHOOL CAP36 PROJECT	1.5000	14,600	0	14,600	21.90
SCHOOL DISCRNRY & CN	0.7480	14,600	0	14,600	10.92
SCHOOL GENERAL	3.5950	14,600	0	14,600	52.49
SCHOOL VOTED	1.0000	14,600	0	14,600	14.60
CHILDREN'S TRUST	0.5000	14,600	0	14,600	7.30
SUWANNEE RIVER WATER MGT DIST	0.3615	14,600	0	14,600	5.28
CITY OF ALACHUA	5.3900	14,600	0	14,600	78.69

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $321.88

LEGAL DESCRIPTION

THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $321.88

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 005	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0037319 $309.00 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 000	16650 NW US HWY 441	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	53,094	0	53,094	417.65
LIBRARY GENERAL	1.0856	53,094	0	53,094	57.64
SCHOOL CAP36 PROJECT	1.5000	53,094	0	53,094	79.64
SCHOOL DISCRNRY & CN	0.7480	53,094	0	53,094	39.71
SCHOOL GENERAL	3.5950	53,094	0	53,094	190.87
SCHOOL VOTED	1.0000	53,094	0	53,094	53.09
CHILDREN'S TRUST	0.5000	53,094	0	53,094	26.55
SUWANNEE RIVER WATER MGT DIST	0.3615	53,094	0	53,094	19.19
CITY OF ALACHUA	5.3900	53,094	0	53,094	286.18

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,170.52

LEGAL DESCRIPTION

COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,170.52

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 000	16650 NW US HWY 441

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0062241 $1,123.70 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 001	16427 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 001	16427 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 002	16319 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 002	16319 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 003	16303 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 103
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 003	16303 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 004	16205 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.5
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 004	16205 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 005	16121 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	11,190	0	11,190	88.02
LIBRARY GENERAL	1.0856	11,190	0	11,190	12.15
SCHOOL CAP36 PROJECT	1.5000	11,190	0	11,190	16.79
SCHOOL DISCRNRY & CN	0.7480	11,190	0	11,190	8.37
SCHOOL GENERAL	3.5950	11,190	0	11,190	40.23
SCHOOL VOTED	1.0000	11,190	0	11,190	11.19
CHILDREN'S TRUST	0.5000	11,190	0	11,190	5.60
SUWANNEE RIVER WATER MGT DIST	0.3615	11,190	0	11,190	4.05
CITY OF ALACHUA	5.3900	11,190	0	11,190	60.31

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $246.71

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 20
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $246.71

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 005	16121 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0062241 $236.84 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 001 001	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	13,582	0	13,582	106.84
LIBRARY GENERAL	1.0856	13,582	0	13,582	14.74
SCHOOL CAP36 PROJECT	1.5000	13,582	0	13,582	20.37
SCHOOL DISCRNRY & CN	0.7480	13,582	0	13,582	10.16
SCHOOL GENERAL	3.5950	13,582	0	13,582	48.83
SCHOOL VOTED	1.0000	13,582	0	13,582	13.58
CHILDREN'S TRUST	0.5000	13,582	0	13,582	6.79
SUWANNEE RIVER WATER MGT DIST	0.3615	13,582	0	13,582	4.91
CITY OF ALACHUA	5.3900	13,582	0	13,582	73.21
TOTAL MILLAGE	22.0463			AD VALOREM TAXES	$299.43

John Power TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 F
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$299.43

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 001 001	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0037322 $287.45 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15097

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 001	15715 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	1,825	0	1,825	14.36
LIBRARY GENERAL	1.0856	1,825	0	1,825	1.98
SCHOOL CAP36 PROJECT	1.5000	1,825	0	1,825	2.74
SCHOOL DISCRNRY & CN	0.7480	1,825	0	1,825	1.37
SCHOOL GENERAL	3.5950	1,825	0	1,825	6.56
SCHOOL VOTED	1.0000	1,825	0	1,825	1.83
CHILDREN'S TRUST	0.5000	1,825	0	1,825	0.91
SUWANNEE RIVER WATER MGT DIST	0.3615	1,825	0	1,825	0.66
CITY OF ALACHUA	5.3900	1,825	0	1,825	9.84

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $40.25

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 D
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$40.25

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15097
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 001	15715 NW 188TH ST

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0037314 $38.64 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 002	15603 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	3,851	0	3,851	30.29
LIBRARY GENERAL	1.0856	3,851	0	3,851	4.18
SCHOOL CAP36 PROJECT	1.5000	3,851	0	3,851	5.78
SCHOOL DISCRNRY & CN	0.7480	3,851	0	3,851	2.88
SCHOOL GENERAL	3.5950	3,851	0	3,851	13.84
SCHOOL VOTED	1.0000	3,851	0	3,851	3.85
CHILDREN'S TRUST	0.5000	3,851	0	3,851	1.93
SUWANNEE RIVER WATER MGT DIST	0.3615	3,851	0	3,851	1.39
CITY OF ALACHUA	5.3900	3,851	0	3,851	20.76

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $84.90

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

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DE
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$84.90

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15098
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 002	15603 NW 188TH ST

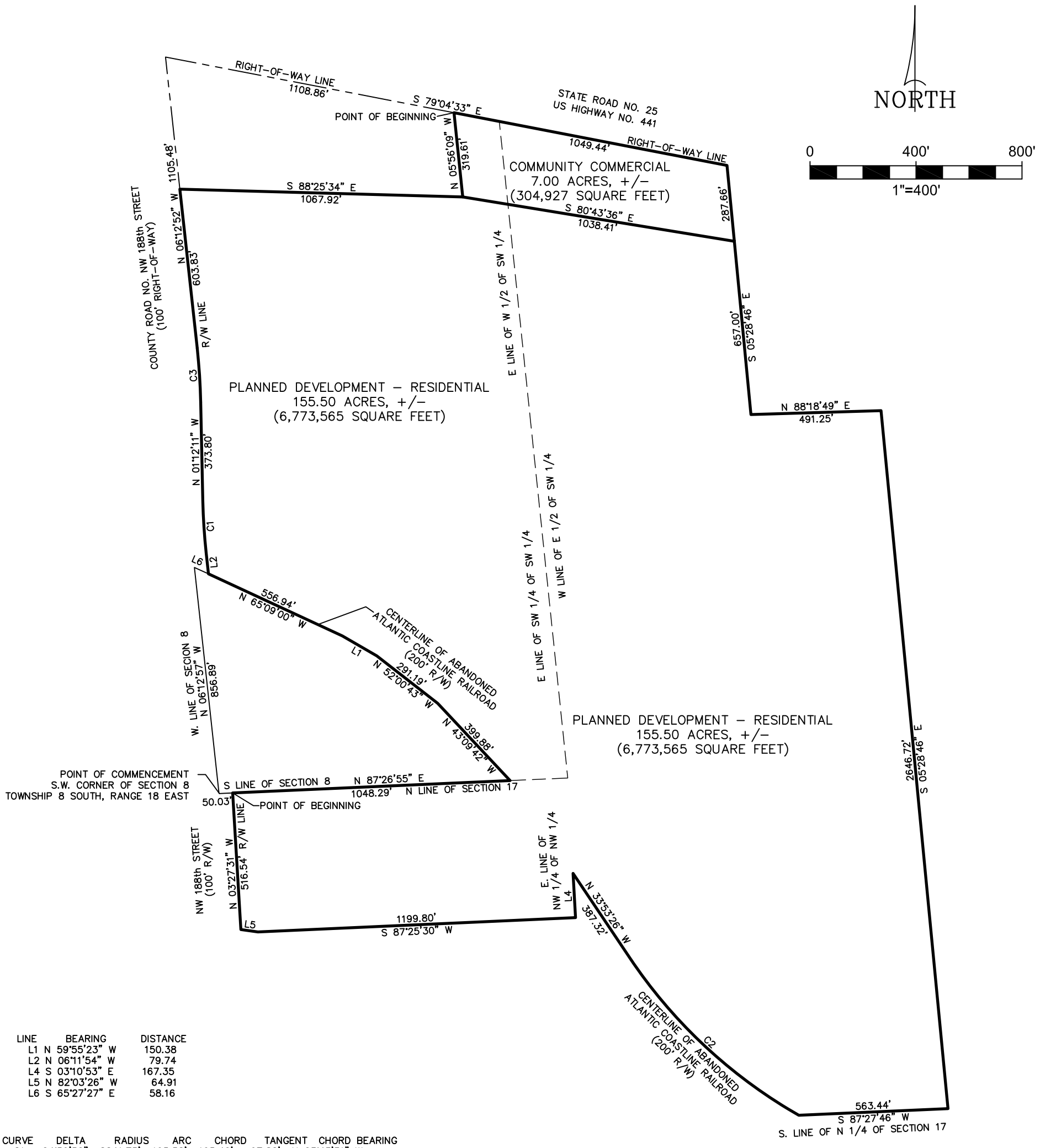
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0037317 $81.50 Paid 11/23/2021



LINE	BEARING	DISTANCE
L1	N 59°55'23" W	150.38
L2	N 06°11'54" W	79.74
L4	S 03°10'53" E	167.35
L5	N 82°03'26" W	64.91
L6	S 65°27'27" E	58.16

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	04°59'50"	2241.75'	195.52'	195.46'	97.82'	N 03°43'31" W
C2	26°22'58"	1903.25'	876.38'	868.66'	446.10'	N 47°05'05" W
C3	05°00'03"	2341.75'	204.38'	204.32'	102.26'	N 03°43'11" W

SKETCH OF LEGAL DESCRIPTIONS

IN A PORTION OF SECTIONS 8 AND 17
TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

FOR: KEITH LERNER

DRN. B.G.	CHKD.B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			12/10/21	2021-176		

R/W = RIGHT-OF-WAY

THERE MAY BE RESTRICTIONS OTHER THAN AS SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SCALE: 1" = 400'

COPYRIGHT©2021

PREPARED FOR: KEITH LERNER

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

J:\BOB\2021-176Zoning.DWG

eda consultants inc.
LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

LEGAL DESCRIPTION

Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.50 Acres (6,773,565 Square Feet), more or less.

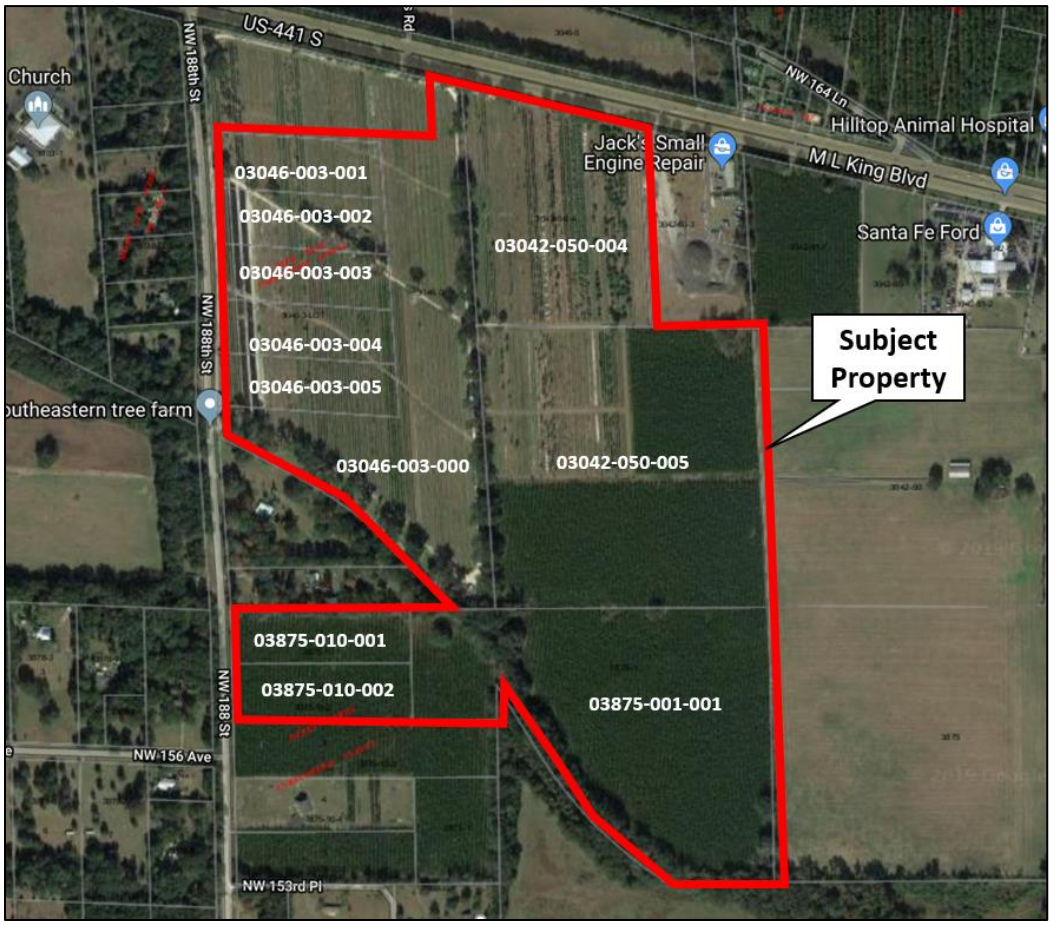
NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, December 23, 2021

Time: 6:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approximately 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.



Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY
DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER
TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-003
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Name	Company	Street Address	City	State	Zip
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 Deptarment of Environmental 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	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19th day of December 2021 by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approx. 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R).

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Thursday, December 23, 2021 in Meeting Room 2 of the Legacy Park Multi-Purpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - December 09, 2021)

Neighborhood Meeting - Sign-in Sheet

Project: Rezoning & Land Use Change

Date & Time: Thursday, December 23, 2021

Location: Legacy Park Multipurpose Center

NAME	ADDRESS	PHONE	EMAIL
Gary Pappas	16104 NW 188th St.	305-213-1121	GMPFISH@Outlook.com
Whitney Stevens	" " " "	" " "	WGSD@MSN.com
Nancy Gillespie	19107 NW 151 Ave	352.318.0871	sundayacres82@gmail.com
Sharon Rush	18805 NW 156 AVE	352-318 4227	sharondr442yahoo.com
S. Conyard	19111 NW 156 Av.		Conyard5719@att.com
Donna Hewett	19202 NW 151st Ave	386 454 3760	donnahewett@gmail.com
Buddy Register	" "	"	Register8549windstream.net
Steve Lang	16320 NW 188 th ST	3864543127	sjlang@Windstream.net
Sarah Kramme	14931 NW 193rd St.	352-318-0195	sarahjpa@gmail.com
Jevon Saunders	14807 NW 193rd st	954-464-1774	JAYJEV@AOL.COM
Jay Horton	19005 NW 138th Ave	386.418.1346	bluemoonfarm@yahoo.com
C			

Neighborhood Meeting Minutes

Project: US 441 & NW 188th Street - Land Use Change & Rezoning

Meeting Date & Time: December 23, 2021 at 6:00 pm

Meeting Location: Legacy Park Multi-Purpose Room

Community Participants: See attached sign-in sheet

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger opened the meeting and gave a brief presentation regarding the proposed land use change from Agriculture to Community Commercial, Moderate Density Residential & Low Density Residential and rezoning from Agriculture to Community Commercial & Planned Development – Residential (PD-R). He detailed the permitted uses and density / intensity allowed and the proposed PD master plan in detail, which includes a single family residential development with a maximum number of units (275), open space area, road network, connection points, etc.

The following is a summary of the discussion with those in attendance:

Q: What are the permitted uses in the CC land use and zoning area?
A: They are fully indicated in the City code but in short, some of the more intensive automotive-oriented uses are not allowed in CC like they are in CI.

Comment: More people should have gotten notice than what was required by City. More people are interested.

Comment: 188th has a lot of existing traffic and the intersection at US 441 is unsafe. There have been bad accidents at the intersection.

Q: The proposed land use map – is this a blending of density over the residential portion of the project?
A: Yes, the land use designations allow 275 maximum units and that what is proposed in the PD-R zoning area. Minimum lot sizes are indicated on the PD Master Plan.

Comment: I want the road access to NW 188th removed and the 4 lots that are closest to it.

Q: Why are you proposing a connection to NW 188th?
A: Our master plan shows a connection to NW 188th because we believe that the City of Alachua will request such a connection.

Comment: There is existing groundwater contamination and radon issues in the area.

Q: Are you connecting to City water and sewer in the project?
A: Yes, we will connect to City water and sewer.

Comment: That is good that you are connecting.

Q: Why are you proposing this land use & zoning?
A: Our property is essentially the last property in the City of Alachua along US 441 with utility access that is not designated commercial or residential. Our proposed map is consistent with the existing pattern in the area.

Comment: I like that there is a large landscaped stormwater basin along the west side of the property. I also would like to see the density clustered more into the center of the project with smaller houses on the eastern side.

Comment: I am glad that the commercial land is only limited to along the northern portion along US 441.

Comment: There is a 1,000 unit project being developed to the north of US 441 and I am concerned about traffic.

Comment: 188th Street has a lot of traffic already and more will not be safe or desirable.

Q: How will the development coordinate with the County, FDOT and City?
A: Any road connections to NW 188th will require a permit from the County, any road connections to US 441 will require a permit from FDOT and the City will review land use, zoning, plans and construction plans.

Q: How will county protect our property values? We are not in the City?
A: The City values your input which is why you received a mailed notice. There will be more notices mailed and signs posted as the project proceeds. Also, the county will be part of the review related to NW 188th.

Q: There is a great concern that NW 188th will be the primary access to the project. Is that true?
A: No, the vision for the development is to provide a primary, boulevard entrance to the residential project via US 441, not 188th.

Comment: The 188th Street / US 441 intersection alignment is not correct and is unsafe. The intersection is at an angle and not perpendicular.

Comment: This property has a low elevation and valley effect air conditions which is unique to this area.

Comment: I didn't like this process for scheduling and holding a neighborhood meeting.
Response: To better accommodate neighbors, we have scheduled a second meeting in January as a courtesy and to have another opportunity to communicate.

Comment: We have a hard time driving onto US 441 from 188th Street – a lot of traffic driving fast.
Response: With new developments coming in upcoming years, there is a possibility of a traffic signal and intersection improvements that will improve safety conditions.

Comment: West of 188th Street is ponding of water due to lower elevations. This needs to be taken into account in project design.
Response: Yes, we will look at the area as a whole and all drainage design requirements will be met with the Water Management District and the City of Alachua.

Q: Will these be wet or dry basins?
A: They should be dry basins, which will hold water for only a short amount of time after rain events. The basins will be well landscaped and usable as well.

Comment: It would be nice if the property owner would change the land use and zoning from Commercial / Commercial Intensive to Community Commercial for the existing commercial area at SE intersection of US 441 and NW 188th Street.

Q: Who can I talk to at the County about 188th?
A: Chris Dawson at County Growth Management

Q: What about the City:
A: Recommend speaking to Justin or Adam at City planning.

Q: We have bad internet connections. Would fiber be run into this neighborhood?
A: Yes, we will provide conduits / allocations for that service in the neighborhood. Service will need to be coordinated with the local providers.

Q: What about just providing an emergency gated access for fire/ambulance/police onto 188th?
A: That is something that we can consider.

Comment: From several people – emergency access (only) on 188th would be very much appreciated.

Comment: One of the property owners to the south has many bees on their property, FYI.

Comment: Concern with construction staging and construction access.
Response: We would be amenable to a City condition of approval that construction access shall be limited to US 441 only (no access onto 188th Street).

Comment: We are used to and like our country lifestyle and please take that into consideration as you design your project.

Comment: Ask that applicant communicate these comments / concerns to the property owner and take them into consideration.

17 December 2021

Mr. Clay Sweger, AICP
eda consultants
720 SW 2nd Ave., Suite 300
Gainesville, FL 32601

Re: Proposed rezoning of 16600 Highway 441, (south side), Alachua

Dear Mr. Sweger:

Thank you for the opportunity to comment on the proposed rezoning of the above property. As residents of the neighboring community we are writing to express our strong opposition to the proposal. We can see nothing of benefit to the rural character of our community, only the further decline and degradation of our quality of life. Although allowing for well-planned rural cluster subdivisions, Alachua County's Comprehensive Plan states that "the rural area is envisioned as maintaining agricultural uses and rural character" (pg. iii of the *Data and Analysis for Future Land Use Element* report, 2001-2020). In this case the change from Agricultural to Community Commercial and Low Density Residential zoning also seems to avoid or preclude development options outlined in the section descriptions of the Rural Cluster Subdivision and Rural Lands Stewardship Program.

From a strictly community perspective, the additional traffic on the already congested US 441, the paving of currently productive agricultural land, the stress on water resources, disturbances due to additional utility construction, noise impacts, trash management and accumulation, all negatively contribute to the quality of our environment, and further, we think, detract from the public relations efforts of both Alachua and High Springs to present our area as a destination for recreational and nature tourism.

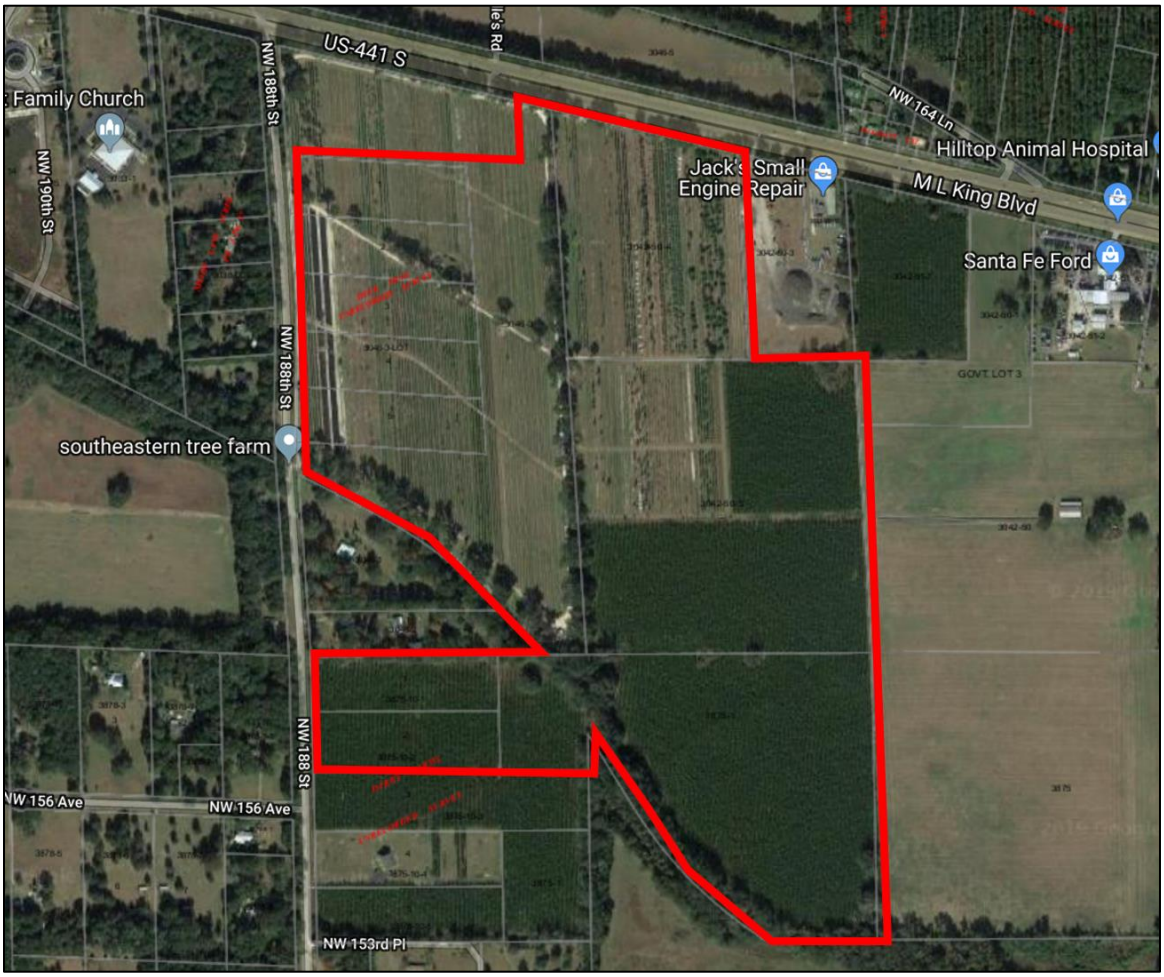
Again, thank you for this opportunity to comment at this preliminary stage, and please know that we will stay engaged throughout the process.

Sincerely,

Brent R. Weisman
Barbara Cloud-Weisman

14423 NW 193rd Street
Alachua FL 32615

Rezoning Justification Report



Request:	A proposed rezoning from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial & Planned Development – Residential (PD-R).
Location:	16600 block of US Highway 441
Parcel Numbers:	03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002
Acreage:	162.5 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	February 11, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Rezoning Justification Report
City of Alachua, Florida
February 11, 2022

Background

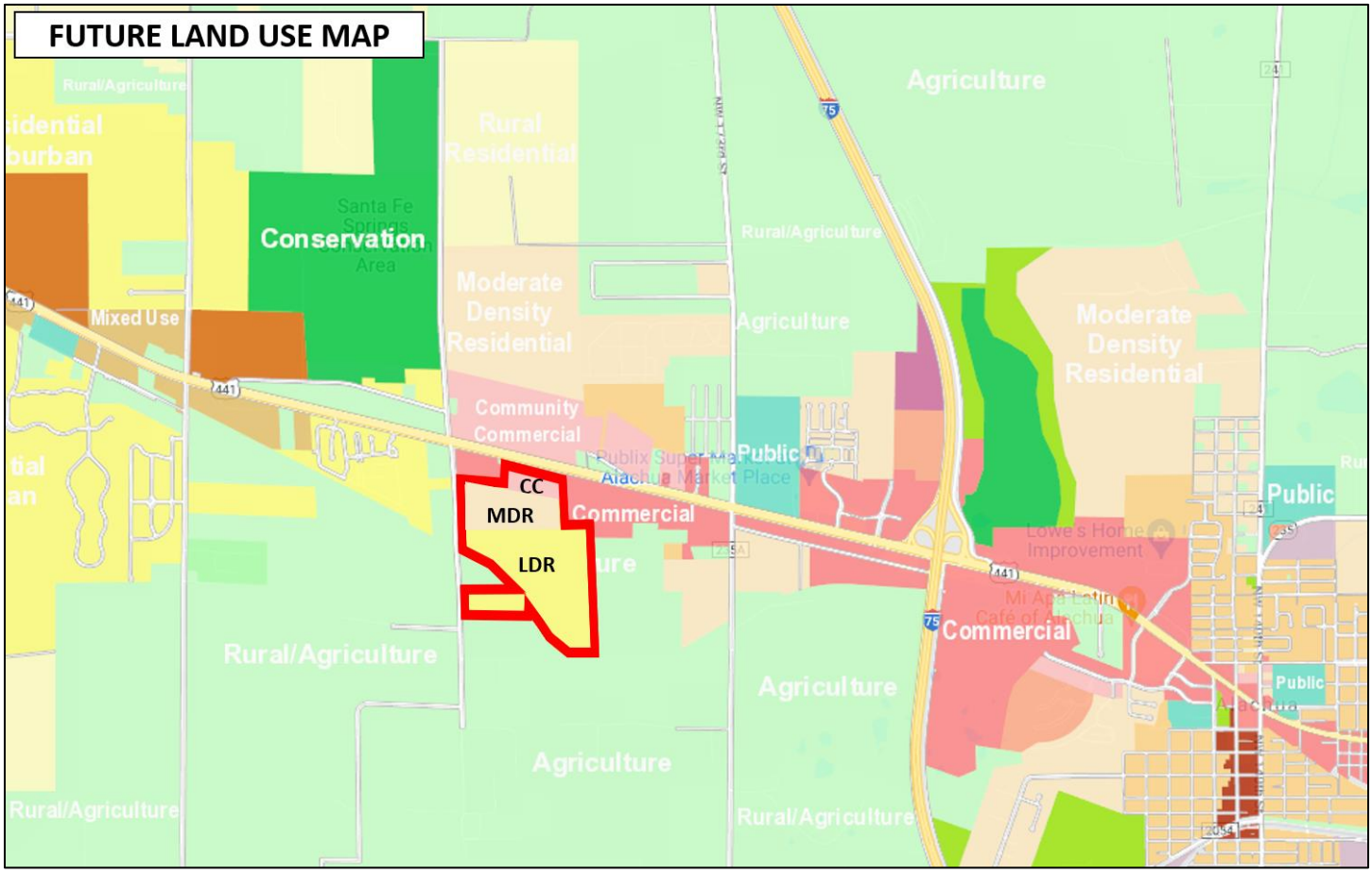
The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 163-acre undeveloped property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002. The parcel is located within Section 8 & 17, Township 8, Range 18.

The parcel currently is undeveloped and is classified as timber land and grazing land, according to the Property Appraiser's records.

Statement of Proposed Change

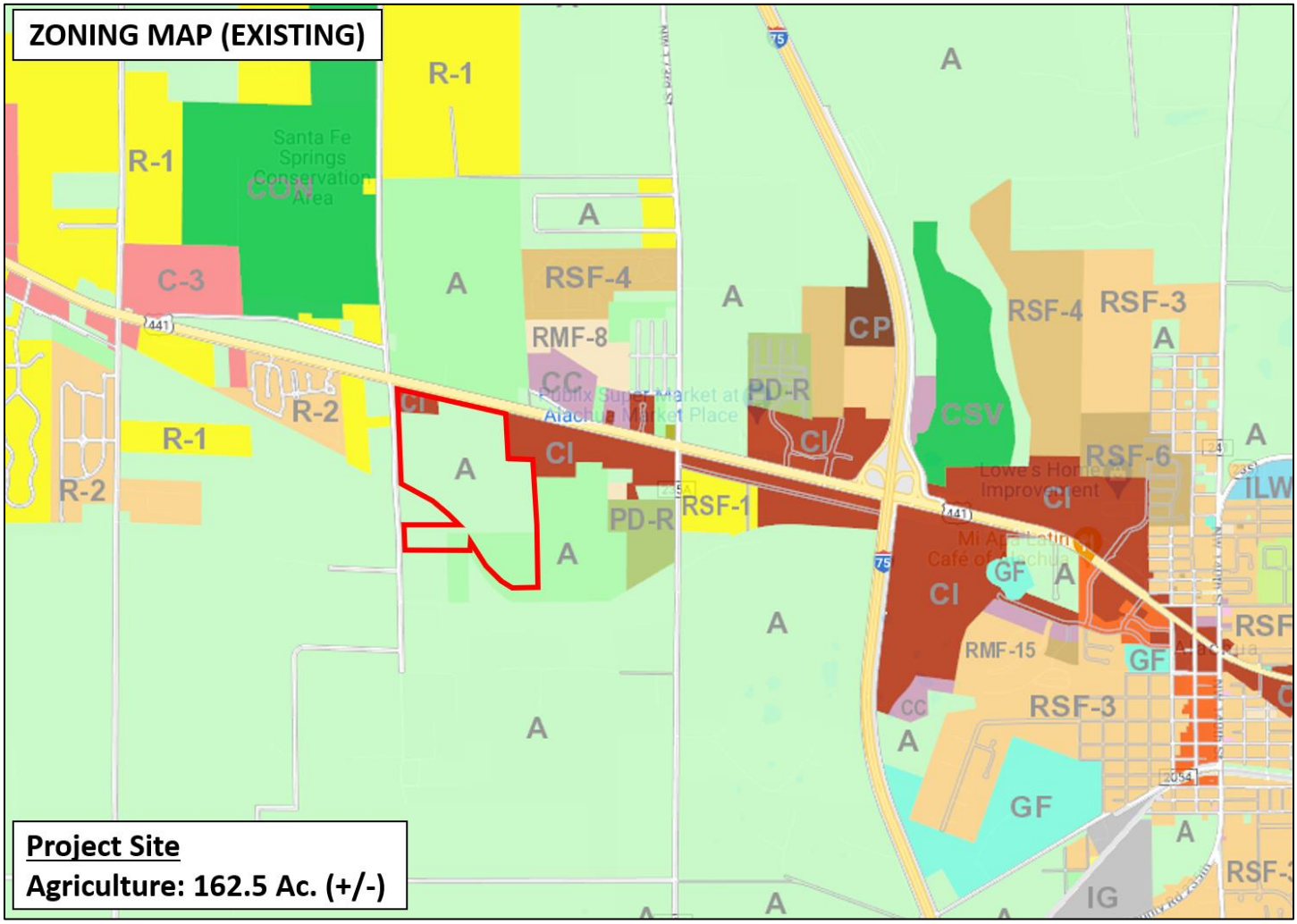
The property owner requests to rezone the property from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial (7 +/- acres), & Planned Development – Residential (PD-R) on 155.5 +/- acres for consistency with the proposed future land use designations of Community Commercial, Moderate & Low Density Residential on Tax Parcels 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002.

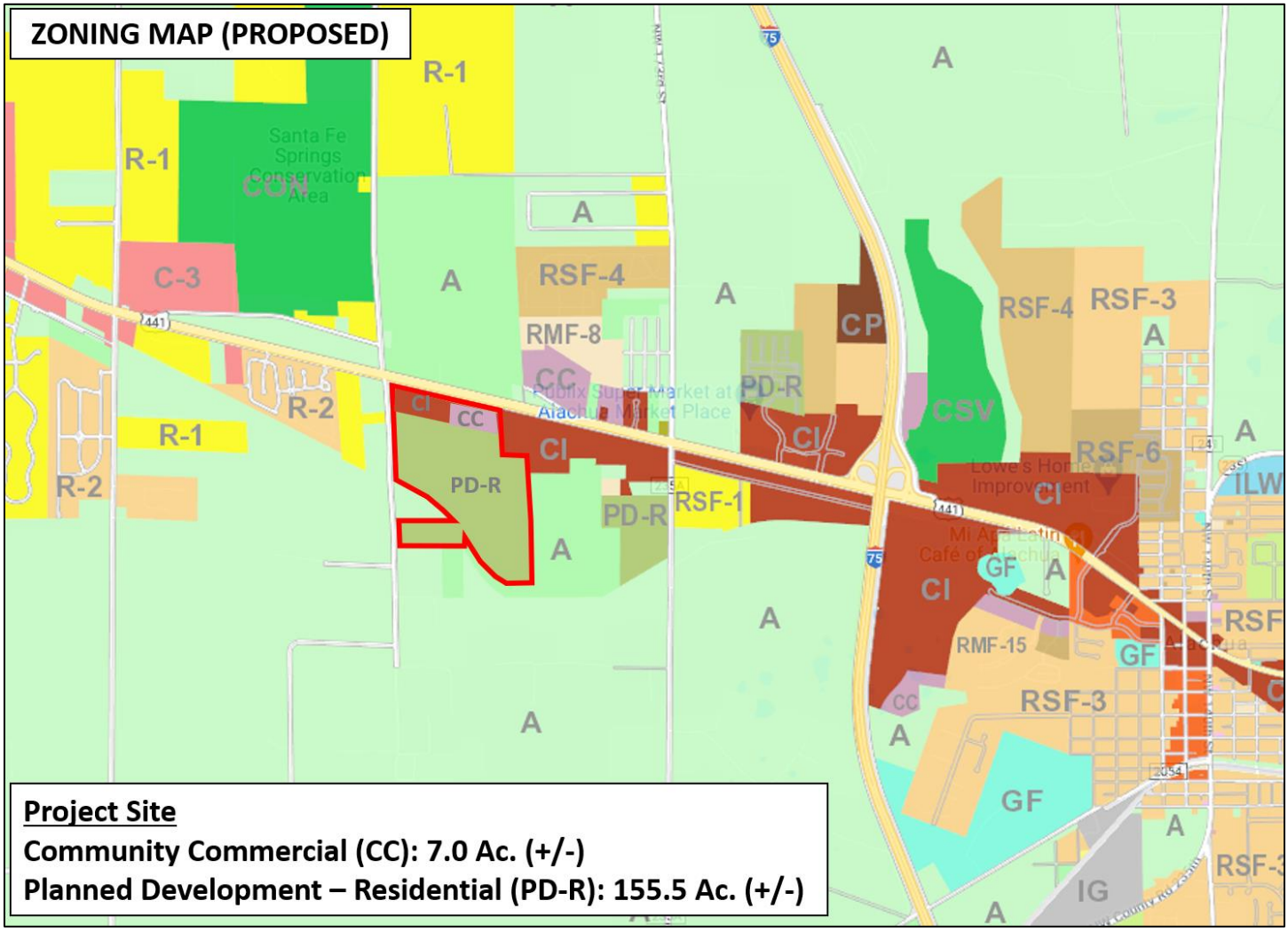
The Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel has a Community Commercial, Moderate & Low Density Residential future land use designations (proposed concurrently) and is bounded by a mix of commercial and residential designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property with an agriculture future land use designation.

The existing and proposed Zoning Map for the project site and surrounding area is shown on the following page:


ZONING MAP (EXISTING)
R-1
R-1
Santa Fe Springs Conservation Area
CON
C-3
A
RSF-4
RMF-8
CC
R-2
R-1
R-2
CI
A
CI
PD-R
RSF-1
A
A
A
A
A
CP
PD-R
CI
RSF-4
RSF-3
A
CSV
RSF-6
A
ILW
CI
GF
A
CI
RMF-15
GF
RSF-3
A
GF
A
IG
Project Site
Agriculture: 162.5 Ac. (+/-)



The proposed rezoning would place a Community Commercial zoning on a northern portion of the property (approx. 7 acres along US 441) that would be consistent with the future land use map designation of Community Commercial on the property.

The Community Commercial future land use designation and implementing Community Commercial zoning is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

Policy 1.3.a: Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.*

The following uses are allowed within the Community Commercial land use category:

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*
7. *Eating establishments;*
8. *Indoor recreation/entertainment;*
9. *Single-family and multi-family residential above first floor commercial uses;*
10. *Bed and breakfasts;*
11. *Supporting community services such as schools, houses of worship, parks, and community centers; and,*
12. *Traditional Neighborhood Planned Developments.*

The proposed rezoning would also place a Planned Development – Residential (PD-R) zoning on the property that would be consistent with the future land use map designation of Moderate and Low Density Residential on the property.

The Moderate and Low Density Residential future land use designation allow for a variety of residential use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below:

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

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached 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****; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
***4. Residential Planned Developments**; and,*
5. Supporting community services such as schools, houses of worship, parks, and community centers.

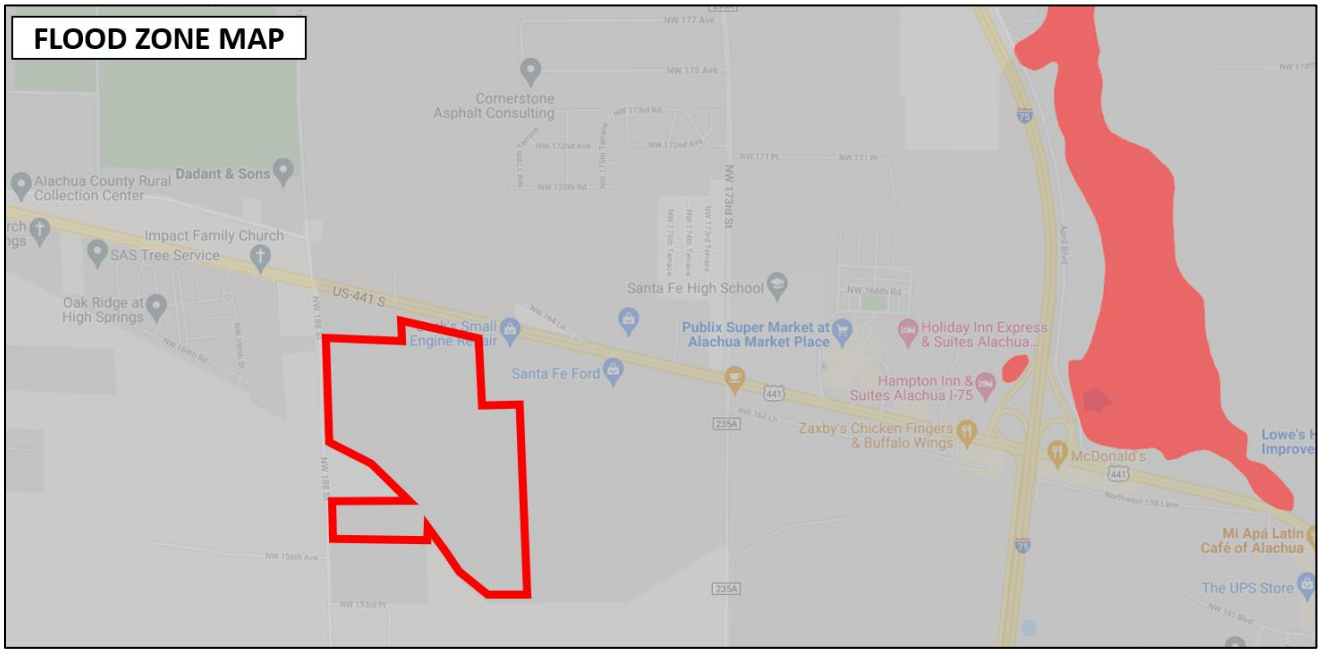
As described in the policy listed above, the Medium Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed Community Commercial & PD-R zoning is consistent with the underlying Moderate / Low Density Residential and Community Commercial future land use designations and are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed zoning districts are appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

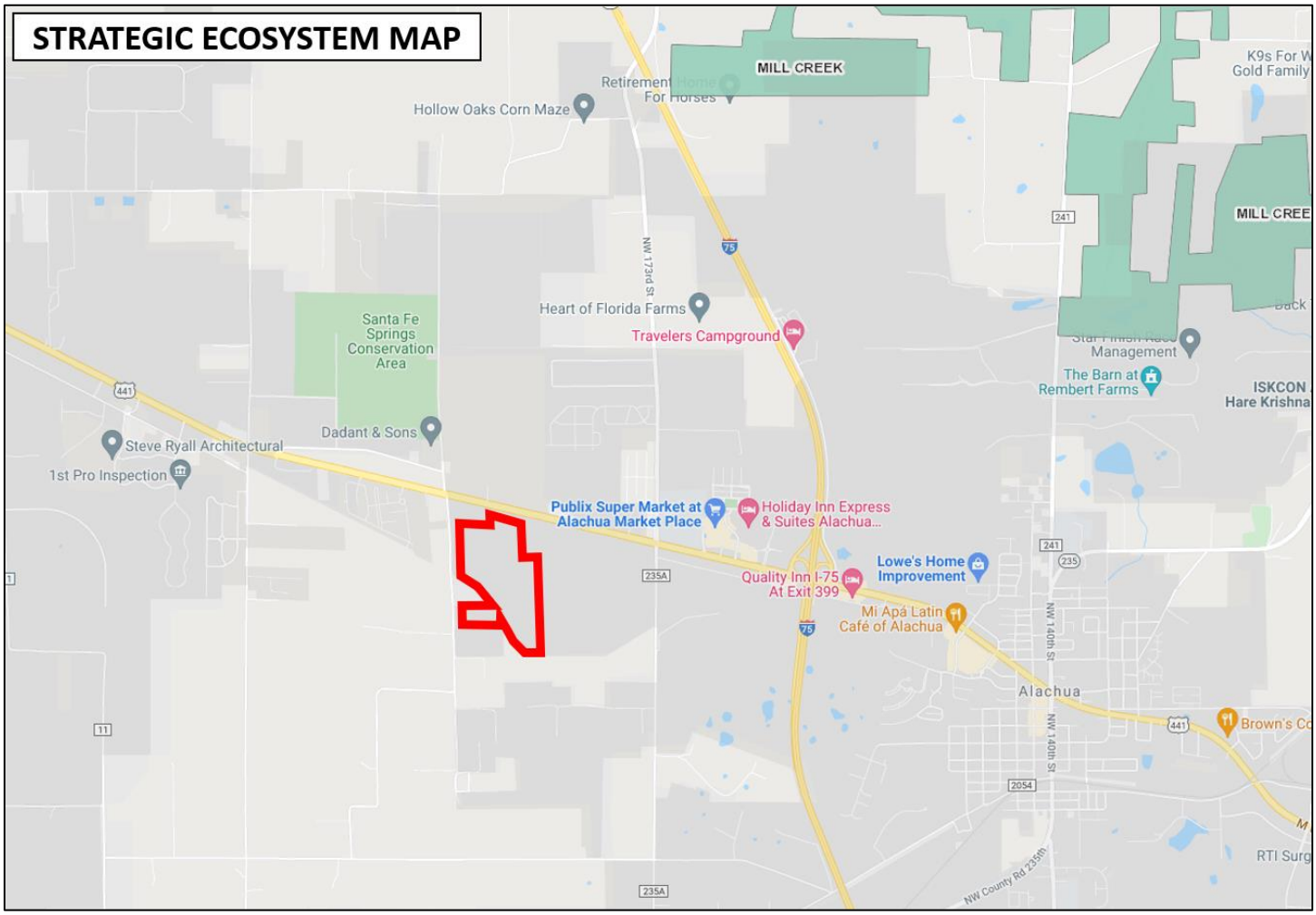
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

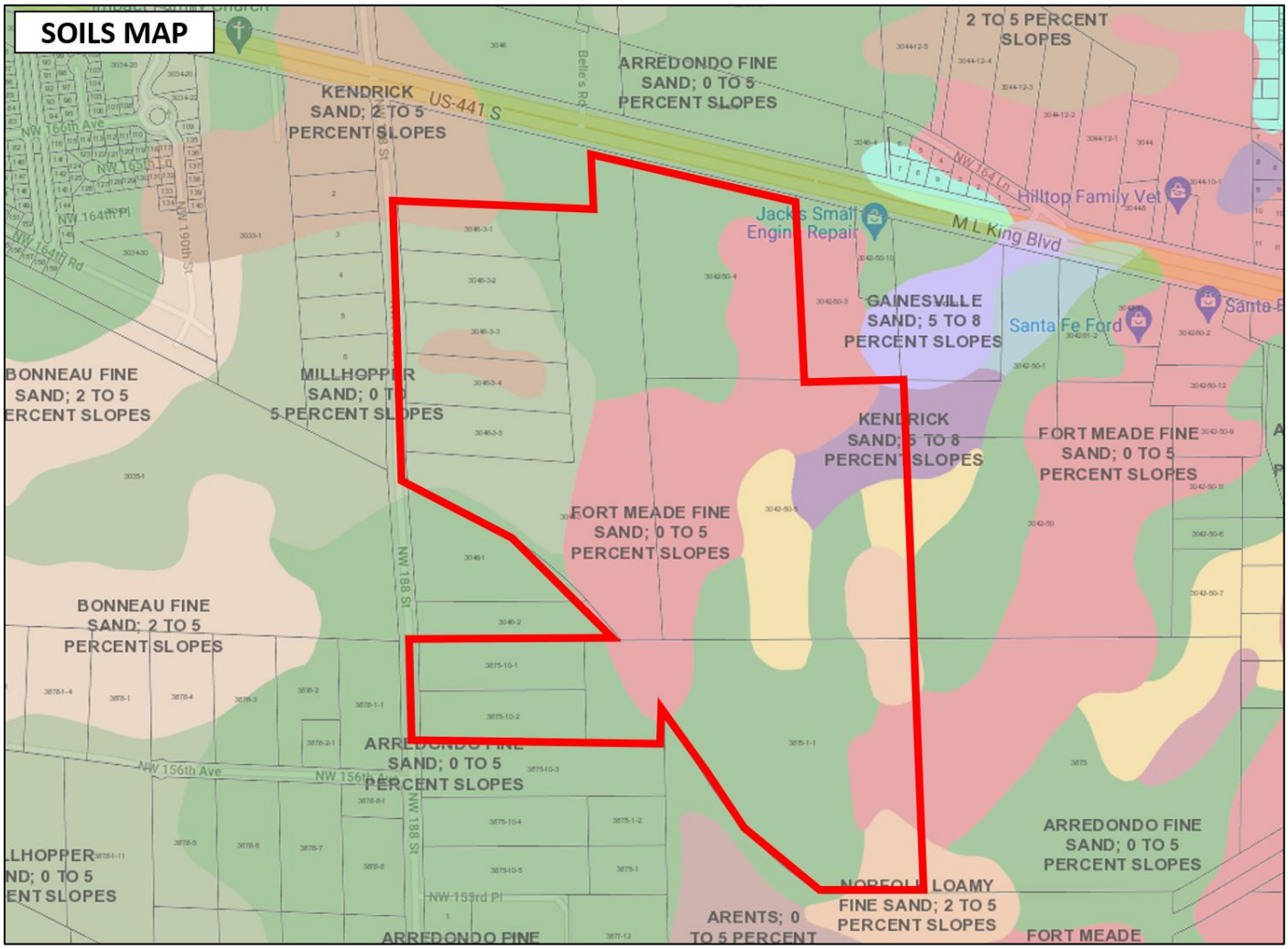
According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

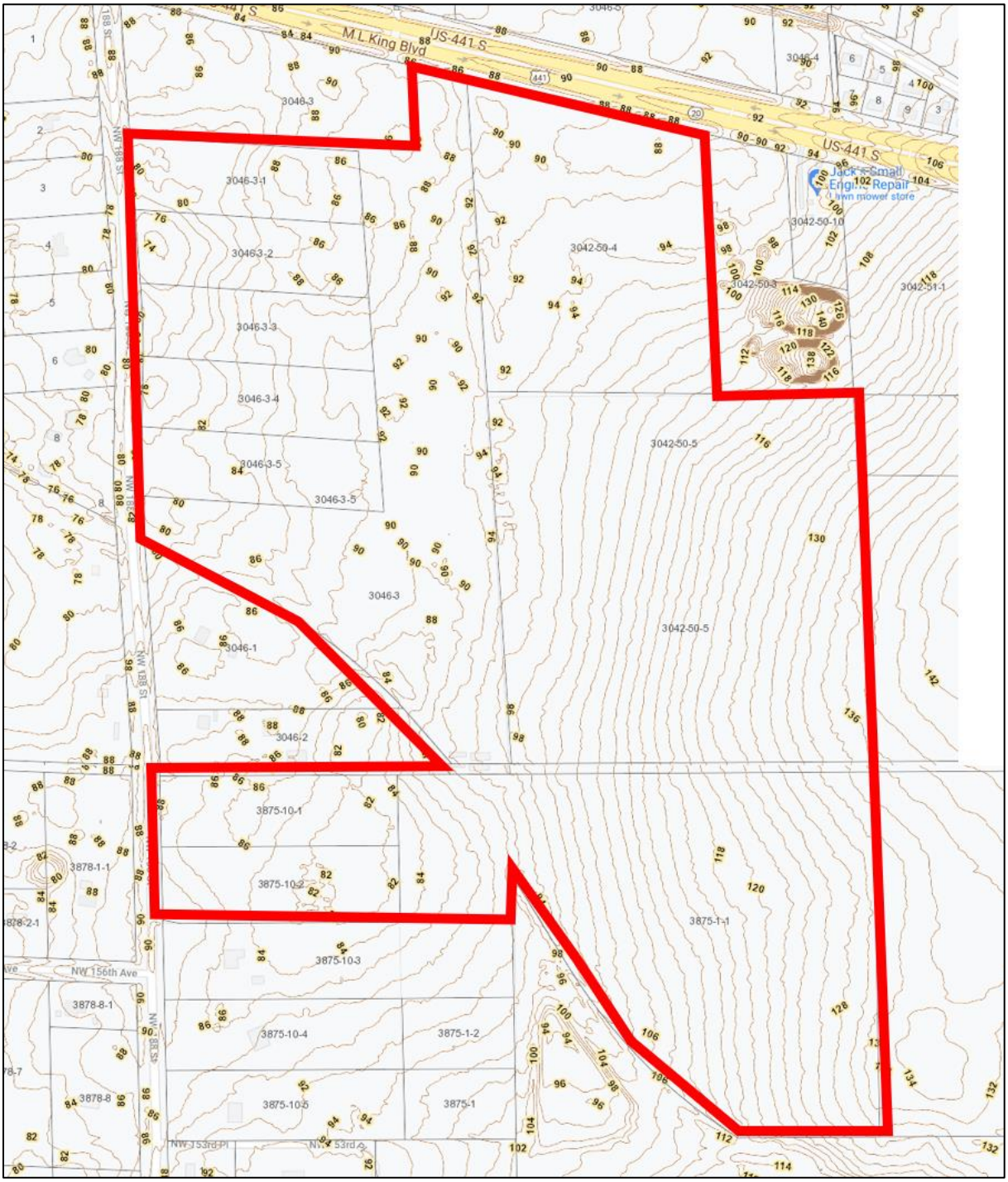
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and thus, poses no impediments to site development.

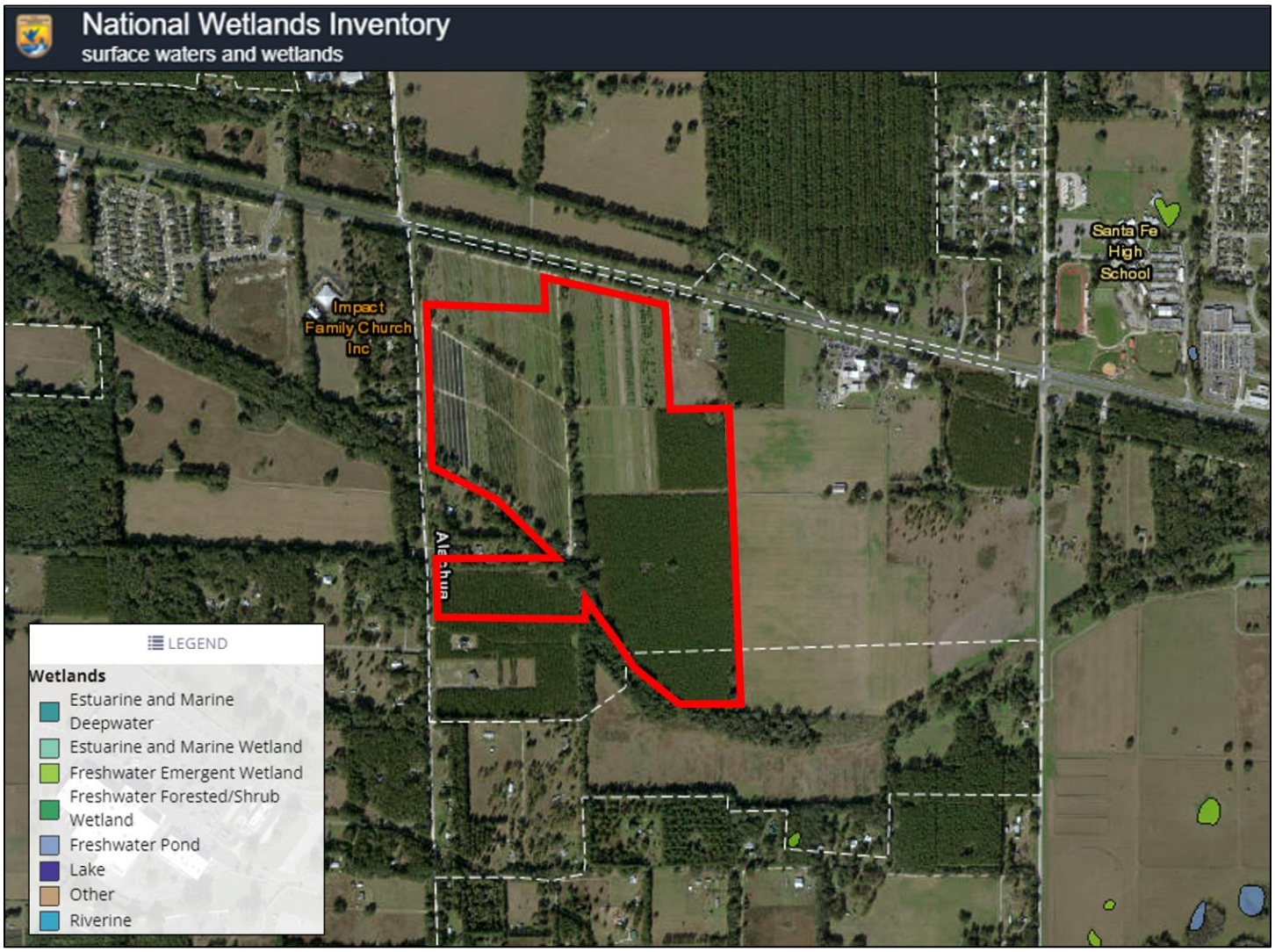


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:



Existing vs. Proposed Zoning Designations

The proposed rezoning to Community Commercial and PD-R on the 162.5-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agricultural (City & County)	162.5	1 Unit / 5 Acres	32 Units

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
PD-R	155.5	1.77 UPA	275 Units

The existing developed nature of the core area within the City of Alachua indicates that this is an urbanizing area and that there is a need for additional residential use options in the City. The site is located within urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and development of this land with a mix of uses will support the concept of urban development.

The proposed PD-R zoning designation will allow single family detached development at the gross density indicated above. Further, as single family detached development is in high demand, the zoning change will help facilitate this development type. In addition, the zoning change will change approximately 7 acres of land to community commercial which according to Policy 1.3.a of the City of Alachua Comprehensive Plan, will provide neighborhood and community scale goods and services adjacent to neighborhood and residential areas.

Public Facilities Analysis

A rezoning application may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. As stated in this report, there will be an increase in impacts pre vs. post rezoning based on a maximum development scenario as the proposed Planned Development will ultimately develop up to 275 residential units and therefore, the following analysis is based on the proposed PD-R development program for residential and the maximum development scenario of 0.5 FAR for the Community Commercial zoning area.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed zoning category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario: The maximum public facilities impacts per the proposed zoning designations are described below:

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
PD-R	155.5	1.77 UPA	275 Units

TRAFFIC

Development Scenario – Community Commercial & PD-R Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	152,460 SF	Shopping Center	37.75 / 1,000 SF	5,755
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
820	152,460 SF	Shopping Center	3.81 / 1,000 SF	581

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	275	Single Family	1.0 / Unit	275

Net Trip Generation Including 34% Pass-By Reduction for Shopping Center

- 5,755 ADT – 34% (1,957 ADT) = 3,798 ADT
- 581 PM PEAK – 34% (198) = 383 PM PEAK

Total Net Trip Generation:

- **6,394 ADT**
- **658 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)
- CR 235A Segment 17 (From US 441 to CR 235)
- CR 235A Segment 16 (From US 441 to NCL)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 7 (6,394 ADT, 658 PM Peak)
  - 70% East (4,476 ADT, 460 PM PEAK) / 30% West (1,918 ADT, 198 PM PEAK)
- 55% Distribution (of 4,476 ADT, 460 PM Peak) on US 441 Segment 6 (2,462 ADT, 253 PM Peak)
- 30% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 17 (1,343 ADT, 138 PM Peak)
- 15% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 16 (671 ADT, 69 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	6,394
Available Capacity	12,791

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	658
Available Capacity	969

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	2,462
Available Capacity	4,500

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	253
Available Capacity	242

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,496
Project Trips (ADT)	1,343
Available Capacity	8,281

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	526
Project Trips (PM Peak)	138
Available Capacity	695

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	2,196
Project Trips (ADT)	671
Available Capacity	12,253

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	216
Project Trips (PM Peak)	69
Available Capacity	1,074

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD* Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	83,996
Residual Capacity	558,903

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x 275 = 68,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD.* Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	90,871
Residual Capacity	707,972

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x 275 = 75,625 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons). Commercial uses generate approximately 334 tons.

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons
Solid Waste Impact – Commercial Land Uses[2]	334 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*
2. *Formula: ((12 lbs per 1,000 SF/day x 152,460 SF) x 365 days/year) / 2,000 = 334 Tons/Year*

**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# 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	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational

facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Stormwater:

Goal 3: Stormwater The City shall 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.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

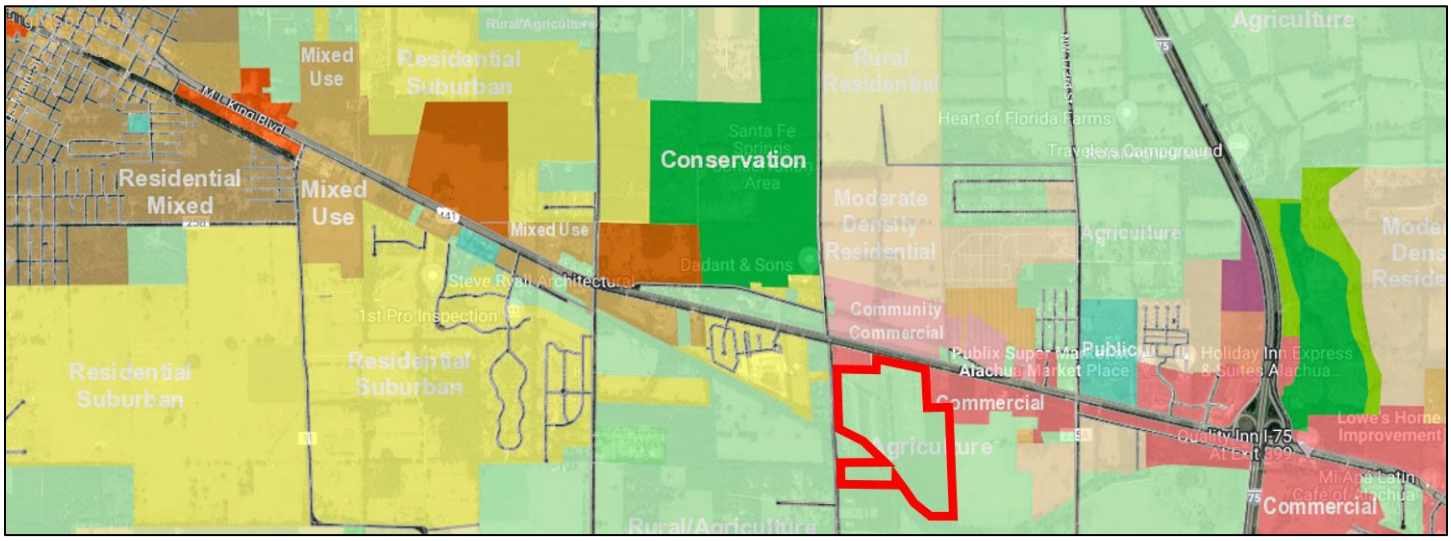
East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As

previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation and not an agricultural designation (like the subject property):



Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

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

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached 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; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.

The following uses are allowed in the Low Density Residential land use category:
1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.

The following uses are allowed within the Community Commercial land use category:
1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10.Bed and breakfasts;
11.Supporting community services such as schools, houses of worship, parks, and community centers; and,
12.Traditional Neighborhood Planned Developments.

<u>Consistency</u>: As described in the policies listed above, the proposed Planned Development and Community Commercial zoning designations are appropriate for the subject property and will implement the underlying future land use map designations as illustrated in the previous land use map exhibits. The proposed zoning map designations are appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

The City of Alachua provides a set of allowable uses in the Moderate and Low Density Residential future land use categories that are compatible with the existing land development pattern in the area, including single family detached units and singe family subdivisions. The proposed zoning designations will implement these land use categories. It is also important to note that Policy 1.2.a states that the Low Density Residential land use category 'shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.'

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

> *1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.*

Consistency: As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be a variety of detached, single-family homes, which are consistent with Policy 2.1.a.1.

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

Consistency No non-residential activities are being proposed within the proposed PD-R zoning area at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

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

Consistency: The subject PD-R will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Permitted onsite activities are indicated on the PD Master Plan.

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

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

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

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

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

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

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

Consistency: As illustrated in the proposed PD Master Plan submitted with this report, the proposed development will meet or exceed required 10% minimum. Permitted uses in the open space area are identified on the PD Master Plan.

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.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: *Natural features: The City shall coordinate land use categories 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 5.2.a: *All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public streets for vehicular or emergency access (US Highway 441 and NW 188th Street.). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

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.

Consistency: There are no steep slopes onsite that will impede site development.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Consistency: There are currently five types of soils located onsite. According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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.

Consistency: There are no FEMA flood zone areas located on the project site.

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.

Consistency: There are no wetland areas located on the project site.

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.

Consistency: No listed species are known onsite.

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, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to existing public streets for vehicular or emergency access (US Highway 441 & NW 188th Street). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

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.*

Consistency: An analysis of the proposed rezoning impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on the maximum development scenarios reveals that the proposed future zoning map changes will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed PD zoning will be residential in nature and should not create any air quality issues and will meet the City's air quality standards. In addition, the proposed Community Commercial zoning does not permit any industrial-type non residential uses, which are more likely to create concerns with air quality.

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, there are five soil types present on the site. None of these soil types has limitations for urban development.

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

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management area that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: The proposed zoning of PD is residential and in nature and will not include the utilization of hazardous materials. In addition, the proposed Community Commercial zoning does not permit industrial-type uses or many automotive-oriented uses and therefore, should not utilize hazardous materials.

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: Currently, there are agricultural or silviculture operations within the subject property. However, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's long-term vision for agricultural activities to occur in this area.

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

Consistency: No wetlands are located on the subject property.

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: The required open and green space requirements shall be met upon subsequent development of the site.

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

Consistency: Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.

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

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report).

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(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.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed Community Commercial & PD-R zoning are appropriate implementing districts for the proposed Community Commercial, Moderate and Low Density Residential future land use categories (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to Community Commercial and PD-R, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The rezoning request to Community Commercial will take place on land fronting US 441, which will take advantage of the high visibility along and direct access to this corridor and is aligned with the adjacent existing commercially zoned properties to both the east and west. The PD-R zoning will also create a logical development pattern for the subject property and the surrounding area, as it provides a step-down approach in development from US 441 & commercially zoned properties

southward toward other residential uses. In addition, larger lots are required in the development where abutting agriculturally zoned properties.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a state arterial roadway, within close proximity to Interstate 75 and is in direct proximity to urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

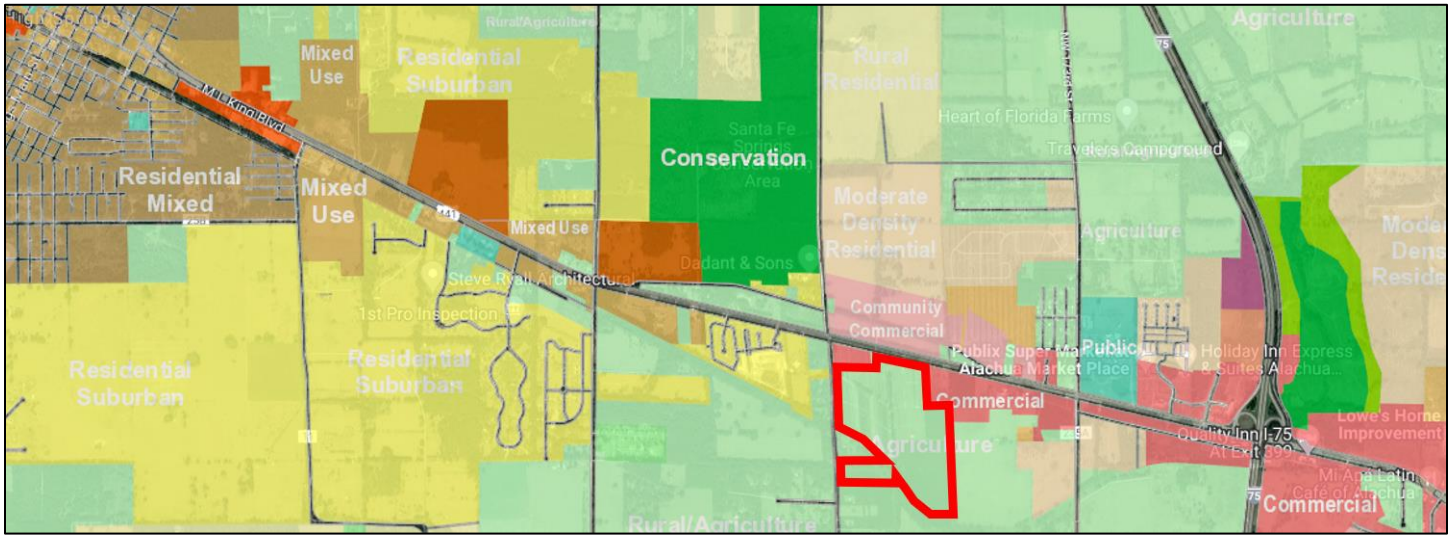
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation and not an agricultural designation (like the subject property):



(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential development types and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The development of this site under Community Commercial zoning and as a residential PD will help promote this established development pattern.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential development types and densities and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The proposed Community Commercial zoning will fill in a gap of land along US 441 that is currently bounded by other commercial lands on the west, north and east sides. Specifically, regarding residential development, the proposed maximum PD density range of approximately 1.3 – 1.8 units per acre, which is low for single family development and provides a transitional density between properties closer to the Interstate and lower density lands to the south and west. The development of this site as a residential PD will help promote a logical urban development pattern with a supportive nearby commercial component.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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.

Response: This proposed rezoning to Community Commercial and PD-R is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a state arterial highway (US 441) and proximity to Interstate 75. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by existing roadways for vehicular or emergency access (US Highway 441 & NW 188th Street). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed rezoning of the property to Community Commercial and PD-R will provide an additional mix of residential non-residential land uses that will complement each other along US Highway 441 in an area with centralized services available.

(i) Spot Zoning

Consistency: The subject property is located abutting other commercially zoned properties to the west, north and east and other residential uses that are consistent and/or compatible with the proposed commercial and residential zoning designations.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report (see below), this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

> *(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;*

Consistency: The proposed Planned Development will include a maximum of 275 single family residential units. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

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

Consistency: The intent of this PD-R rezoning application is to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate & Low Density Residential FLU designations.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

> *(1) Master Plan. The PD Master Plan:*
>
> > *(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;*

Consistency: As shown on the PD Master Plan, the subject property will contain single family detached units with a range of sizes along with an interconnected street network and provision of usable open spaces. No nonresidential uses are proposed in the PD.

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

Consistency: The PD Master Plan illustrates that up to 275 dwelling units are being requested for the project, which is consistent with the site's underlying Moderate and Low Density Residential FLU. No nonresidential uses are proposed within the PD zoning area.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD Master Plan.

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

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site and if any are found in the future, the project will comply with all applicable regulations.

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

Consistency: The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

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

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

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

Consistency: As shown on the PD Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the US Highway 441 right of way.

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

<u>Consistency</u>: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate and Low Density Residential FLU designation.

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

<u>Consistency</u>: The proposed residential development is located immediately adjacent to only three residential developments, located near the southwestern portion of the project. The PD Master Plan proposes that where the project abuts these properties, a compatibility buffer is provided or a landscaped stormwater basin is provided. Other nearby residential properties not abutting the property are located west of NW 188th Street and in that case, a landscaped stormwater basin is provided between the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible with the existing pattern of development.

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

<u>Consistency</u>: This Planned Development proposes that the project may be developed in up to 5 phases.

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

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) Public facilities.

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

Consistency: As indicated in this report, adequate capacity exists for the intended residential development along the applicable roadway segments.

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

Consistency: As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

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

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

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

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential and commercial development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

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

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan.
(c) Conditions related to the form and design of development in the PD.
(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

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

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

Consistency: The proposed PD-R project site is approx. 155.5 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

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

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate and Low Density Residential FLU designations.

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

Consistency: This Rezoning application requests to change the 155.5 (+/-) acre site's existing zoning designation from Agriculture to PD-R at a density consistent with the subject parcels' underlying Moderate and Low Density Residential FLU.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed development will include a maximum of 275 single-family residential units. The proposed PD-R zoning is necessary to allow for more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed PD-R zoning will allow more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility with any adjacent use.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

<u>Consistency</u>: Unless otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

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

<u>Consistency</u>: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

> *(b) Public facilities standards. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:*
>
> *(i) Potable water. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*
>
> *(ii) Wastewater. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or* other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

<u>Consistency</u>: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

> *(iii) Streets. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*
>
> *a. The reduction or modification is necessary as a traffic-calming measure;*
> *b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;*
> *c. Access for emergency service vehicles is not substantially impaired;*
> *d. Adequate off-street parking is provided for the uses proposed; and*
> *e. Adequate space for public utilities is provided within the right-of-way.*

<u>Consistency</u>: The PD Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

The PD Master Plan is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers or similar hard surface) with the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have at least two functional external access points and stub-outs to all adjacent undeveloped properties.

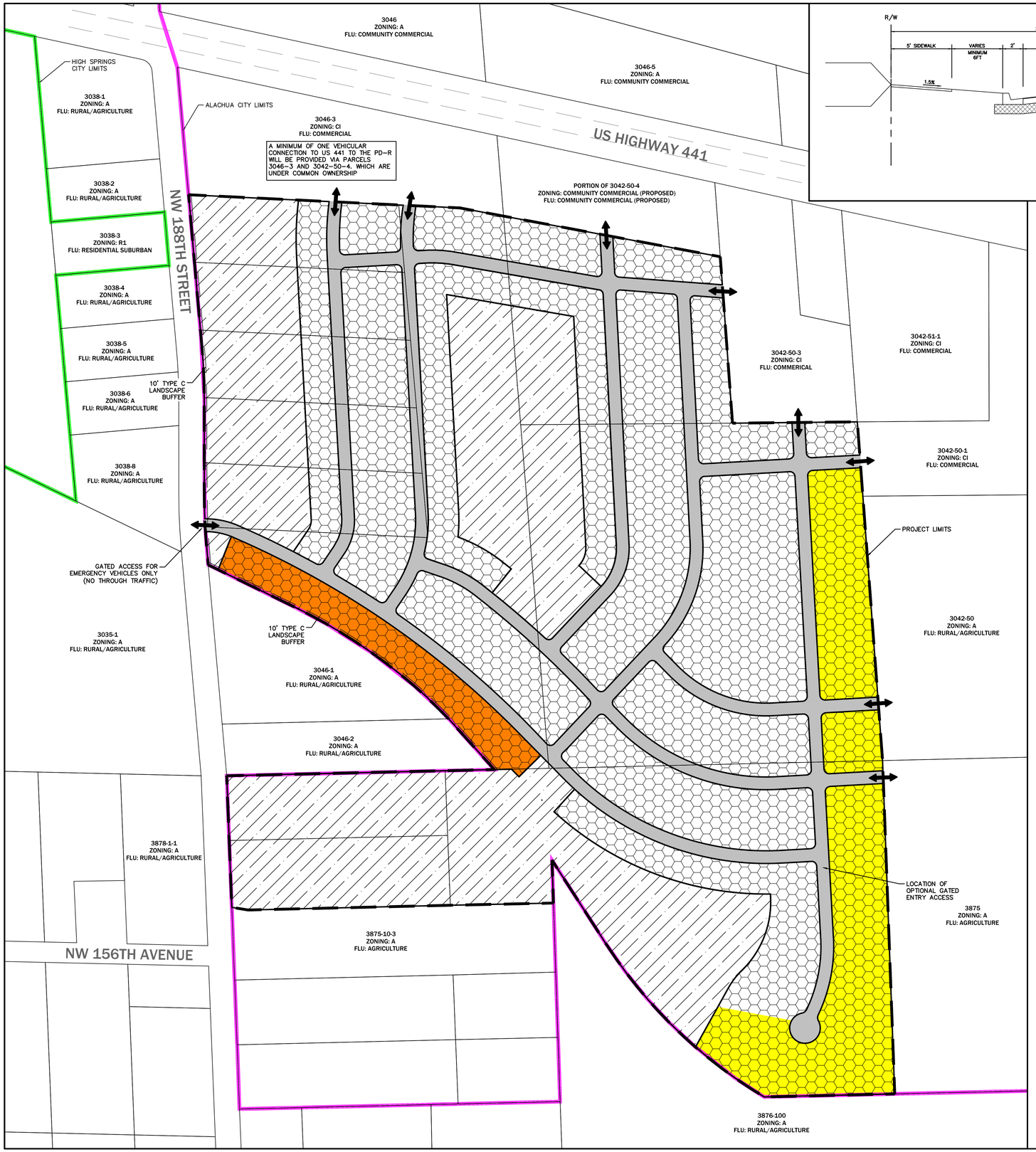
This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages) and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

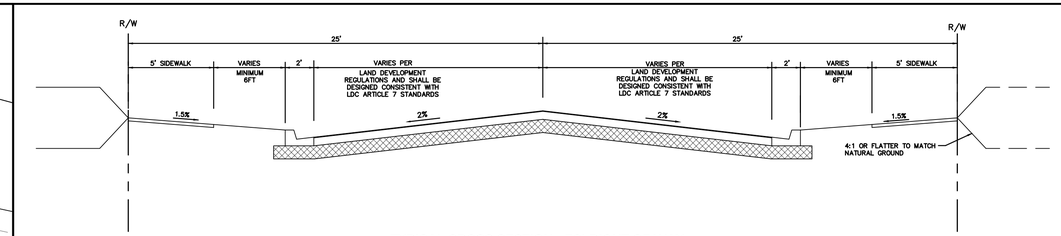
> *(iv) Stormwater. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.*

<u>Consistency</u>: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

> *(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.*

<u>Consistency</u>: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.





TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.

GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE ½ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE ⅓ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS. AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
¾ Ac. (MIN) LOT AREA	10-15
½ Ac. (MIN) LOT AREA	15-20
TOTAL	200-275

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

MINIMUM LOT SIZE 1/2 ACRE
MINIMUM LOT SIZE 1/3 ACRE
ALACHUA CITY LIMITS
HIGH SPRINGS CITY LIMITS

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

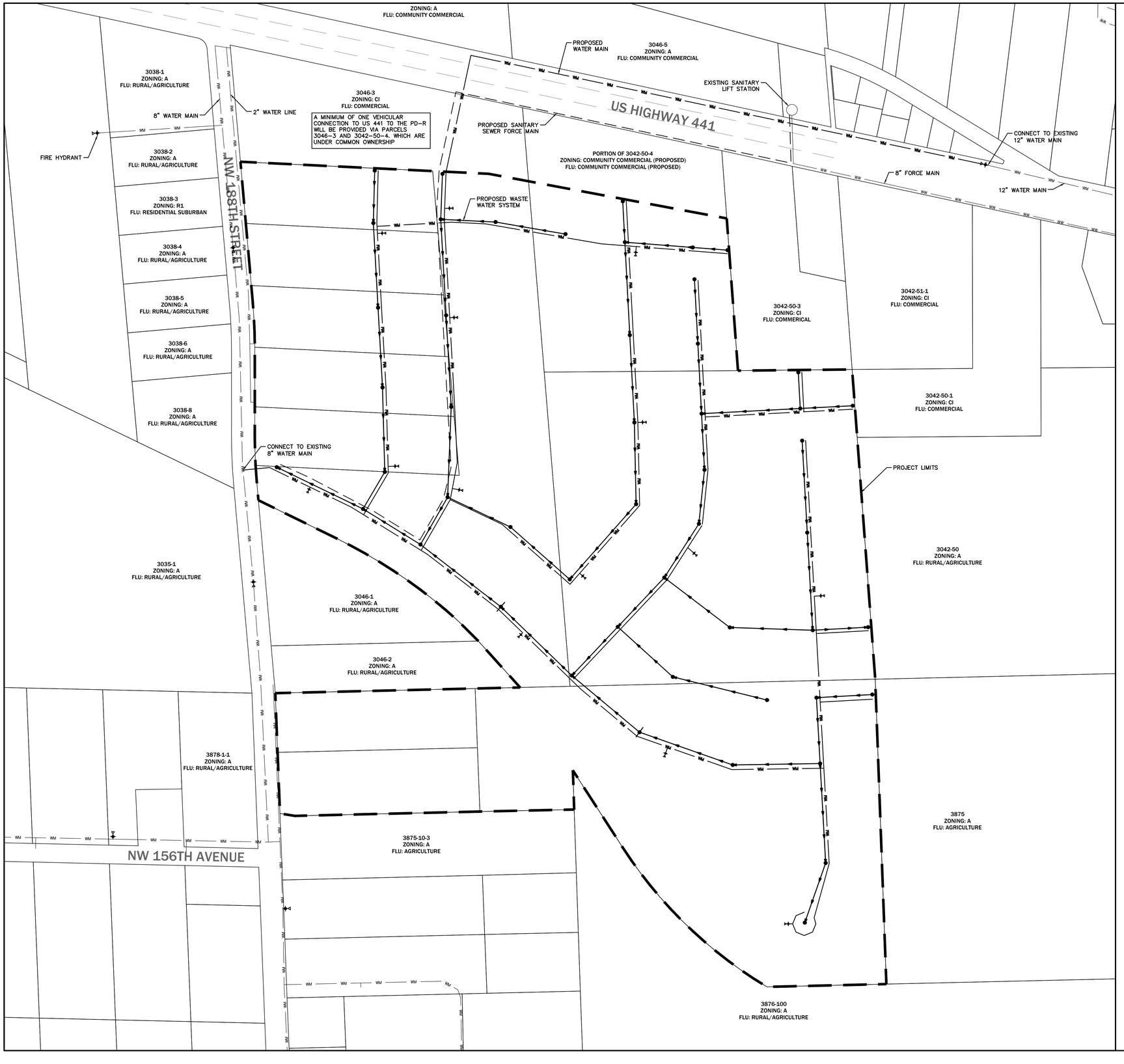
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: PD MASTER PLAN

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/07/22
Sheet No.: P100

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, PD MASTER PLAN, 4/8/2022 8:12:54 AM, TAR_ DWG To PDF.pc3



UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
6. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Project No: 21-176

Project phase: ZONING

Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: UTILITY PLAN

Designed:	CBS	Sheet No.: P200
Drawn:	LBO	
Checked:	TAR	
Date:	04/07/22	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, UTILITY PLAN, 4/7/2022 4:46:37 PM, TAR _ DWG To PDF.pc3

ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596

ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFF
210	275	Single Family	1.0 / Unit	275

Affected Roadway Segments (Above 5% MSV)
- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
  - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	2,596
Available Capacity	16,589

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	275
Available Capacity	1,352

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	1,000
Available Capacity	5,962

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	106
Available Capacity	389

Sanitary Sewer:

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	68,750
Residual Capacity	574,149

1. *Source: City of Alachua Public Services Department, January 2022*

Potable Water:

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	75,625
Residual Capacity	723,218

1. *Source: City of Alachua Public Services Department, January 2022*

Solid Waste:

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# 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	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: NOTES AND TABLES
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/16/22
Sheet No.: P210

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L2117&PD1.dwg, NOTES AND TABLES, 2/16/2022 3:14:14 PM, TAR, _DWG to PDF.pc3

EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES).

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

NW 188TH STREET/ US 441
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

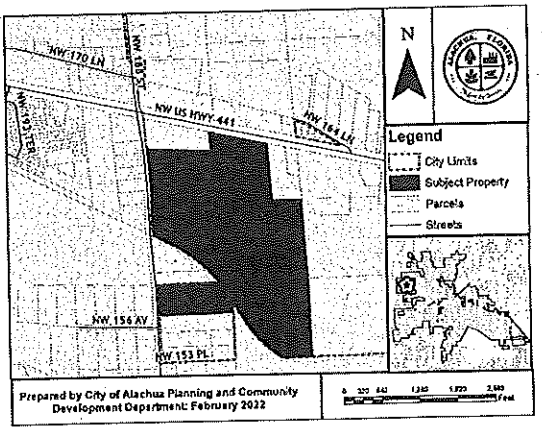
EXISTING CONDITIONS MAP

Designed: CBS	Sheet No.: P300
Drawn: LBO	
Checked: TAR	
Date: 02/16/22	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, EXISTING CONDITIONS MAP, 2/16/2022 3:14:25 PM, TAR_.DWG To PDF.pc3

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 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 Clay Sweger, AICP, LEED AP, of eda,inc., applicant and agent for JTFA, LLC and Kevin and Shima Carter, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±162.5 acre subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres); located south of US 441 and east of NW 188th Street; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005. 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 . Existing FLUM: Agriculture. Proposed FLUM: Low Density Residential, Moderate Density Residential, and Community Commercial. Existing Zoning: Agricultural (A).

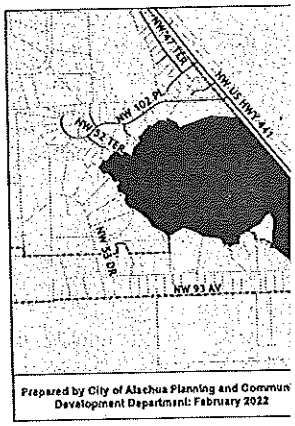


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 - February 24, 2022)

NOTICE OF
HEARING BEI
PLANNING AN
BOARD OF TH
ALACHUA, I

Notice is hereby given that the I
of the City of Alachua will hold a
8, 2022 at 6:00 p.m. The hearing
A. Lewis Commission Chamber
15100 NW 142nd Terrace, Alac
the following: A request by Dav
Investments, LLC, property
of a Large Scale Comprehens
amend the Future Land Use M
acre subject property from Agri
Commercial (±39.95 acres) to Cc
Moderate Density Residential (±
Residential (±17.8 acres), and C
located west of the intersection
Street, south of the Brooke Poi
of Tax Parcel Numbers 05936
05936-007-002, 05936-007-001
FLUM: Agriculture and Comr
Conservation, Moderate Density
Residential and Commercial ; Ex
(A), Commercial Intensive (CI).



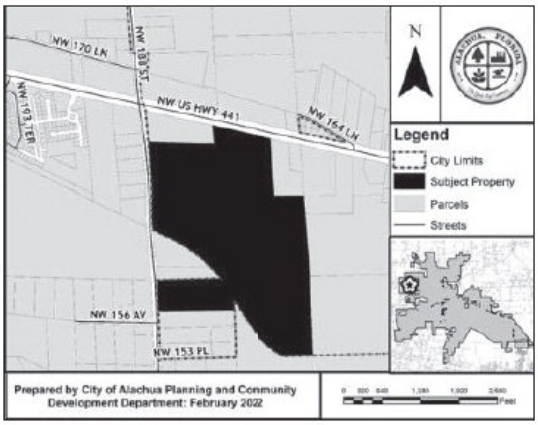
At the public hearing, all int
and be heard with respect to
the application are available
Planning and Community
15100 NW 142nd Terrace,
regular business day between t
p.m. Written comments on t
to the following address: Cit
Community Development, P.O
Notice is given pursuant to
Statutes, that, in order to appe
public hearing, you will need
and that, for such purpose, yo
verbatim record of the proceed
the testimony and evidence up
based. In accordance with the
Act, any persons with a dis
accommodation in order to
should call the City Clerk at (
48 hours prior to the public he

(Published: Alachua County

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 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 Clay Sweger, AICP, LEED AP, of eda,inc., applicant and agent for JTFA, LLC and Kevin and Shima Carter, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±162.5 acre subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres); located south of US 441 and east of NW 188th Street; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005. 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 . Existing FLUM: Agriculture. Proposed FLUM: Low Density Residential, Moderate Density Residential, and Community Commercial. Existing Zoning: Agricultural (A).



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-2886960

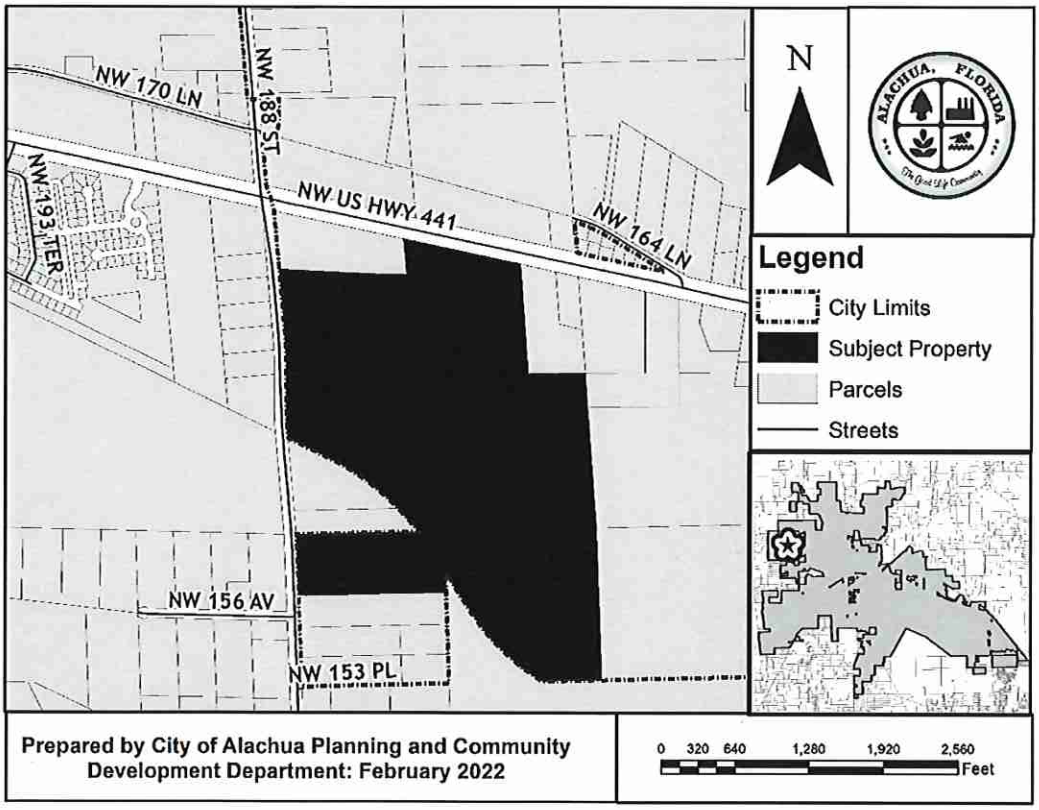
Copyright © 2022 Gainesville.com - All rights reserved. Restricted use only. 2/24/202
Privacy Policy • Terms of Service

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 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 Clay Sweger, AICP, LEED AP, of eda,inc., applicant and agent for JTFA, LLC and Kevin and Shima Carter, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±162.5 acre subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres); located south of US 441 and east of NW 188th Street; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 . Existing FLUM: Agriculture. Proposed FLUM: Low Density Residential, Moderate Density Residential, and Community Commercial. Existing Zoning: Agricultural (A).



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

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

03046-003-003
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Rush Sharon D Trustee
18805 NW 156th Ave
Alachua, FL 32615

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160
Easy Peel® Address Labels
Feed along line to expose Pop-up Edge™
Go to avery.com/templates
Use Avery template 5160

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
P.O. Box 1215
High Springs, FL 32655

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up™
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen, POSTED THE LAND USE
(name)
SIGN ON 2/17/22 FOR THE NW 188th Street LSCPA/Rezoning - PZB & CCOM1
(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.

Debbie Wallen
(signature)

8 (eight)
(number of signs)

achua County Schools will g its annual en Round-Up in

mentary schools e kindergarten will be opening s the afternoon day, April 27 to kindergarteners amilies. Children its or guardians a chance to talk s and staff, tour as and learn more r school.

ls in Alachua, Hawthorne, High

sometime between 2 and 4 p.m. A school-by-school schedule is available on the district's website at www.sbac.edu/kindergarten2022. That site also includes information on enrollment, the district calendar and the benefits of kindergarten.

The first day for students in the 2022-23 school year will be Wednesday, Aug. 10. Under Florida law, children must be five years old on or before Sept. 1 to enroll in kindergarten.

Parents can begin the online registration

zoned school several documents, including a birth certificate, proof of a physical exam performed sometime within the last year, immunization records and two items in the parents' name to show proof of residence.

Examples of a proof of residence include a lease agreement, a property tax statement, a utility bill or other documents. Parents may bring those documents to the Round-Up if they wish, but it is not required.

More information,

MISSION:

d from page A1

achua Great American eanup May 14

ompleted, these being returned to Builders, Inc.

cleanup time achua as the Commission has ed Saturday, May e Great American Day. The Great n Cleanup is country's largest nity improvement in more than communities each The program is d to end littering, recycling and the community. ar, volunteers will at 8:30 a.m. at City kick off the project. volunteer will be d with trash bags, vests, gloves, maps structions for the . This Saturday's ication activities cleaning up Main planting trees on Road to strengthen community's green ucture, cleaning up ll Park and Hipp d the Swick House. achua's Legacy Summer Program, runs from June July 30, is actively ng youth from to 15. To fund the m, the Commission ed amending the Year 2021-22 t for acceptance of cipated revenue from hildren's Trust Grant al Revenue Fund hildren's programs.

The Children's Trust of Alachua County (CTAC) will provide $66,665 for summer programs at Legacy Park. Additional funding of $20,000 is projected to be received from non-CTAC funded enrollment fees for a total of $86,665 to be added to the budget

In other business, students from the Bhaktivedanta Academy have their artwork featured on display in City Hall as part of the Art in City Hall program. Mayor Gib Coerper and the school's Leela Sikdar presented certificates to the 20 students participating in the art display. After the certificates were presented, the entire City Commission gathered with the students for a group photograph.

The Florida League of Cities recently recognized Coerper with a 2022 Home Rule Hero Award. Home Rule is the ability for a city to address local problems with local solutions with minimal state interference. The Home Rule Hero Award recognizes the efforts of individuals, both elected and non-elected who reach out to members of the legislature to give a local perspective on issues.

"I am greatly humbled to be selected for this honor," Coerper said. "I've always felt the government closest to its community should be the one making decisions based on the best interests of that community."

The Commission has proclaimed the week of April 10 - 16 as "National Public Safety Telecommunications Week" in Alachua. Each year, the second week in the month of April is dedicated to the men and women who serve as public safety telecommunicators. The City of Alachua Police Department telecommunications section is staffed by seven full-time employees, including a communications supervisor and six communications operators. As the public's first line of contact with the department, they are responsible for handling all incoming emergency calls for service to the department, including 911 transfers from the Alachua County Sheriff's Office; dispatching and monitoring of radio traffic for all officers responding to calls for service, as well as walk-ins at the station.

In other police related news, the Alachua Police Department is partnering with the Alachua County Child Abuse Prevention Taskforce to bring child abuse awareness to Alachua. The National Child Abuse Prevention month campaign, which occurs in April, is an initiative to protect Florida's children from physical and mental abuse.

# # #

email rcarson@alachuatoday.com

City of ALACHUA

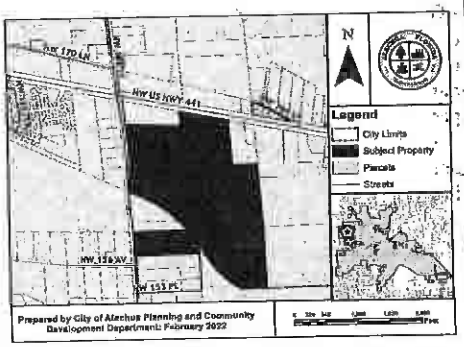
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - April 14, 2022)

Outreach

Continued from Page 3A

DeCarmine told city commissioners last Thursday that the nonprofit needs more city funding for its outreach program due to a $38,000 federal grant that helped fund the launch of the program begins to dry up. The money allowed Grace to hire seven outreach workers and a part-time psychiatrist.

DeCarmine said the outreach program has so far exceeded expectations. During its first seven months, it resulted in housing 88 people and reduced downtown homelessness by about 25%, he said.

While acknowledging that the program appears to be working, City Commissioner Adrian Hayes-Santos expressed concerns about additional recurring costs the city has taken on lately, which should be more broadly discussed as officials enter budget negotiations.

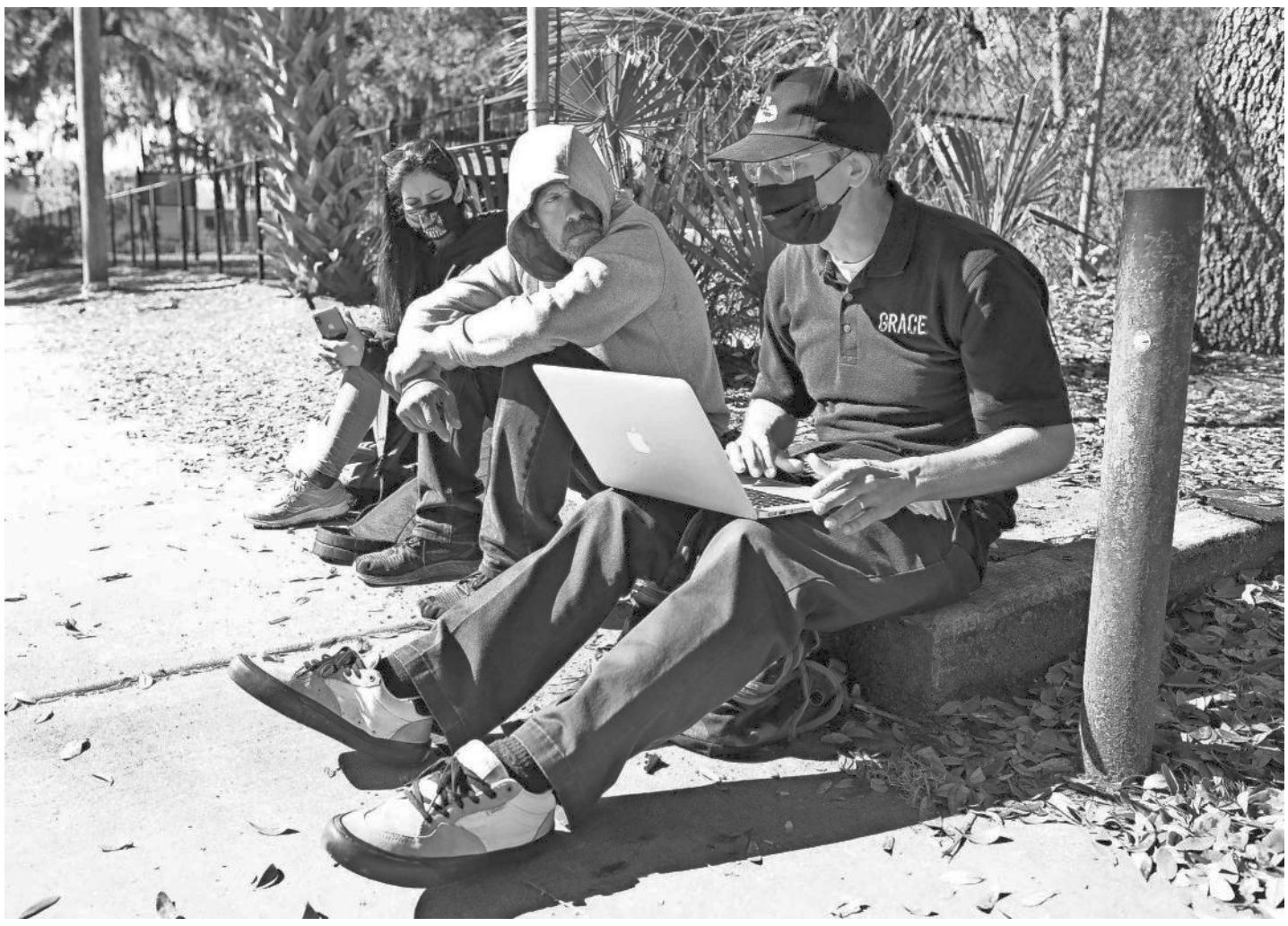
"I do think it's a great program," Hayes-Santos said. "I support it."

Aside from city funding, Grace, which will celebrate its eighth anniversary next month, also gets funding from state and federal sources and private contributions. The city's $1.5 million contributions to Grace three years ago made up 70% of the shelter's budget. This year's funding accounts for only 34%.

"What you've done is planted a seed that we have been able to successfully leverage to bring in millions of other dollars in support at the state, federal and private level," DeCarmine told commissioners last week.

Mayor Lauren Poe said Tuesday that the outreach program is a good investment and wants to see it succeed.

"They are folks with the most chronic homeless issues, with significant mental health challenges," he said.



Jerry Giardina, right, an outreach specialist with the homeless shelter Grace Marketplace, talks with Steven Boyt, center, a homeless individual, to get some information so that the shelter can help provide whatever Boyt needs in assistance, off South Main Street in Gainesville on March 4, 2021. BRAD MCCLENNY/THE GAINESVILLE SUN

County contributions

Several commissioners on Thursday also criticized the county for gradually withdrawing its funding from the Grace shelter program.

At one point, the city and county were splitting the bill until the county has cut back $250,000 of its contribution each year.

"I'm not going to suggest that we have another conversation with the county because I got really tired of having those conversations a couple of years ago," City Commissioner Harvey Ward said. "They inevitably ended up being a game of chicken and we lost every time because we are going to fund it. We are always going to do the right thing."

DeCarmine said in an interview on Tuesday that even though the county has done away with funding the emergency shelter, it does contribute about $22,000 a year to Grace for case management services. The county also helps house some of Grace's clients, he added, which is appreciated.

"Many of the people that we have been able to get off the street have moved into (the county's) permanent supportive housing program," DeCarmine said.

Alachua County spokesman Mark Sexton pointed out that the $201,000 the city spent to get the outreach program going came from Gainesville Community Reinvestment Area funding, which the county puts a majority into. Of the $70 million to be collected over a 10-year span, the county will have contributed approximately $40 million.

Claudia Tuck, director of Alachua County Community Support Services, said the county has purchased the former Budget Inn building, located at 4401 Southwest 13th Street, which will be used for 36 units for the homeless.

"We are in the final stages of processing that grant," she said.

The county has been investing $1.5 million a year for permanent housing in place of its direct shelter contribution to Grace.

Susan Moore, the homeless services manager for Alachua County Social Services, said some of their clients for permanent housing have been referred by Grace Marketplace's outreach program.

"It is a collaborative effort that we have," she said. "In the beginning, a majority of our clients came from (Grace) Dignity Village."

She said the county recently has been able to house a man in his 70s who has been homeless for decades with severe mental health issues.

"When he was in the streets, people had the opportunity to take advantage of him," she said.

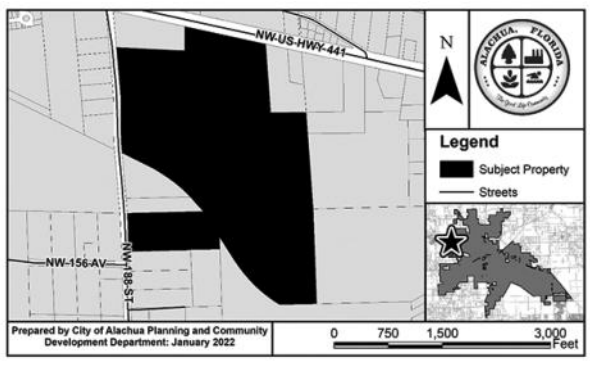
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-06

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 ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-29715753

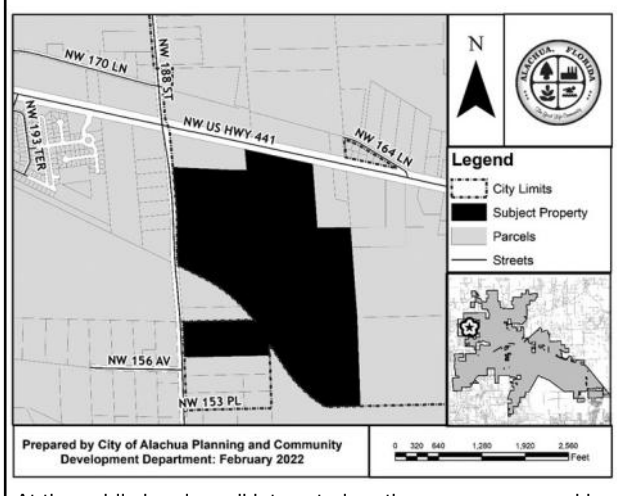
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-29715936

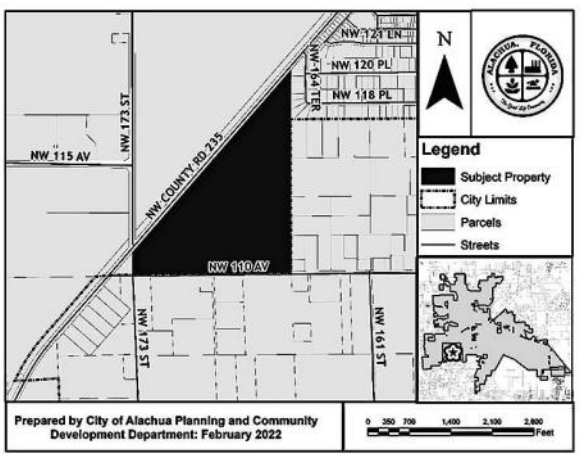
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-29716010

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 4/11/22 KC

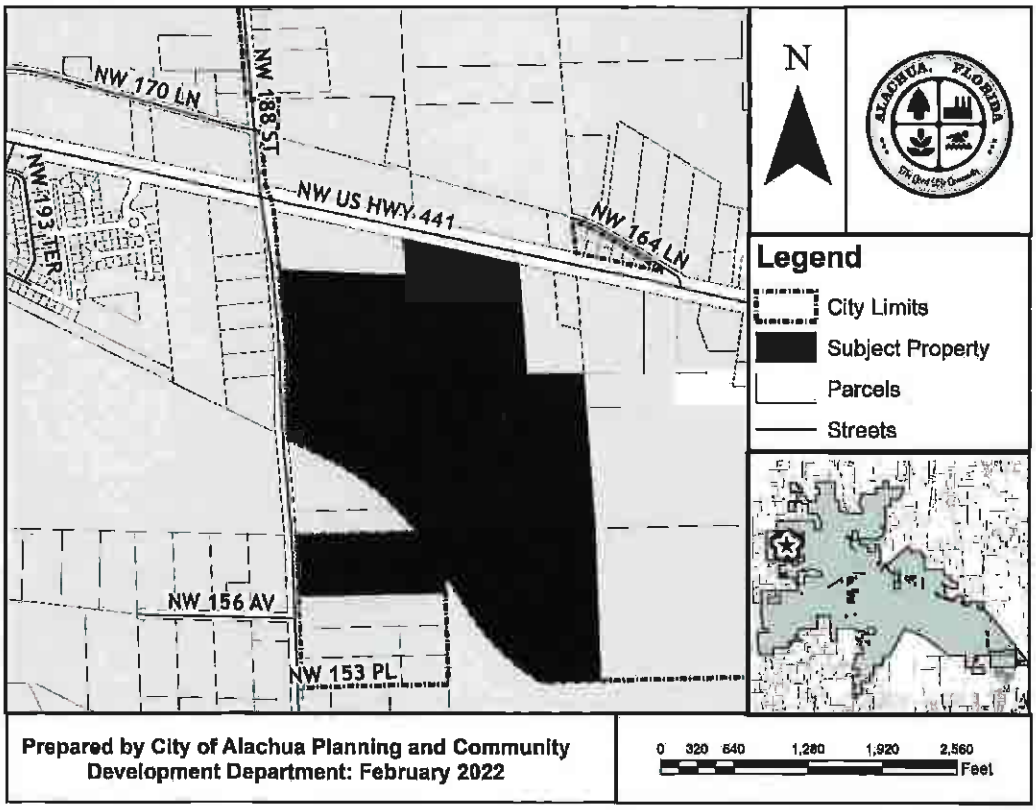
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRILCULUTRAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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.

AVERY 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
Go to avery.com/templates
Use Avery Template 5160

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELI
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

Pat... avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up™
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
Go to avery.com/templates
Use Avery Template 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
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 Deptarment of Environmental 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
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoelhorn
15907 NW 188th ST
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Tom & Vicki Coleridge
4322 NW 93rd Ave
Gainesville, FL 32653

Ken Sulak
16328 NW 110th Ave
Alachua, FL 32615

Leslie Flage
PO Box 907
Alachua, FL 32616

David & Enid Turner
17011 NW 110th Ave
Alachua, FL 32615

Lee Ann Montagne
10616 NW 173rd St
Alachua, FL 32615

Pat. avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5960

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery template 5160

PROPERTY OCCUPANT(S) 10945 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11926 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16419 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

04008-003-000
BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen, POSTED THE LAND USE
(name)
SIGN ON 2/17/22 FOR THE NW 188th Street LSCPA/Rezoning - PZB & CCOM1
(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.

Debbie Wallen
(signature)

8 (eight)
(number of signs)

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com> Mon, Jan 10, 2022 10:48 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Adam Hall <ad_hall@cityofalachua.org>, Nancy Stevens <ngcd@msn.com>

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

> On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
>
> Mr. Pappas,
>
> The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.
>
> As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.
>
> If I can be of further assistance, please do not hesitate to contact me.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

> From: **Justin Tabor** <jtabor@cityofalachua.org>
> Date: Thu, Jan 6, 2022 at 12:13 PM
> Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
> To: <al.tilly.25@gmail.com>
>
> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616

386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Al Tilly <al.tilly.25@gmail.com> Fri, Jan 14, 2022 09:36 AM
Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Clay Sweger <csweger@edafl.com>

Good morning,

We had a productive workshop last night. I appreciated the opportunity to hear about the project and how it respects the concerns of the area residents. I hope this can get approved and completed as planned. It will be appropriate for the gateway into Alachua.

Thanks all

Al Tilly
nearby City of Alachua resident

On Thu, Jan 6, 2022 at 12:13 PM Justin Tabor <jtabor@cityofalachua.org> wrote:

> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
> 386.418.6100 x 1602 | fax: 386.418.6130
> jtabor@cityofalachua.com
>
> ***City Hall Hours of Operation***
> Monday - Thursday, 7:30 AM - 6:00 PM
>
> Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

FW: Comments on 1/13/22 Neighborhhood Meeting

From : Clay Sweger <csweger@edafl.com> Mon, Jan 24, 2022 01:28 PM
Subject : FW: Comments on 1/13/22 Neighborhhood Meeting 1 attachment
To : Adam Hall <ad_hall@cityofalachua.org>, Justin Tabor <jtabor@cityofalachua.org>

Adam/Justin:

I received this email from a resident in the County that lives just over a mile south of the project site. I indicated that I would provide the City his comments as part of the backup information.

Thank you,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: rustybeeranch@aol.com <rustybeeranch@aol.com>
Sent: Friday, January 21, 2022 1:32 PM
To: Clay Sweger <csweger@edafl.com>
Subject: Comments on 1/13/22 Neighborhhood Meeting

Dear Mr. Sweger:
I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

On the community/commercial, it was stated that there is a shortage of professional/medical office space in the Alachua area. The owner's model is Arbor Greene on Newberry Road, a highly developed conduit linking directly to Gainesville. Are there studies or assessments documenting the lack of professional office space, or is this simply anecdotal? The doctors' offices, gyms, or other types of storefront businesses *might* serve the new residents of the proposed subdivision but it's a stronger likelihood they will attract people from elsewhere. It's very unlikely that they will serve the current residents of the neighborhood. I also don't think that the neighborhhood will access the proposed development to use the park or other recreational facilities. Despite the

owner's claims, I see little or no value coming to the existing neighborhood. The owner also implied that he would have control over the actual development and landscaping. How will this work? Will he individually approve plans for each house and supervise construction? Will the developers scrape the soil bare, removing all trees, then bring in trees and shrubs for landscaping? Why will this development be any different from the dozens of others going up in the County? The owner implied that his would be special, but how exactly? Again, because the subdivision will extend so far south of US 441 it will impact the rural character of our community.

I was also not assured by the comments about impacts to traffic on US 441. This was said to be a FDOT decision, but since they only have to make the decision because of the likely increase in traffic brought about by the development, I think the owner should show some responsibility for responding to this concern Look at Arbor Greene. We don't want a traffic light and added access lanes northbound and southbound might also cause jams. Impacts on the local public schools wasn't addressed

I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

Proposed rezoning of ag land

From : City of Alachua <website@cityofalachua.com> Mon, Jan 24, 2022 09:58 AM
Sender : website@cityofalachua.com
Subject : Proposed rezoning of ag land
To : Tabor, Justin <planning@cityofalachua.org>
Reply To : Brent Weisman <Rustybeeranch@aol.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: Brent Weisman
Site Visitor Email: Rustybeeranch@aol.com

Mr. Tabor,
I am sending you by regular mail a copy of my comments in response to the neighborhood workshop hosted by eda on 1/13 on behalf of property owner for tree farm on US 441/NW 188 st.
My main concern is that the underlying assumption of the consultant and property owner (and judging by comments, the participants) is that the rezoning is a “done deal,” that the only issues remaining to be discussed relate to the specifics of the development—lot sizes, entrance gates, landscaping, etc. I’m hoping that the formal rezoning process has yet to take place and that the decision has yet to be made. My email comments coming to you list other concerns as well.
Sincerely,
Brent Weisman
14423 NW 193rd Street
Alachua

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

From: rustybeeranch@aol.com
Subject: Comments on 1/13/22 Neighborhhood Meeting
Date: Jan 21, 2022 at 1:32:28 PM
To: csweger@edafl.com

Dear Mr. Sweger:
I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

On the community/commercial, it was stated that there is a shortage of professional/medical office space in the Alachua area. The owner's model is Arbor Greene on Newberry Road, a highly developed conduit linking directly to Gainesville. Are there studies or assessments documenting the lack of professional office space, or is this simply anecdotal? The doctors' offices, gyms, or other types of storefront businesses *might* serve the new residents of the proposed subdivision but it's a stronger likelihood they will attract people from elsewhere. It's very unlikely that they will serve the current residents of the neighborhood. I also don't think that the neighborhhood will access the proposed development to use the park or other recreational facilities. Despite the owner's claims, I see little or no value coming to the existing neighborhood. The owner also implied that he would have control over the actual development and landscaping. How will this work? Will he individually approve plans for each house and supervise construction? Will the developers scrape the soil bare, removing all trees, then bring in trees and shrubs for landscaping? Why will this development be any different from the dozens of others going up in the County? The owner implied that his would be special, but how exactly? Again, because the subdivision will extend so far south of US 441 it will impact the rural character of our community.

I was also not assured by the comments about impacts to traffic on US 441. This was said to be a FDOT decision, but since they only have to make the decision because of the likely increase in traffic brought about by the development, I think the owner should show some responsibility for responding to this concern Look at Arbor Greene. We don't want a traffic light and added access lanes northbound and southbound might also cause jams. Impacts on the local public schools wasn't addressed

I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com> Thu, Feb 03, 2022 08:54 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>

Cc : Nancy Stevens <ngcd@msn.com>

Mr. Tabor and Mr. Hall,

Thank you for taking the time to meet with us yesterday afternoon regarding the subject application for amending the City's Comprehensive Plan and rezoning of the Southeastern Tree Farm property across the street from our house.

As we stated at the outset of the meeting, we enthusiastically support the proposal of EDA, the developer's consultant, to limit the access from the proposed housing development onto NW 188th Street to emergency vehicles only with an appropriate "crash gate". We also appreciate your endorsement EDA's proposal to limit access to emergency vehicles only. The traffic on NW 188th Street was the most prevalent issue discussed at the two community meetings EDA conducted on December 23rd and January 13th. Therefore, we know that our neighbors also support the limitation of access to emergency vehicles as well. If you would like to have additional emails or letters from the neighbors to bolster your position on EDA's proposal on this issue, please let us know.

Some of the other issues we discussed during our meeting are:

a. moving the emergency vehicle access road and "crash gate" on NW 188th Street from the location in EDA's current PD Master Plan — which is almost directly across from the driveway into our property — to the existing location of the Tree Farm access gate and dirt road across from the southern border of our property following the abandoned railroad line;

b. installing appropriate "emergency vehicle use only" signage at the gate on NW 188th Street;

c. preventing construction vehicles from using NW 188th Street to access the property during construction;

d. preventing the staging of construction vehicles or materials along NW 188th Street during construction;

e. installing a fence with appropriate screening cloth for dust and debris along NW 188th Street during construction — as opposed to simply low plastic "skirt";

f. discouraging or preventing public parking along NW 188th Street for access to the development by foot once the construction is completed; and

g. encouraging DOT to reduce the speed limit on 441 and/or install a traffic light somewhere along 441 in light of the numerous new housing developments that have been constructed, approved and/or are under consideration, such as the subject application by the Tree Farm.

Finally, please send us a copy of the City's comments to EDA's initial application as we requested yesterday.

Once again, we thank you for meeting with Nancy and me to discuss these important issues. We did not get Kathy's last name, but please thank her as well. Have a good day.

Gary Pappas & Nancy Stevens
16104 NW 188th Street, Alachua, FL 32615
gmpfish@outlook.com
305-213-1121

On Jan 27, 2022, at 11:26 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

Confirming Wednesday, 2/2 at 3 PM. We are located in Alachua City Hall, 15100 NW 142nd Terrace. When you arrive, please let the receptionist know you are here for a meeting with us.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Adam Hall" <ad_hall@cityofalachua.org>, "Nancy Stevens" <ngcd@msn.com>

Sent: Thursday, January 27, 2022 10:07:20 AM
Subject: Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Thank you for the offer. We'd like to lock in Wed. 2/2 at 3 p.m. Please let us know where the meeting will occur. Thanks again.

Gary Pappas
gmpfish@outlook.com
305-213-1121

> On Jan 27, 2022, at 9:46 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
>
> Mr. Pappas,
>
> We are available to meet on Wednesday, 2/2, at 3 PM or on Monday, 2/7 at 11 AM or in the afternoon after 2 PM. Please let me know what day and time work best for your schedule.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
> 386.418.6100 x 1602 | fax: 386.418.6130
> jtabor@cityofalachua.com
>
> ***City Hall Hours of Operation***
> Monday - Thursday, 7:30 AM - 6:00 PM
>
> Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
>
> ---
>
> **From:** "Gary Pappas" <gmpfish@outlook.com>
> **To:** "Justin Tabor" <jtabor@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>
> **Cc:** "Nancy Stevens" <ngcd@msn.com>
> **Sent:** Tuesday, January 25, 2022 9:10:24 AM
> **Subject:** Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Good morning. I would appreciate a response to my emails below. Thank you.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 20, 2022, at 8:48 AM, Gary Pappas <gmpfish@outlook.com> wrote:

Good morning Mr. Tabor and Mr. Hall. I am following up on my January 10th email below. Please let me know when my wife and I can meet with you to discuss the developer's application for rezoning at the tree farm across the street from our home. Please respond with some day/time slots that work for you. Thanks very much.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 10, 2022, at 10:48 AM, Gary Pappas <gmpfish@outlook.com> wrote:

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.

As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

> From: **Justin Tabor** <jtabor@cityofalachua.org>
> Date: Thu, Jan 6, 2022 at 12:13 PM
> Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
> To: <al.tilly.25@gmail.com>
>
> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of

further assistance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
| PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 |
fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning -- OBJECTION to lift station location

From : Gary Pappas <gmpfish@outlook.com> Fri, Mar 04, 2022 09:01 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning -- OBJECTION to lift station location

To : Justin Tabor <jtabor@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>

Cc : Nancy Stevens <ngcd@msn.com>, kwinburn <kwinburn@cityofalachua.org>

Good morning, Mr. Tabor and Mr. Hall. We have reviewed the developer's amended applications and have one significant objection. The developer has located a sewage lift station directly across the street from our house next to the emergency access gate on 188th Street. In the City's comments to the initial application, the public works engineer suggested placing the lift station in the north west corner of the property along 441, near where the new City of Alachua sign is located.

We contacted Mr. Sweger and voiced our objection to the proposed lift station location. As always, Mr. Sweger was professional and cooperative, which we greatly appreciate. He stated that the lift station location was an engineering decision and agreed to speak with Mr. Reyes about it. Mr. Sweger called us back after speaking with Mr. Reyes and indicated that EDA would revise the application again to remove the lift station placement for the time being and that the lift station location would be determined at a later date in the development process.

Please let us know if you have received another revision to the application removing the lift station location.

We do not want a lift station across the street from our house. It would be inconsistent with the residential nature of the properties along 188th Street and the proposed residences inside the development near that location. The lift station should be located in the commercial area where the City suggested. Any elevation issues can be engineered to accommodate that location.

Please make sure our objection to the lift station location is noted in the City's file. Furthermore, assuming the City approves the applications at some point in the future, we want to be notified as to when in the design process the location of the lift station will be decided so we can participate and provide comment.

Thank you for your continuing cooperation with us in this process.

Gary Pappas & Nancy Stevens

Re: Comment on rezoning app

From : Brent Weisman <rustybeeranch@aol.com> Mon, Apr 11, 2022 09:21 AM
Subject : Re: Comment on rezoning app
To : Justin Tabor <jtabor@cityofalachua.org>

Mr. Tabor,
We are contacting you to state again our opposition to the rezoning application for the property at the corner of US 441 and NW 188 Street, currently a tree farm. The proposed development has no benefit for the existing neighborhood and will increase the deterioration of infrastructure and quality of life. Most importantly, a rezoning will irreversibly remove yet another parcel of agricultural Alachua County. Here is an opportunity to prevent Alachua from becoming another Jonesville if you and the Board consider carefully the consequences of rezoning.
Sincerely,
Brent Weisman
Barbara Cloud-Weisman
14423 NW 193 Street
Alachua

Sent from my iPad

City of ALACHUA

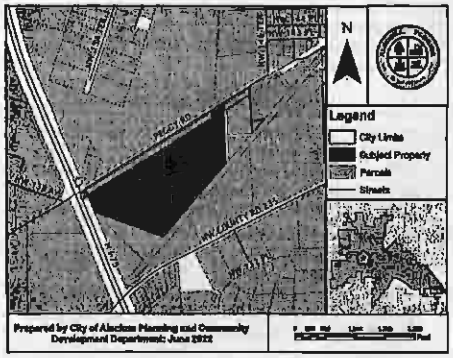
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

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 ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/ AGRICULTURE (ALACHUA- COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 2022)

City of ALACHUA

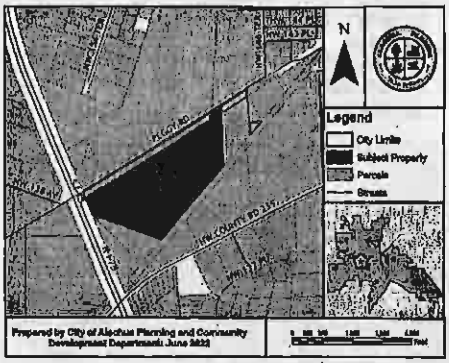
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT–RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 2022)

City of ALACHU

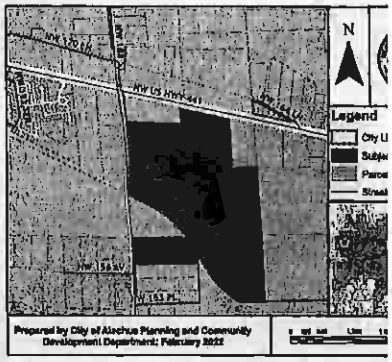
PUBLIC NOTICE OI ENACTMENT OF AI ORDINANCE OF TH CITY OF ALACHUA FLORIDA

Notice is hereby given that the City Commission City of Alachua will hold a public hearing on a pr ordinance. The hearing will be held on July 25, 2022 p.m., in the James A. Lewis Commission Chambers Hall, located at 15100 NW 142nd Terrace, Alachua,

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACH FLORIDA, RELATING TO THE AMENDM OF THE OFFICIAL ZONING AT AMENDING THE OFFICIAL ZONING AT FROM AGRICULTURAL ("A")(ALAC COUNTY) AND AGRICULTURAL ("A") PLANNED DEVELOPMENT – RESIDENT ("PD-R") (±155.50 ACRES) AND COMMUN COMMERCIAL ("CC")(±7.00 ACRES) APPROXIMATELY ± 162.5 ACRES; LOCA SOUTHEAST OF THE INTERSECTION US HIGHWAY 441 AND NW 188TH STRI CONSISTING OF TAX PARCEL NUMB 03046-003-001, 03046-003-002, 03046-003 03046-003-004, 03046-002-005, 03042-050 03042-050-005, 03875-001-001, 03875-010 03875-010-002, AND A PORTION OF 0 003-000; REPEALING ALL ORDINANCE CONFLICT; PROVIDING SEVERABIL AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may and be heard with respect to the application. C the application are available for public inspectio Planning and Community Development Dep 15100 NW 142nd Terrace, Alachua, Florida, regular business day between the hours of 7:30 a.m p.m. Written comments on the application may to the following address: City of Alachua, Plann Community Development, P.O. Box 9, Alachua, FL Notice is given pursuant to Section 286.0105, Statutes, that, in order to appeal any decision mad public hearing, you will need a record of the proc and that, for such purpose, you may need to ensu verbatim record of the proceedings is made, which the testimony and evidence upon which the appeal based. In accordance with the Americans with Dis Act, any persons with a disability requiring re accommodation in order to participate in this should call the City Clerk at (386) 418-6100 x 150 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 202

ADVERTISE IN ALACHUA COUNTY TODAY

Candidates

Continued from Page 3A

stories, four stories, none of that."

Commissioner Harvey Ward told the crows he plans to vote against the proposal.

"I don't think the community is prepared for it, quite frankly," he said. "There should be an opportunity in a community like ours to have an in-depth, nuanced discussion about how we solve the housing crisis."

Ed Bielarski, the former general manager of Gainesville Regional Utilities, who also opposes the zoning change, said the vast majority of residents he has met on the campaign trail are concerned the change would negatively impact property values.

"They have a 30-year investment in an asset that is being changed mid-stream," Bielarski said. "The idea that we are going to end racial inequity by opening up single-family parcels of land to multiplexes is kind of incredulous to me. It needs a very broad discussion."

In Minneapolis, a much larger city than Gainesville where they eliminated the exclusionary single-family zoning in 2018, only a handful of properties have ended up becoming multi-family so far, experts say.

"We're talking in a few years we might get a few duplexes on the northwest side (of Gainesville)," candidate July Thomas added. "There is no reason the commission needs to rush this."

School board races

School board candidates debated over employee pay, as well as finding the next superintendent.

A majority of the candidates said teachers and bus drivers are leaving the school district due to poor pay and that student discipline issues have gotten worse and uncontrollable.

Kay Abbitt, an educator in Alachua County for 10 years who is running for the District 5 seat, said it has been difficult to retain teachers due to those reasons.

"Behavior is out of control in the district, and it's very difficult to learn in a classroom where there is this misbehavior," she said. "A lot of the teachers that I have spoken to have talked about how they are not supported by the administration."

Her opponent, Prescott Cowles, who currently serves as the special projects manager for the district's office of accountability, said when he served on the instructional bargaining team, teachers in Alachua County received the largest salary increase in the history of the district.

He said educators have been "under attack from legislators in Tallahassee," and need a "champion who can bring forth meaningful change to restore the dignity of the profession."

A majority of the school board candidates also expressed interest in conducting a national search for the new permanent superintendent, but only after the board outlines its priorities and engages the community.

In March, the Alachua County School Board named Shane Andrew the district's interim superintendent two weeks after firing Carlee Simon from the role.

The primary election is scheduled for August 23, with early voting set to begin on August 13. For races with more than two candidates in which no one earns more than 50% of the vote, there will be a runoff in November pitting the top two finishers against each other.

Summit

Continued from Page 3A

band, Christian Ziegler, is the vice chair of the Florida GOP.

The group gained momentum, and criticism, after confronting school leaders over COVID-19 restrictions and how race was being taught in classrooms, carving out a vocal presence in a Republican-led push to win control of local school boards.

It has since grown to 211 chapters in 38 states and close to 100,000 active members, Justice said. It has expanded its reach to issues including how and when schools can teach students about LGBTQ issues — even as teachers, advocates and other parents argued the subjects they're targeting isolate already vulnerable queer students and students of color and erase key aspects of U.S. history.

Justice attributed that rapid growth to the organization's ability to tap into frustrations of parents who got an in-depth look at how their children were being taught as schools shifted to online, at-home instruction during the ongoing pandemic.

"We're moms, and we know what moms are worried about," Justice said.

The group incorporated as a 501(c)(4) "social welfare" nonprofit, which means it can do some political work without having to disclose its funders.

The group's three federal political action committees and one Florida political committee — which are required to disclose donors — had no money in them as of Tuesday. Justice repeated denials that the group's rapid growth was funded by dark money.

While the organization has billed itself as a nonpartisan parental rights movement, the summit will feature a host of Republican speakers including Florida Gov. Ron DeSantis, First Lady Casey DeSantis, U.S. Sen. Rick Scott, and former President Donald Trump Secretary of Housing and Urban Development Ben Carson.

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-15

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4 (J), RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 andCommunity Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31179030

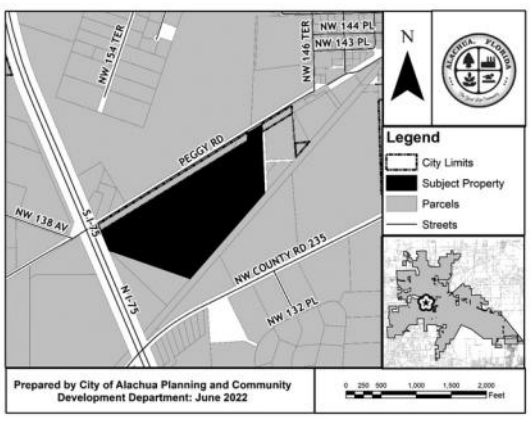
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

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 ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178780

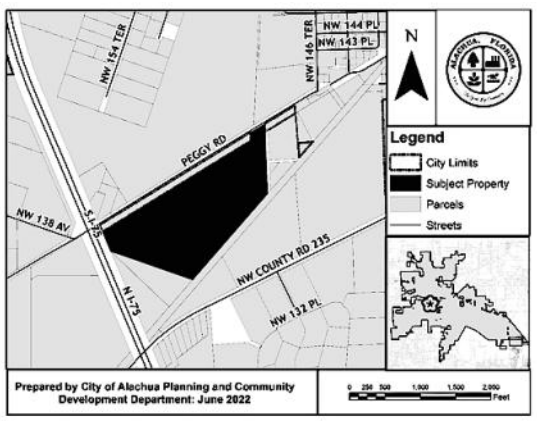
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178823

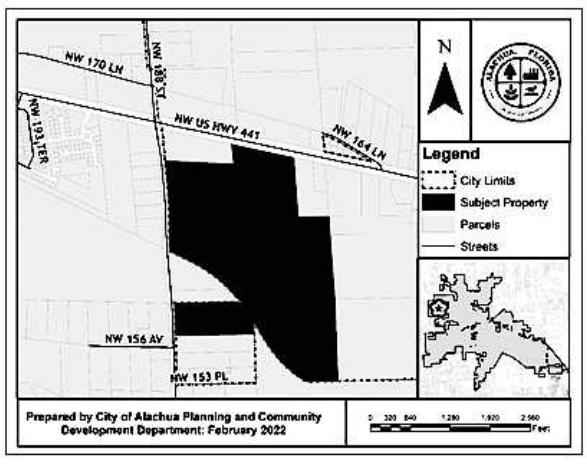
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC") (±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



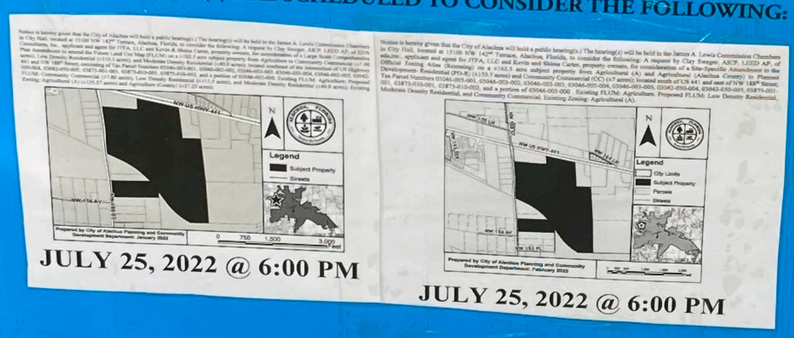
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178938

CITY OF ALACHUA

NOTICE OF PROPOSED LAND USE OR DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:



JULY 25, 2022 @ 6:00 PM

JULY 25, 2022 @ 6:00 PM

LOCATION OF PUBLIC HEARING(S):

ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION. COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & 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(S), 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 1101 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

City of ALACHUA
the good life community

Mailed 7/25/22 KC

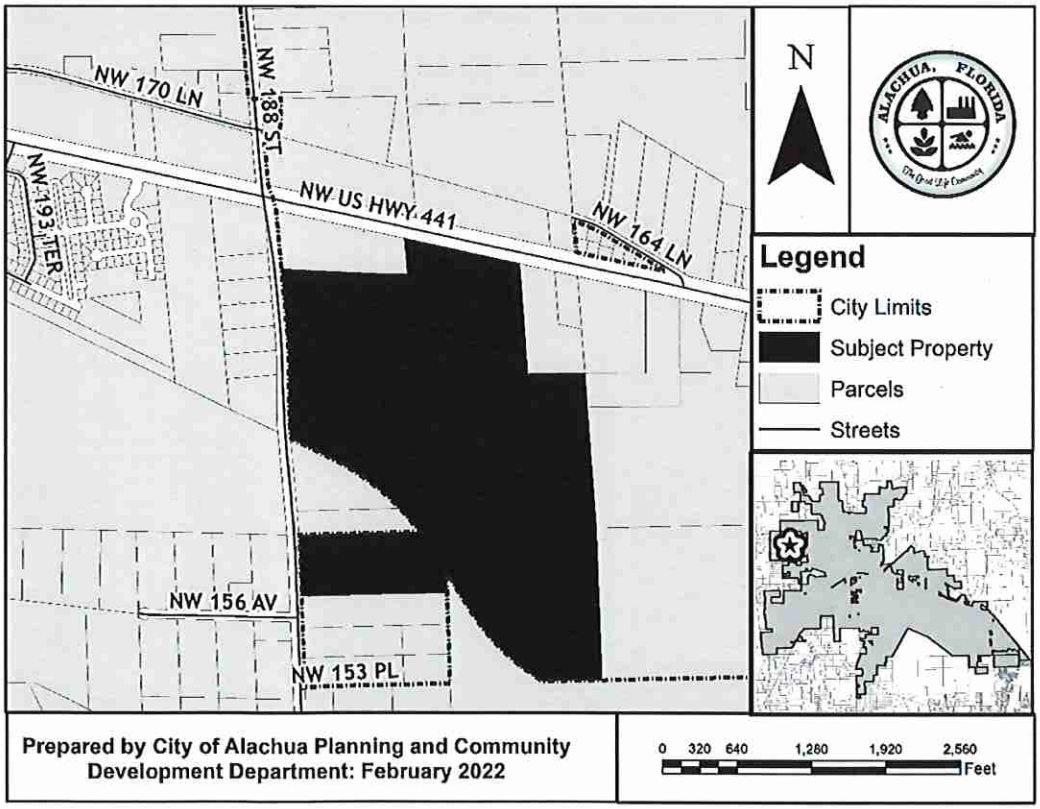
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

AVERY 5160
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery template 5160

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Allez à avery.ca/gabarits

Étiquettes d'adresse Easy Peel

Pour avery.com/patents

03046-003-003
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Nancy Gillespie
19107 NW 151 Ave
Alachua, FL 32616

Barb Kezkhoff
4923 NW 69th Place
Gainesville, FL 32653

Cheryl Curreyton
10015 NW 52nd Terr
Gainesville, FL 32653

Go to avery.com/templates
Use Avery template 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

AVERY 5160

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
Go to avery.com/templates
Use Avery Template 5160

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

~~Shasta Schoellhorn~~
~~13907 NW 188th St.~~
~~Alachua, FL 32615~~

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

63

Hugh & Jean Calderwood
14095 NW 174th Ave.
Alachua, FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave.
Alachua, FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave.
Alachua FL 32615

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up™
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: Ordinance 22-16, Second Reading - Small Scale Comprehensive Plan Amendment (SSCPA) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a SSCPA to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a ±27.88 acre subject property; Tax Parcel Number 03049-000-000 (Legislative Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission adopt Ordinance 22-16 on second and final reading upon making the following motion:

Based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance Number 22-16 on second and final reading.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±27.88 acre subject property from Corporate Park to High Density Residential.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15).

The FLUM Designation of the ±125.14 acre parent tract was amended in 2009 from Agriculture to Moderate Density Residential (±40 acres), Medium Density Residential (±36.14 acres), and Commercial (±50 acres). In 2018, the FLUM Designation of a ±57.87 acre portion of the parent tract was amended from Moderate Density

Residential (±50 acres), Medium Density Residential (±36.14 acres), and Commercial (±21.2 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), Moderate Density Residential (±39.36 acres) and High Density Residential (±27.88 acres).

The subject property is generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace. The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

Existing FLUM Designation

Objective 1.4 and Policy 1.4.a of the FLUE 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).

Proposed FLUM Designation

Policy 1.2.c of the FLUE 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.

Planning & Zoning Board Recommendation

At the June 14, 2022 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

City Commission - First Reading of Ordinance 22-16

At the July 25, 2022 City Commission Meeting, the Commission voted 5-0 to approve

Ordinance 22-16 on first reading.

ATTACHMENTS:

Description

- Ordinance 22-16
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Written Public Comments
- Public Notice Materials for the 6/14/22 Planning & Zoning Board Meeting
- Public Notice Materials for the 7/25/22 City Commission Meeting
- Public Notice Materials for the 8/8/22 City Commission Meeting

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment ("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 14, 2022 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 to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on July 25, 2022 and August 8, 2022 on the proposed Amendment 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,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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.

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Corporate Park to High Density Residential on a ±27.88 acre subject property, consisting of a portion of Tax Parcel Number 03049-000-000, in accordance with the legal description 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.

Section 6. Effective Date

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statues. No

development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the 25th day of July 2022.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 8th day of August 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

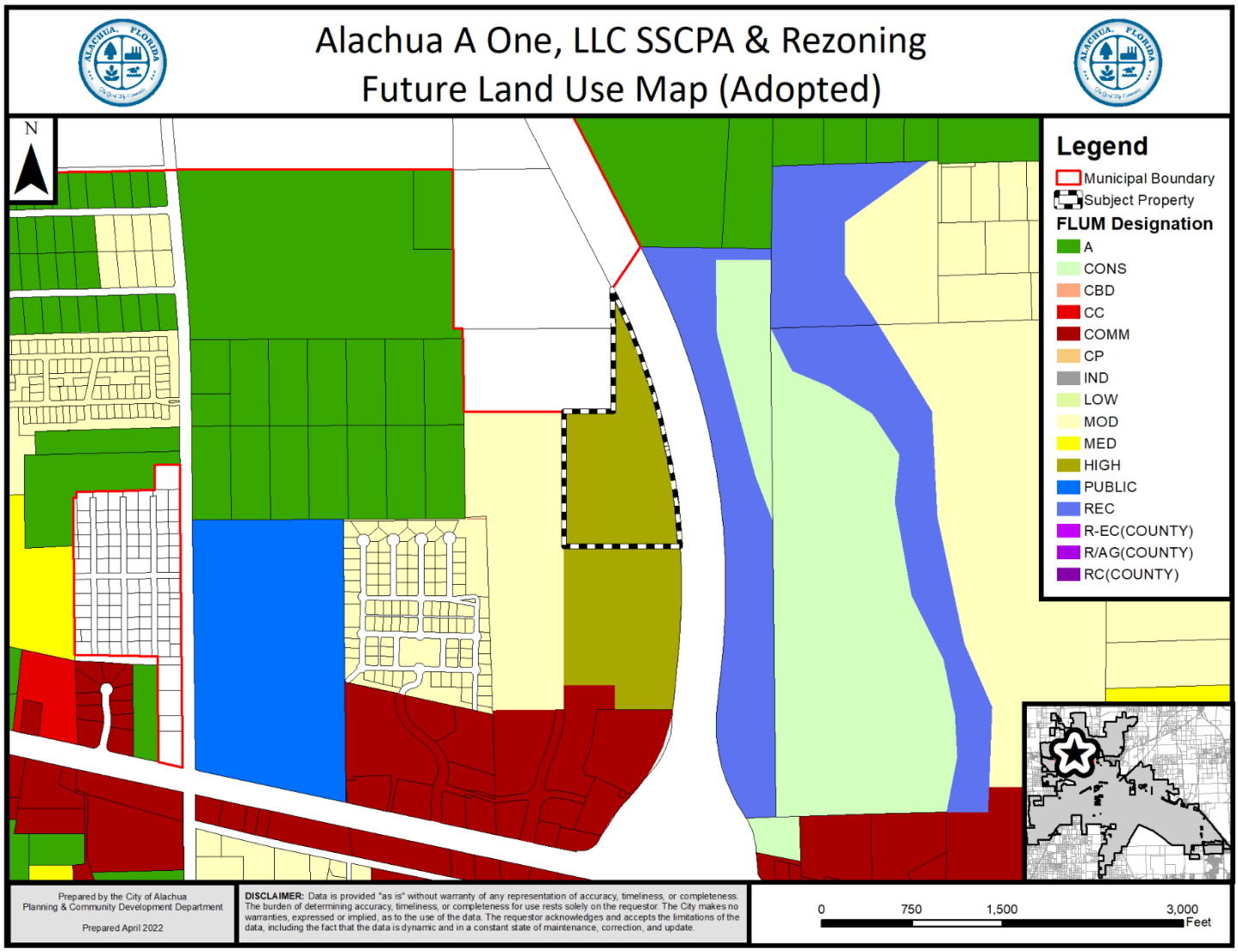
LEGAL DESCRIPTION:

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 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 1014.01 FEET 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 "B"


Alachua A One, LLC SSCPA & Rezoning
Future Land Use Map (Adopted)
N
Legend
Municipal Boundary
Subject Property
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
LOW
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared April 2022
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.
0 750 1,500 3,000
Feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 14, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±27.9 acre subject property from Corporate Park to High Density Residential
APPLICANT/AGENT:	Clay Sweger, AICP, EDA Consultants, Inc.
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	Generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace
PARCEL ID NUMBER:	Portion of 03049-000-000
ACREAGE:	±27.9 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC 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 Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±27.9 acre subject property from Corporate Park to High Density Residential.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15).

The FLUM Designation of the ±125.14 acre parent tract was amended in 2009 from Agriculture to Moderate Density Residential (±40 acres), Medium Density Residential (±36.14 acres), and Commercial (±50 acres). In 2018, the FLUM Designation of a ±57.87 acre portion of the parent tract was amended from Moderate Density Residential (±50 acres), Medium Density Residential (±36.14 acres), and Commercial (±21.2 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), Moderate Density Residential (±39.36 acres) and High Density Residential (±27.88 acres).

The subject property is generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace. The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

Existing FLUM Designation

Objective 1.4 and Policy 1.4.a of the FLUE 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).

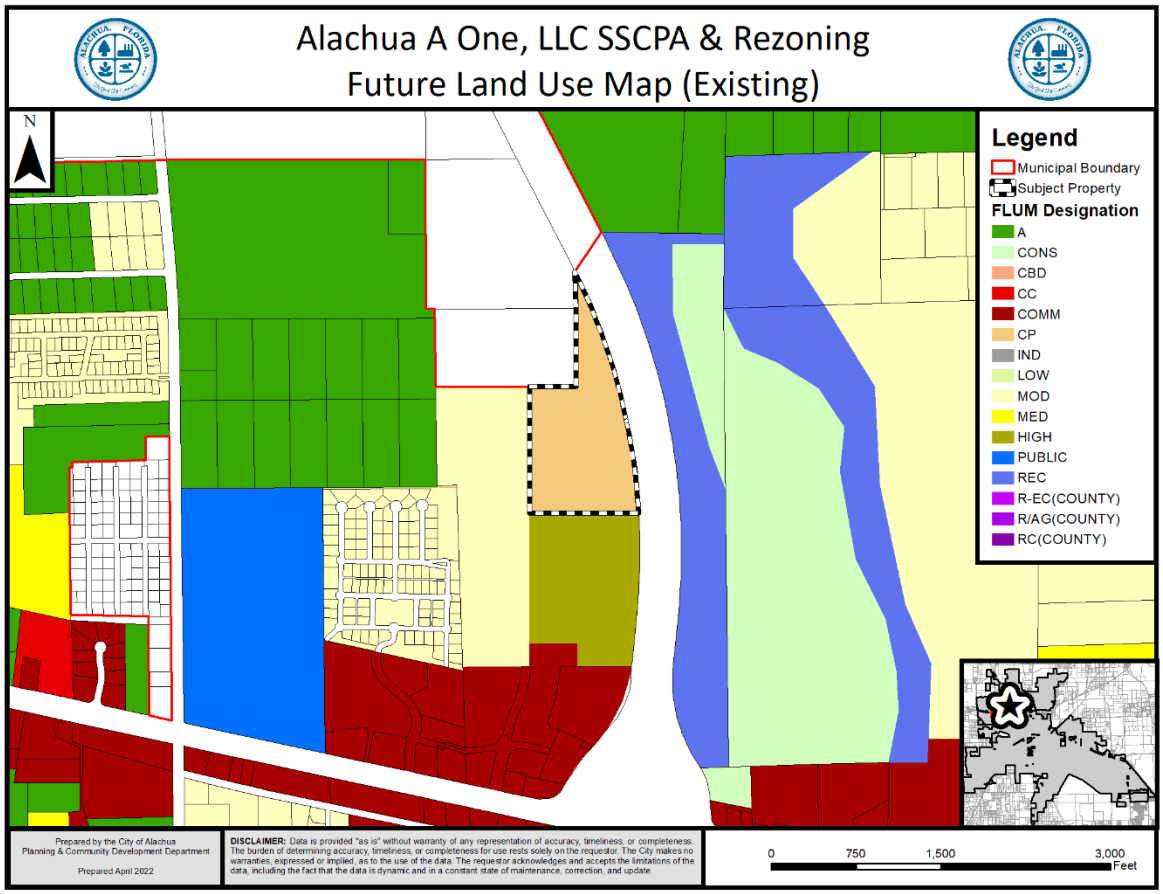
Proposed FLUM Designation

Policy 1.2.c of the FLUE 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.

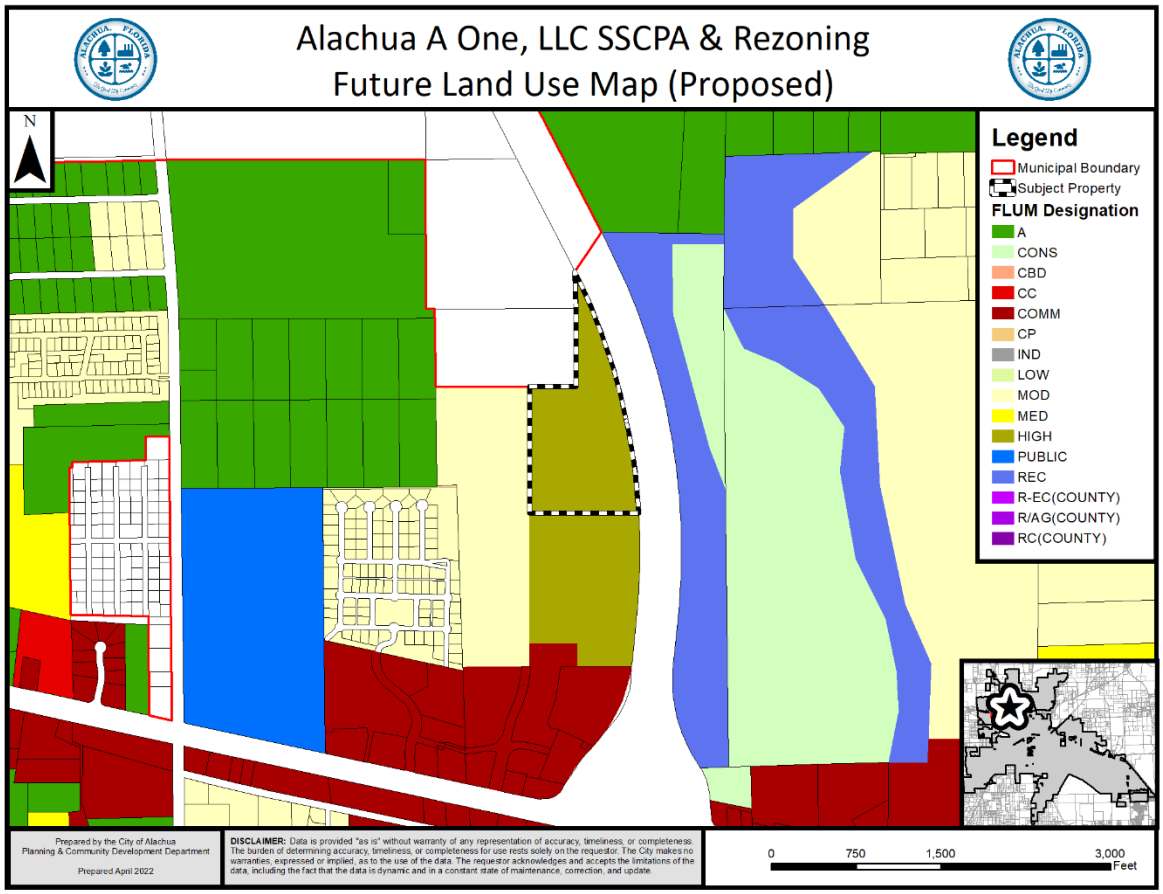
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Corporate Park	High Density Residential
Max. Gross Density*:	N/A	418 dwellings
Max. Floor Area:	607,662 square feet	N/A
Typical Uses:	See Description Above	See Description Above
Net Increase/ Decrease:	***Increase of 418 dwellings*** ***Decrease of 607,662 square feet non-residential uses***	
* *Residential uses are only permitted in the Corporate Park (CP) zoning district when at least 50 acres of contiguous land are zoned Corporate Park (CP).*		

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing uses, 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

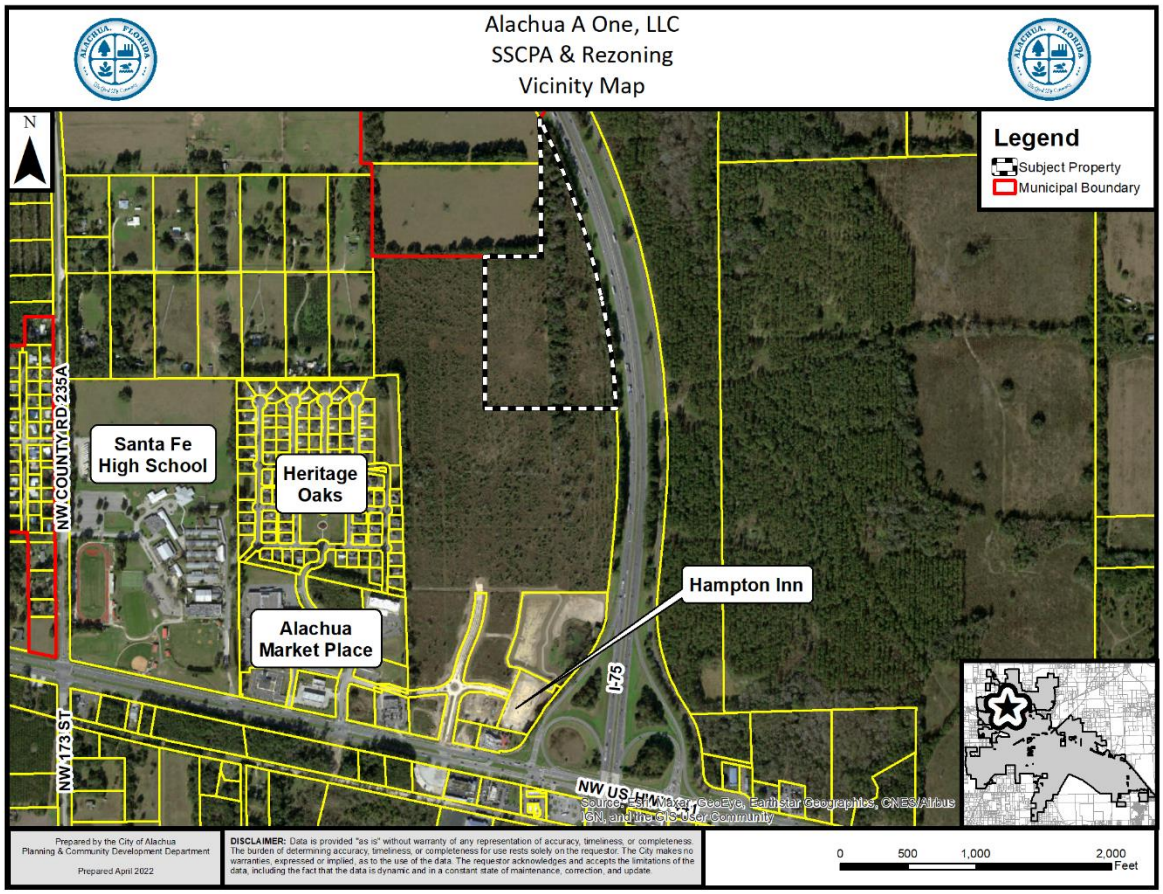


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Interstate 75; Vacant Lands	Rural/Agriculture (County)	Agriculture (County)
South	Vacant Lands	High Density Residential	Residential Multiple Family – 15 (RMF-15)
East	Interstate 75	N/A	N/A
West	Vacant Lands	Moderate Density Residential	Residential Single Family – 4 (RSF-4)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

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.

The Neighborhood Meeting was held on March 16, 2022 at 6:00 p.m. at the offices of the Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, ten (10) persons 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.

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statues, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for 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 Section 380.05, including related rules of the Administration Commission.

The applicant contends that: the subject property is located within an urbanizing portion of the City, abutting Interstate 75 and in proximity to existing employment sectors within the City; public services are available to serve the subject property at adequate capacity to accommodate on-site development; development of the land would support the concept of urban development; and the amendment would provide new housing opportunities to support population growth within the City in an area within close proximity to existing non-residential development, providing a balance of uses in the area that will reduce vehicle miles travelled for goods and services.

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 High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. It is the densest land use category within the City of Alachua. The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential 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: The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. The potential development of the subject property would reduce the potential for urban development to occur within the periphery of these developed areas of the City.

(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 within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located to the west and south of the subject property, and the subject property is adjacent to Interstate 75 to the east.

(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: The subject property is undeveloped and primarily consists of cleared land and naturally wooded areas. There are no known features on the subject property which would preclude the development of the subject property.

(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 property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the south and west are designated for urban uses on the FLUM.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, areas proximate to the subject property, and are available to serve future development of the subject property.

(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 property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The proposed amendment would not result in a significant increase of time, money, or energy to provide public services to the site.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The subject property is located within an urbanizing area of the City, proximate to existing residential and nonresidential uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed amendment would have no discernible effect on infill development or redevelopment of existing neighborhoods and facilities.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. The subject property is located proximate to lands presently designated for single-family and multifamily residential uses as well as commercial uses.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The subject property is adjacent to lands presently designated for single-family and multifamily uses. The City of Alachua Comprehensive Plan requires interconnectivity between compatible uses. Interconnections to adjacent lands will be provided when development is compatible with the existing uses on developed lands or the allowable uses on vacant lands.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: he proposed amendment would not result in a loss of significant amounts 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 also provided an analysis of the application's consistency with Section 163.3177 within the application materials.

(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.

Evaluation & Findings: The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located to the west and south of the subject property, and the subject property is adjacent to Interstate 75 to the east. The subject property is undeveloped and primarily consists of cleared land and naturally wooded areas. There are no known features on the subject property which would preclude the development of the subject property.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor proximate to the subject property, and are available to serve future development of the subject property.

(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.

Evaluation & Findings: The High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. It is the densest land use category within the City of Alachua. The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses. Additionally, the subject property is located proximate to lands presently designated for single-family and multifamily residential uses as well as commercial uses.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The property is not presently used for any active agricultural or silvicultural operations. The adjacent lands to the south and and west are designated for urban uses on the FLUM.

(VI) 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.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed amendment would apply a residential land use category to the subject property. Therefore, the amendment would not address the demands of the residential population for nonresidential needed of the area.

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.2: *Residential*

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its

residents and provides for the best use of available lands for residential development.

Policy 1.2.d: *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 low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The amendment would apply the High Density Residential land use category to the subject property. The lands contiguous to the south and west of the subject property are presently designated for residential uses and are consistent with the High Density Residential category.

Objective 5.1: Natural Features: The City shall coordinate land use categories 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 may be established in the City's Land Development Regulations.

Evaluation & Findings: There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas known to exist on the subject property.

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

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

Evaluation and Findings: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the current facility capacities, existing demand, and reserved capacities, there are no public facilities that would be deficient as a result of this development.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

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.

Evaluation & Findings: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

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: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as

required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

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

Evaluation and Findings: 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:

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

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

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

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.

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

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

Evaluation and Findings: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas, located on or known to exist on the subject property. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will

require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Evaluation and Findings: There are no flood prone areas located on the subject property.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

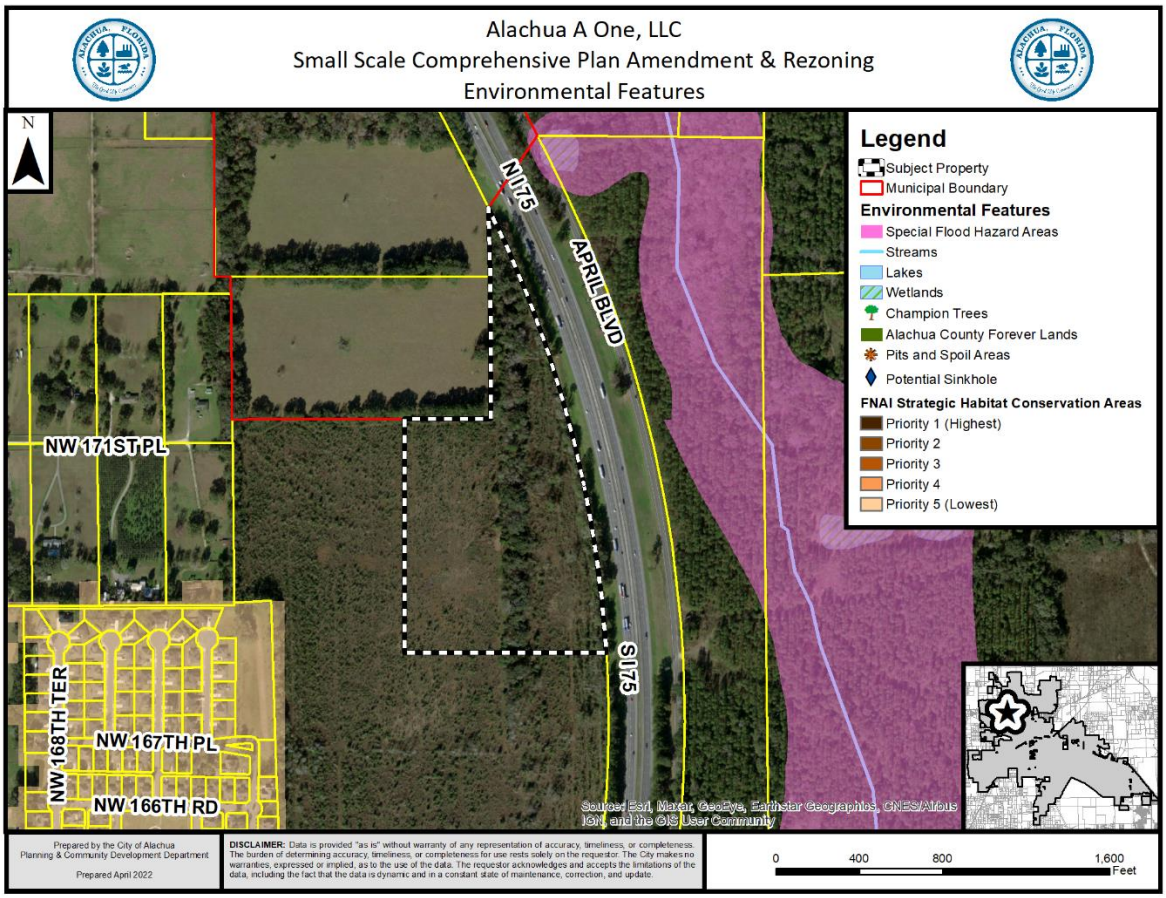
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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. Future development of the subject property is not expected to result in any adverse impacts upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 3. Environmental Features



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 provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision

making process. 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 three (3) soil types found on the subject property:

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: The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

Flood Potential

Panels 0110D and 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicate that the subject property is in Flood Zones 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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: There are no known geologic features located on the subject property which would 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.

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designations	Proposed FLUM Designation
FLUM Designation:	Corporate Park	High Density Residential
Max. Gross Density*:	4 dwelling units / acre	15 dwellings/acre
Floor Area Ratio:	0.50 FAR	N/A
Maximum Density*:	N/A	418 dwelling units
Maximum Intensity:	607,662 square feet	0 square feet

* *Residential uses are only permitted in the Corporate Park (CP) zoning district when at least 50 acres of contiguous land are zoned Corporate Park (CP).*

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. 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 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	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 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
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 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multifamily Mid-Rise[2] (ITE Code 221)	2,274 (1,137/1,137)	150 (39/111)	184 (112/72)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 221: AADT - 5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour - 0.36 trips per dwelling x 418 dwellings (26% entering/74% exiting); PM Peak Hour - 0.44 trips per dwelling x 418 dwellings (61% entering/39% exiting);

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits)[1]	Segment 2: I-75 (From US 441 to South City Limits)[1]	Segment 5: US 441 (From SR 235 to I-75)[1]	Segment 6: US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	91,600	91,600	39,000	39,000
Existing Traffic[3]	29,500	55,956	22,581	27,914
Reserved Trips[4]	208	208	2,160	1,927
Available Capacity[4]	61,892	35,436	14,259	9,159
Maximum AADT Generated by Amendment[5]	341	569	682	2,274
Residual Capacity After Potential Development's Impacts[6]	61,551	34,867	13,577	6,885

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 Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 15%; Segment 2- 25%; Segment 5 - 30%; Segment 6 - 100%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits)[1]	Segment 2: I-75 (From US 441 to South City Limits)[1]	Segment 5: US 441 (From SR 235 to I-75)[1]	Segment 6: US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	3,098	5,875	2,145	2,652
Reserved Trips[4]	15	15	170	154
Available Capacity[4]	5,137	2,360	1,195	704
Maximum AADT Generated by Amendment[5]	27	46	55	184
Residual Capacity After Potential Development's Impacts[6]	5,107	2,314	1,140	520

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 Facility AADT counts provided by Alachua County Public Works, April 2022.
3. Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4. Source: City of Alachua May 2022 Development Monitoring Report.
5. Trip Distribution: Segment 1 - 15%; Segment 2- 25%; Segment 5 - 30%; Segment 6 - 100%.
*6. The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments 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 site plan or preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	203,857
Available Capacity	786,726
Projected Potable Water Demand from Application[3]	114,950
Residual Capacity	**671,776**
Percentage of Permitted Design Capacity Utilized	**70.79%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 418 dwellings.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	183,868
Available Capacity	558,132
Projected Sanitary Sewer Demand from Application[3]	104,500
Residual Capacity	**453,632**
Percentage of Permitted Design Capacity Utilized	**69.76%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 419 dwellings.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or 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]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	4,263.62	778.11
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *City of Alachua Comprehensive Plan; 0.73 tons per capita per year x 2.55 persons per household x 418 dwellings.*
4 *New River Solid Waste Facility, April 2022.*

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.

Recreational Impacts

Table 9a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	3.46
Potential Demand Generated by Development[3]	5.32
Residual Recreational Capacity After Impacts	**72.92**

Sources:
1 *City of Alachua May 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 418 dwellings / [5 acres/1,000 persons])*

Table 9b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.45 acres
Acreage Required to Serve Demand Generated by Development[2]	1.06 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.51 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.93%**

1 Source: City of Alachua May 2022 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (5.32 acres) x 20%.
3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed development would increase the maximum potential demand of recreational facilities by 5.32 acres, and would increase the demand of passive park space by 1.06 acres. It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on April 21, 2022, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final development order for residential development (e.g., a site plan or final plat), a concurrency review will occur and determination of the availability of school capacity will rendered. Facility capacity must be available in order for a final development order to be granted.

EXHIBIT "A"

TO

ALACHUA A ONE, LLC (HIGHPOINT CROSSING)
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 16, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 5, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Alachua A One, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **June 14, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 31, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, May 31, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, June 13, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

May 4, 2022

Justin Tabor, AICP
Principal Planner
City of Alachua
P.O. Box 9
Alachua, FL 32616

RE: HighPoint Crossing SSCPA & Rezoning Applications

Justin:

Below are responses to the Planning Assistance Team (PAT) comments issued on April 21, 2022. **In addition, please note that the Justification Reports have been amended to reflect the deletion of proposed map changes to 2.1 acres of Commercial land use and Commercial Intensive zoning that were originally proposed in the March 31, 2022 submittal. The City of Alachua was notified of the exclusion of the 2.1 acres from the applications via an email from Clay Sweger to Justin Tabor on Tuesday, April 19, 2022. The April 20, 2022 response from Mr. Tabor was that it would be acceptable to incorporate the necessary revisions to the reports as part of the resubmittal based on Planning Assistance Team comments. An informational notice was mailed out to the mailing list for this project on May 4, 2022 as well.**

1. *LSCPA & Rezoning Applications*
   a. *Per Section 2.4.14(H)(2)(a), for proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. For purposes of this analysis, this should be measured from the intersection of NW 161st Terrace and US 441. Therefore, Segments 1 (I-75 north of US 441), 2 (I-75 south of US 441), and 5 (US 441 from SR 235 to I-75) should be considered affected roadway segments.*

      Response: Recommended changes are included in the revised Justification Reports for the SSCPA and Rezoning.

   b. *For solid waste and recreation impacts, please use the most current figure published by the US Census Bureau: 2.55 persons per household.*

      Response: This change has been incorporated in the Justification Reports.

2. *LSCPA Application*
   a. *Needs analysis discusses the potential transportation impacts between the existing and*

proposed land uses. The analysis should more directly address the provisions of Chapter 163.3177(6)(a)4., which states "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."

Response: The Needs Analysis section of the SSCPA Justification Report has been supplemented with additional information. Please see the revised report.

b. *Please clarify the land uses of the adjacent properties in the compatibility analysis. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.*

Response: The revised application only concerns a single area, therefore the adjacency issue has been resolved.

c. *Page 4, paragraph below Policy 1.2.d: The word "policies" should be singular.*

Response: This has been corrected in the revised Justification Report.

3. *Rezoning Application*

a. *Please confirm the correct proposed land use category is identified in the statement of proposed change on page 2.*

Response: Please see the revised Justification Report.

b. *In response to Section 2.4.2(E)(1)(v), please clarify the land uses of the adjacent properties. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.*

Response: The revised application now only concerns a single area, therefore the adjacency issue has been resolved.

c. *Suggest including the text of Section 2.4.2(E)(vi) – (xi) rather than just the section titles.*

Response: Please see the revised Justification Report that reflects this change.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Shane Andrew, Interim

Alachua County Public Schools

An 'A-rated' District

Mission Statement: 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

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

April 21, 2022

RE: ACPS – High Point Crossing CPA / Rezone

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 29.99 acres identified as Parcel. 03049-000-000. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 450 multi-family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction, maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation, and maintenance, as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. Because of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school-zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 14 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this project is projected to generate 27 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods

A resolution to these capacity issues will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long-term solutions, it is recommended that the County encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions, please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

for Supt.

Shane Andrew
Interim Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 21, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On March 31, 2021, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Alachua A One, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±29.99 acre subject property, comprised of portions of Tax Parcel Number 03049-000-000, from Corporate Park (±27.88 acres) and Commercial (±2.11 acres) to High Density Residential and to rezone the subject property from Corporate Park (CP) (±27.88 acres) and Commercial Intensive (CI) (±2.11 acres) to Residential Multiple Family – 15 (RMF-15). A completeness review was performed on April 6, 2022 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications 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 **Wednesday, May 11, 2022**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **June 14, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. Per Section 2.4.14(H)(2)(a), for proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. For purposes of this analysis, this should be measured from the intersection of NW 161st Terrace and US 441. Therefore,

Segments 1 (I-75 north of US 441), 2 (I-75 south of US 441), and 5 (US 441 from SR 235 to I-75) should be considered affected roadway segments.

b. For solid waste and recreation impacts, please use the most current figure published by the US Census Bureau: 2.55 persons per household.

2. *LSCPA Application*

a. Needs analysis discusses the potential transportation impacts between the existing and proposed land uses. The analysis should more directly address the provisions of Chapter 163.3177(6)(a)4., which states "***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."*

b. Please clarify the land uses of the adjacent properties in the compatibility analysis. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.

c. Page 4, paragraph below Policy 1.2.d: The word "policies" should be singular.

3. *Rezoning Application*

a. Please confirm the correct proposed land use category is identified in the statement of proposed change on page 2.

b. In response to Section 2.4.2(E)(1)(v), please clarify the land uses of the adjacent properties. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.

c. Suggest including the text of Section 2.4.2(E)(vi) – (xi) rather than just the section titles.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
James McCauley, Alachua A One, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 19, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 4/18/2022

RE: **High Point Crossing SSCPA and RZ**

Public Services has reviewed the subject project (Apr 06, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Apr 06, 2022 Submittal** Public Services has no comments and thus approve this submittal. **APPROVED**
2.	
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 6, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On March 31, 2021, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Alachua A One, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±29.99 acre subject property, comprised of portions of Tax Parcel Number 03049-000-000, from Corporate Park (±27.88 acres) and Commercial (±2.11 acres) to High Density Residential and to rezone the subject property from Corporate Park (CP) (±27.88 acres) and Commercial Intensive (CI) (±2.11 acres) to Residential Multiple Family – 15 (RMF-15).

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, contingent upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Wednesday, April 13, 2022**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

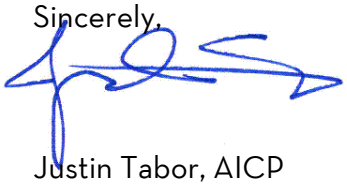
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after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

Please address the following:

1. Please update each application to state both existing land use/zoning categories in Section A of each application.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

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: Highpoint Land Use Change Application
2. Address of Subject Property: No address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)
3. Parcel ID Number(s): Portion of 03049-000-000
4. Existing Use of Property: Vacant; Timberland
5. Existing Future Land Use Map Designation: Corporate Park
6. Proposed Future Land Use Map Designation: High Density Residential
7. Acreage: 27.9 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ▣ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.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, Ste 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: N/A
   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

Clay Sweger, Dir. of Planning
Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of April, 2022, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell
Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 04/29/2022

NAME & DESCRIPTION OF PROJECT Highpoint Rezoning & Land Use Change

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) No Address- Located at 16500-17100

block of NW 161st Terrace (East Side)

Tax Parcel Numbers Portion of 03049-000-000

Acreage 27.9 +/-

DEVELOPMENT DATA (check all that apply)

☐ Single Family — Number of Units

☑ Multi Family — Number of Units 419

☐ 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 may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.12 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.06 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.09 High School Multiplier**		**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	419	**units X 0.06 Elementary School Multiplier**	25	**Student Stations**
MIDDLE	419	**units X 0.03 Middle School Multiplier**	13	**Student Stations**
HIGH	419	**units X 0.03 High School Multiplier**	13	**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: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, S. Tower,
Ste 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: Alachua A One LLC
Mailing Address 15260 NW 147th Drive, Ste 100
Alachua, FL 32615
Phone: 352-519-8987
Email mccauleyjmd@yahoo.com

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 2021-2022 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

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)

Parcel ID Number(s): portion of 03049-000-000

Acreage: 30 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One LLC

Mailing Address: 15260 NW 147th Drive, Ste. 100

City: Alachua State: FL ZIP: 32615

Telephone: 352-519-8987 FAX: N/A e-mail: mccauleyjmd@yahoo.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

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.

Signature of Applicant

James McCauley

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of March, 2022 by James McCauley, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

STEPHANIE SUTTON
Notary Public - State of Florida
Commission # HH 051501
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

Detail by Entity Name

Florida Limited Liability Company
ALACHUA A ONE LLC

Filing Information

Document Number	L16000217620
FEI/EIN Number	81-4642404
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

Report Year	Filed Date
2019	05/01/2019
2020	06/30/2020

2021 05/01/2021

Document Images

05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
11/30/2016 -- Florida Limited Liability	View image in PDF format

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

Witness Print Name: Benjamin Jas Devine

By: _____
Joan M. Jones, Manager

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 BLC
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 Mondana

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

Amanda Smith
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.

AYESHA SOLOMON
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY-FOCUSED · COMMITTED

Parcel Summary

Parcel ID	03049-000-000
Prop ID	12635
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief 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 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	119.500
Homestead	N

View Map

Owner Information

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$700,000	$700,000	$700,000	$700,000	$700,000
Land Agricultural Value	$30,912	$27,977	$38,700	$38,700	$22,300
Agricultural (Market) Value	$1,524,420	$1,379,700	$1,786,700	$1,786,700	$1,786,700
Just (Market) Value	**$2,224,420**	**$2,079,700**	**$2,486,700**	**$2,486,700**	**$2,486,700**
Assessed Value	$730,912	$727,977	$738,700	$738,700	$722,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$730,912	$727,977	$738,700	$738,700	$722,300
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

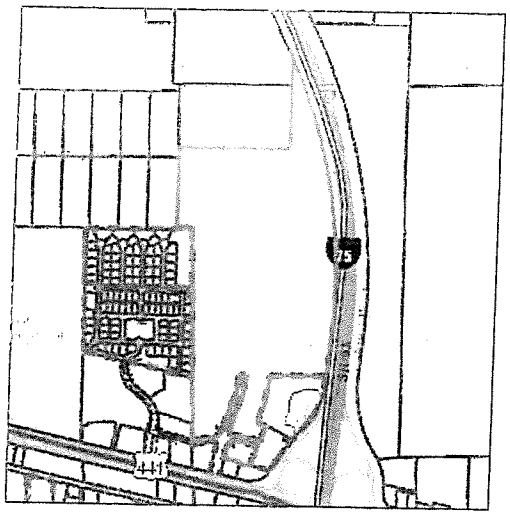
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	34.81	1516323.6	0	0	RSF-4
5500	TIMBER 2	84.69	3689096.4	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/23/2016	$100	MS	4485	0967	11 - CORRECTIVE DEED	Vacant	* JOAN M JONES	* MEGAHEE ENTERPRISES LTD.,LLL	Link (Clerk)
12/21/2016	$2,537,000	MS	4485	0971	05 - QUALIFIED, MULTI TRANS	Vacant		ALACHUA A ONE LLC	Link (Clerk)
9/28/1998	$100	MS	2209	2650	U - UNQUALIFIED	Vacant	* LISA M WOOD	* MEGAHEE ENTERPRISES LTD.,LLL	Link (Clerk)
9/28/1998	$100	MS	2209	2647	U - UNQUALIFIED	Vacant	* WILBUR L WOOD III	* LISA M WOOD	Link (Clerk)
9/28/1998	$100	MS	2209	2644	U - UNQUALIFIED	Vacant	* JOAN M JONES TRUSTEE	* WILBUR L WOOD III	Link (Clerk)
9/28/1998	$100	MS	2195	2886	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JOAN M JONES TRUSTEE	Link (Clerk)
9/28/1998	$100	MS	2195	2883	U - UNQUALIFIED	Vacant	* JOAN MEGAHEE JONES PER/REP I	* JOAN M JONES	Link (Clerk)
9/28/1998	$100	MS	2195	2880	U - UNQUALIFIED	Vacant	* JOAN M JONES FKA WOOD TRUSTE	* JOAN MEGAHEE JONES PER/REP I	Link (Clerk)
12/28/1984	$100	MS	1582	1576	U - UNQUALIFIED	Vacant	* MARIE M MECGAHEE PER/REP NOE	* JOAN M JONES FKA WOOD TRUSTE	Link (Clerk)

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

Map



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

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

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 3/30/2022, 6:13:17 AM

Search > Account Summary

Real Estate Account #03049 000 000

Owner:
ALACHUA A ONE LLC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2021** for **$15,469.35**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	Paid $15,469.35	11/30/2021	Receipt #21-0051360	Print (PDF)
2020 Annual Bill	$0.00	Paid $16,643.69	04/30/2021	Receipt #20-0159946	Print (PDF)
2019 Annual Bill	$0.00	Paid $16,389.68	12/31/2019	Receipt #19-0078621	Print (PDF)
2018 Annual Bill	$0.00	Paid $16,166.55	12/26/2018	Receipt #18-0067687	Print (PDF)
2017 Annual Bill	$0.00	Paid $16,719.81	03/06/2018	Receipt #17-0122652	Print (PDF)
2016 Annual Bill	$0.00	Paid $3,198.08	11/29/2016	Receipt #16-0036238	Print (PDF)
2015 Annual Bill	$0.00	Paid $3,259.53	11/25/2015	Receipt #15-0032591	Print (PDF)
2014 Annual Bill	$0.00	Paid $3,201.54	11/20/2014	Receipt #14-0023019	Print (PDF)
2013 Annual Bill	$0.00	Paid $3,202.91	11/13/2013	Receipt #13-0012873	Print (PDF)
2012 Annual Bill	$0.00	Paid $3,197.94	11/08/2012	Receipt #12-0017416	Print (PDF)
2011 Annual Bill	$0.00	Paid $3,268.29	11/16/2011	Receipt #2011-3006904	Print (PDF)
2010 Annual Bill	$0.00	Paid $3,244.53	11/24/2010	Receipt #2010-3012521	Print (PDF)
2009 Annual Bill	$0.00	Paid $3,243.18	11/30/2009	Receipt #2009-1013366	Print (PDF)
2008 Annual Bill	$0.00	Paid $3,258.27	11/24/2008	Receipt #2008-9009965	Print (PDF)
2007 Annual Bill	$0.00	Paid $2,990.22	11/30/2007	Receipt #2007-9034360	Print (PDF)
2006 Annual Bill	$0.00	Paid $3,618.41	11/28/2006	Receipt #2006-9087088	Print (PDF)
2005 Annual Bill	$0.00	Paid $3,732.08	11/30/2005	Receipt #2005-5007757	Print (PDF)
2004 Annual Bill	$0.00	Paid $3,768.52	11/30/2004	Receipt #2004-9015759	Print (PDF)
2003 Annual Bill	$0.00	Paid $3,786.84	11/14/2003	Receipt #2003-3007673	Print (PDF)
2002 Annual Bill	$0.00	Paid $3,840.78	11/14/2002	Receipt #2002-0207578	Print (PDF)
Total Amount Due	**$0.00**				

© 2019–2022 Grant Street Group. All rights reserved.

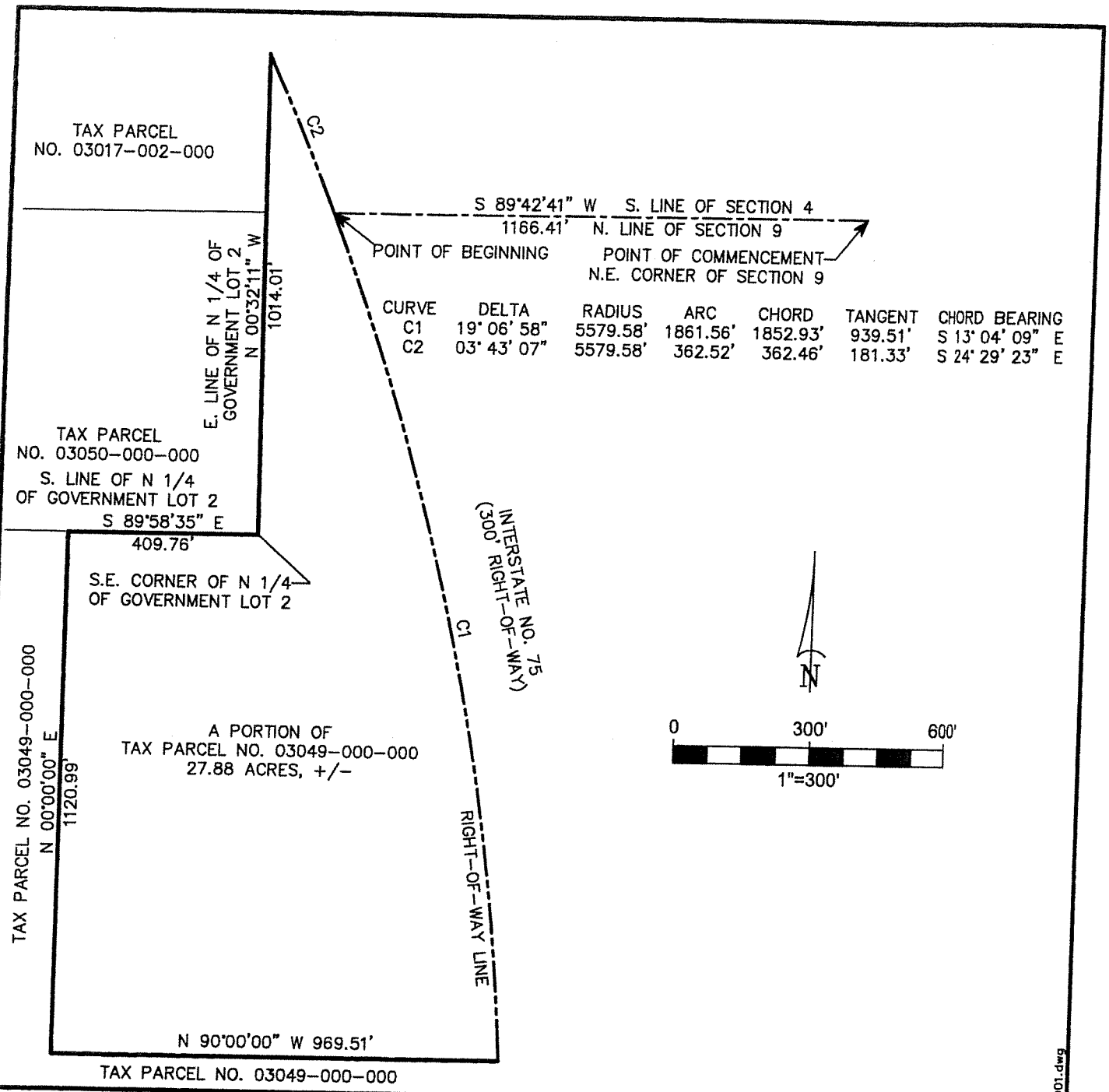
eda consultants · inc.

LEGAL 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 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 1014.01 FEET 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.



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	19° 06' 58"	5579.58'	1861.56'	1852.93'	939.51'	S 13° 04' 09" E
C2	03° 43' 07"	5579.58'	362.52'	362.46'	181.33'	S 24° 29' 23" E

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		3/10/2022	2022-0001		

J:\BOB\2022-001.dwg

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FOR:

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NEIGHBORHOOD WORKSHOP NOTICE

Date: March 16, 2022

Time: 6:30 PM

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com
eda consultants, inc.
(352) 373-3541

This is an informational notice regarding a proposed future land use map change from Commercial to High Density Residential and rezoning from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161st Terrace. You are receiving this notice as a method to inform neighboring property owners of the proposed map amendments, which is in addition to a prior notification which you received for a proposed map amendment on a different portion of the property.

The exhibit below shows the limits of the proposed land use and zoning map change:

If you have any questions, please contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop – Highpoint Rezoning**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **February 24, 2022**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **24th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

The meeting will be held at 6:30 pm on March 16, 2022, in the Legacy Park Multi-Purpose Center, 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger of eda consultants inc.

Ph: 352-373-3541 E-mail: csweger@edafl.com

(Published: Alachua County Today - Febuary 24, 2022)

03053-010-035

03053-010-050

03053-010-034

03053-020-063

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

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

03053-020-000
HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA, FL 32615

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-008
ALACHUA COUNTY FARM BUREAU INC
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-014
FORD NATHANIEL M III & TIROSHSA T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-051
MOURAS DENNIS JAMES & REBECCA JANE
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
SAMUEL DWIGHT BRANDON &
NATASHA JUNE MARIE
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
LIMAYE SWAPNA RAVEENDRA &
RAVEENDRA V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW
C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03050-000-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03049-041-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03053-001-009
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-001-010
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-001-001
ALACHUA GATEWAY CENTER
SURFACEWATER MANAGEMENT
ASSOCIATION INC
PO BOX 969
ALACHUA. FL 32616

03053-010-000
HERITAGE OAKS PROPERTY
OWNERS ASSN INC
PO BOX 969
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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Future Land Use Map Change and Rezoning

Date & Time: March 16, 2022, 6:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
Gene + Rita Wellons	16831 NW 166th Dr	352-317-4288	gwsalinge@yahoo.com
Charles Wallace	16621 NW 165th Ln	386-418-4694	wtcave@yahoo.com
Paul Mounce	16775 NW 167th Str	352-870-6771	psivey1@aol.net
Bonnie Flynn	16801 NW 166 Dr	352-318-0318	bbonnitaf@aol.com
Jan Osejo	16681 NW 165 Ter	352-317-0517	janosejo@comcast.net
Kevin Stratton	16567 NW 165 Ln		
Donald Bubb	16614 NW 171 Pl	352-213-3408	
Nate Fox	16515 NW 165th Ter	352-359-3723	NF355@Yahoo.com
Noe Caballero	16604 NW 171st Place	7862525178	Noel@airconfleet.com
Kristine Julian	16604 NW 171st Pl	3057722109	Caballerokris2@gmail.com

Neighborhood Meeting Minutes

Project:	Highpoint Land Use & Zoning Change Proposal
Meeting Date & Time:	March 16, 2022 at 6:30 p.m.
Community Participants:	11 participants in total
Project Representatives:	Clay Sweger, eda Sergio Reyes, eda

Meeting Minutes:

Clay Sweger gave a brief presentation to inform the participants of the project, which is a proposed land use change from Corporate Park and Commercial to High Density Residential and a rezoning from Corporate Park and Commercial Intensive to RMF-15 on approximately 30 acres. After presenting, he opened up the floor for questions afterwards.

Q: Is there a development proposed?
A: No, at this time, there is no development proposed and this is limited to a proposed land use and zoning map change. Any future development would require a separate process, which would require a neighborhood workshop, notices, meetings, etc.

Q: Is there an Assisted Living Facility proposed?
A: There is some discussion about a potential ALF on commonly owned property in this area, but nothing has been submitted to the City at this time.

Q: What is the timing of the project?
A: This is the first step in the process. No applications have been submitted yet. We hope to submit the proposed land use and zoning change applications at the end of this month. The entire city review process takes several months and you will received mailed notices as these public meetings occur.

Q: We are concerned and unhappy about traffic. Higher density residential development will increase traffic, correct? What can be done? There needs to be a larger plan by the City and FDOT to address overall traffic in the area.
A: Part of the City's review will be related to traffic and in addition, FDOT will be notified of any future development projects on the property and they may have input as well. Also, it is important to note that the existing land use and zoning on the property is Corporate Park and Commercial / CI, which based on maximum allowable development in the City regulations, could generate many times more daily trips than the proposed residential land use and zoning designations.

Q: Is there a plan for a 3rd lane in each direction on US 441?
A: We are not sure if FDOT is planning for that.

Q: Why was Heritage Oaks a PD?
A: Not sure, that was the developer's decision when they planned the neighborhood.

Q: What about noise from I-75 to residential?
A: There will be separation between the residential buildings and the interstate and the land slopes toward the interstate, so there will likely be stormwater basins in-between.

C: Maybe corporate park is better than what is proposed.
A: I respect your opinion, but I would restate that the projected traffic impacts will be reduced as a result of the proposed land use and zoning changes.

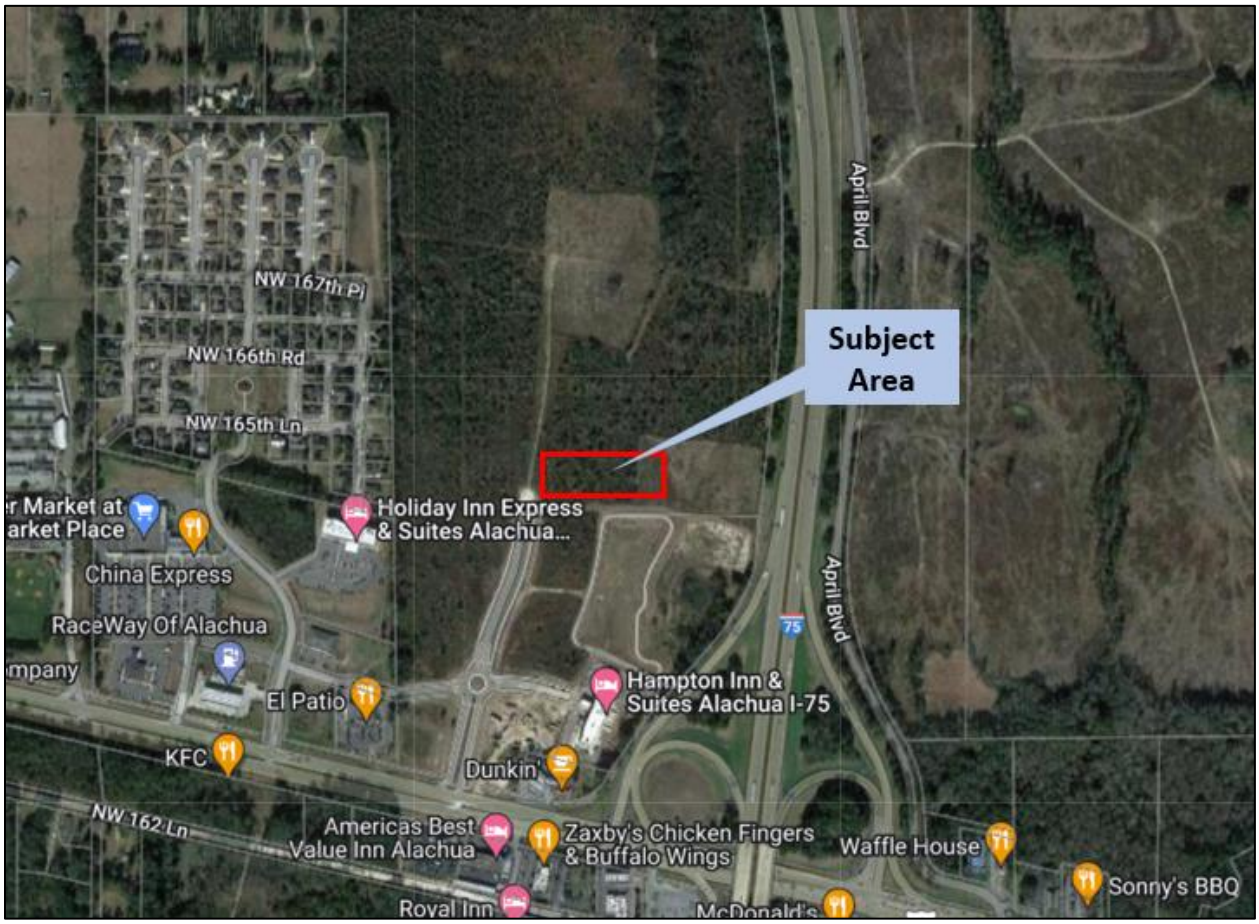
C: As stated in the meeting for the subdivision next door, there is no desire for any roadway to connect to NW 171th Place.
A: Understood and none is proposed.

Q: How to we voice our concerns?
A: We will provide minutes of this meeting to the City as part of the application. Also, you can call and email City of Alachua planning with your questions/comments/concerns and you, of course, will be able to attend any public hearings and speak as a citizen.

MAY 4, 2022

This is an informational notice regarding a proposed future land use and zoning map change. You were previously sent a mailed notice (postmarked March 30, 2022) that the area depicted below would be changed from Commercial to High Density Residential land use and rezoned from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161st Terrace. The applicant has decided **not** to pursue these changes to the property indicated in the map below.

Therefore, there will be no proposed changes to the existing land use category and zoning on this subject property as depicted on the exhibit below.



If you have any questions, please contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

Future Land Use Map Amendment Justification Report

Request:	Small-Scale Future Land Use Map Amendment application from Corporate Park (portion of 03049-000-000) to High Density Residential.
Location:	17100 block of NW 161st Terrace
Parcel Numbers:	Portion of 03049-000-000
Acreage:	27.9 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	April 29, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

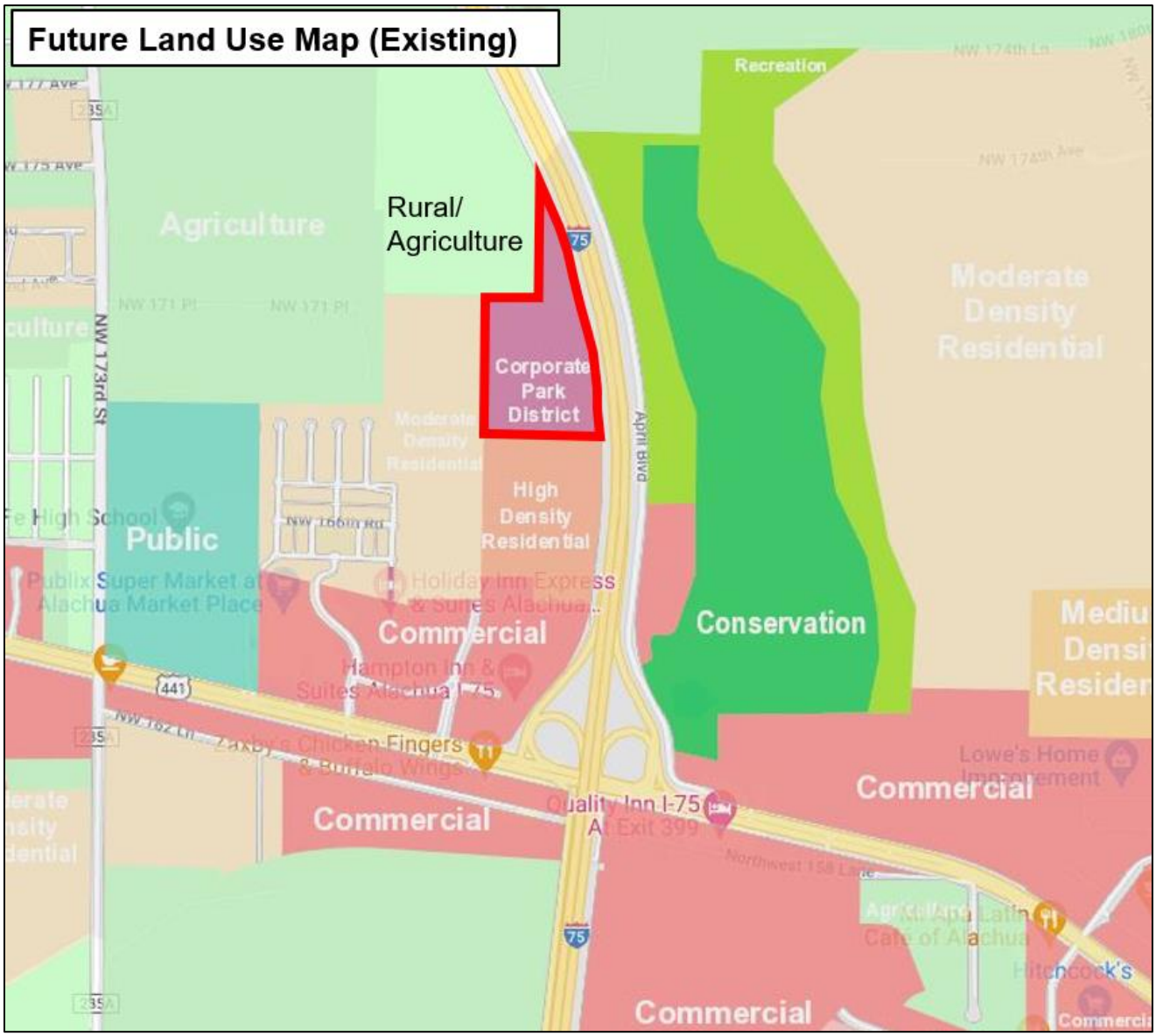
The subject property is located in the 17100 block of NW 161st Terrace on a portion of Tax Parcel 03049-000-000 in the City of Alachua. The subject property is located west of I-75, north of US 441 (Martin Luther King Boulevard), southeast of NW 178th Avenue, and east of NW 173rd Street, near the intersection of I-75 and US 441. The proposal concerns 27.9 +/- acres of property that is vacant and presently utilized as timberland. The parcel is located within Section 9, Township 8, Range 18.

An aerial photo showing the existing conditions of the subject property and surrounding properties is provided below:

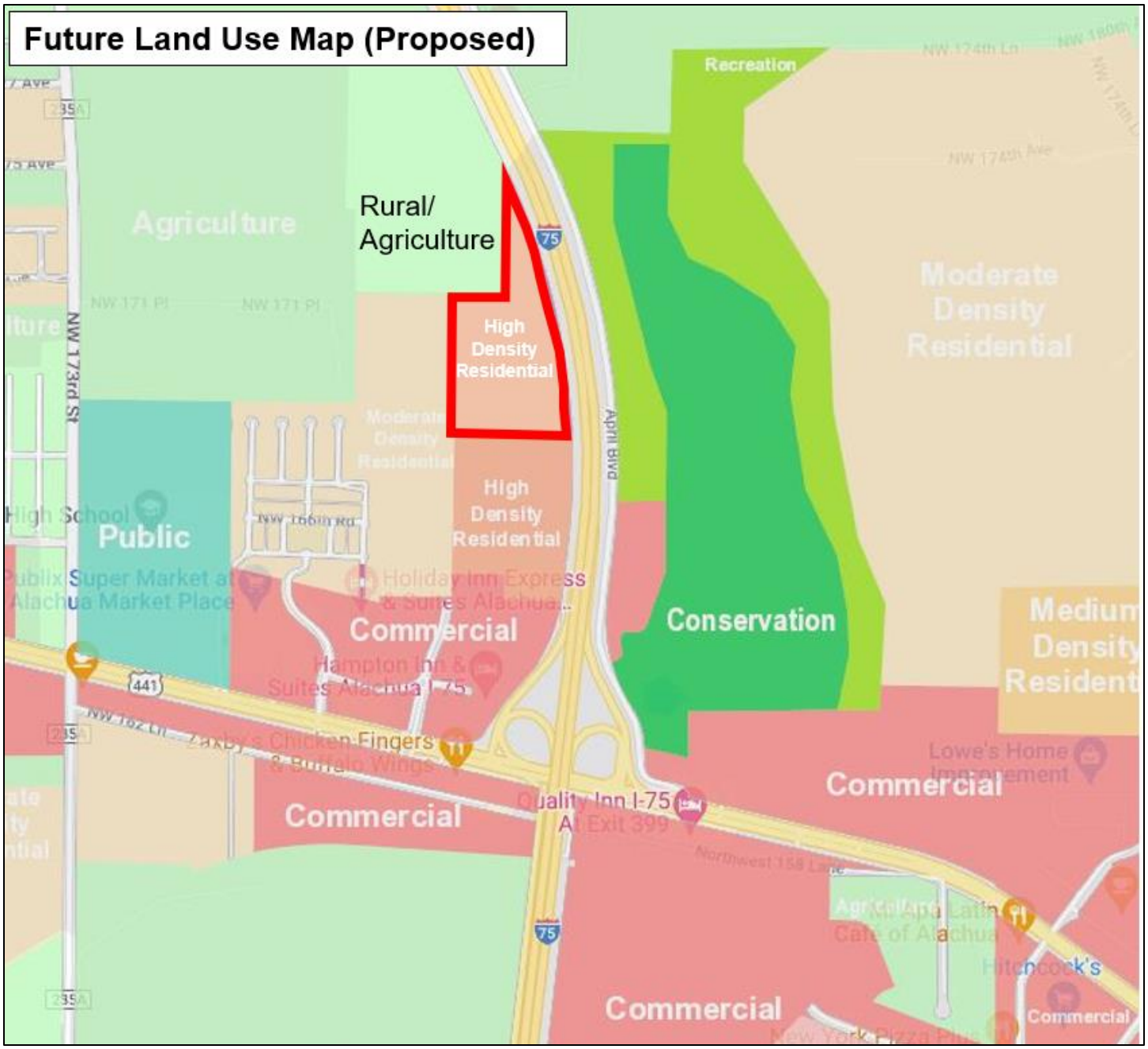
Statement of Proposed Change

The applicant requests a small-scale future land use map amendment to amend the future land use category from Corporate Park (27.9 +/- acres) to High Density Residential on a portion of Tax Parcel 03049-000-000. There is a related application to rezone the property from Corporate Park (CP) Residential Multiple-Family-15 (RMF-15) for consistency with the proposed future land use categories.

The existing Future Land Use Map for the subject property (portions of the parcel) and surrounding area is shown below:



As stated above, the subject portions of the property currently have Corporate Park future land use designation on the portion of the property proposed for the land use amendment. The area is bounded by a mix of residential and agricultural land use designations and I-75 to the east. The proposed Future Land Use Map for the project site and surrounding area is shown below:



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related

application that discusses the rezoning). The proposed rezoning would place a proposed Residential Multiple-Family-15 (RMF-15) zoning district on the subject property that would be consistent with the proposed future land use map designation of High Density Residential.

The High Density Residential future land use designation will allow for use types such as single family attached and single family detached units and multi-family residential that are compatible with the surrounding development pattern in the vicinity.

The City of Alachua Comprehensive Plan Future Land Use Element describes the High Density future land use category as shown below:

Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre): 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 low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Apartments and townhomes;*
4. *Duplexes and quadplexes;*
5. Live/work units;
6. *Residential Planned Developments;*
7. *Traditional Neighborhood Planned Developments;*
8. *Group living;*
9. *Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers.*

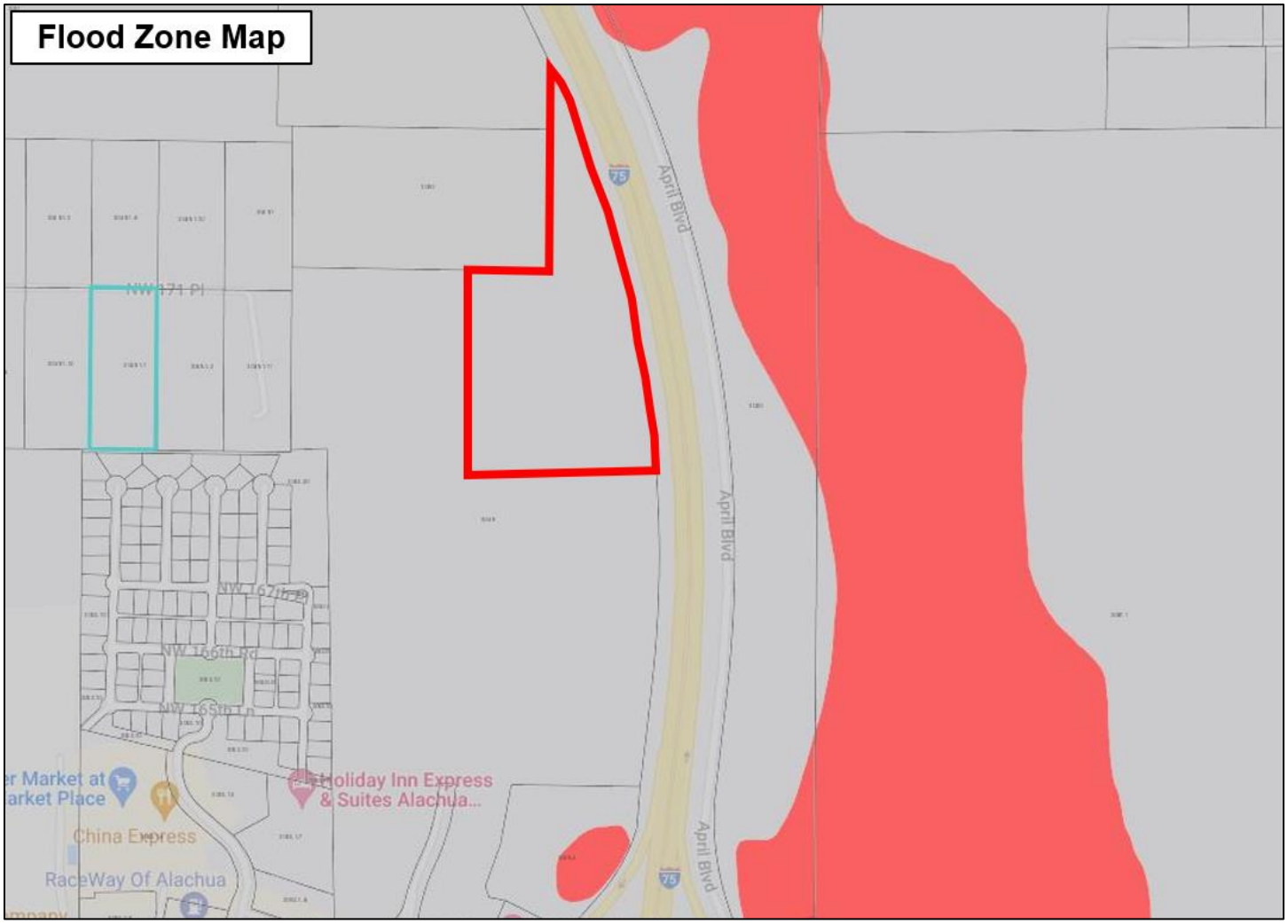
As described in the policy listed above, the proposed High Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of residential land use densities, non-residential development areas further to the south, and proximity to I-75. In addition, the property is served by all necessary public facilities to serve future development of the site, and connections to the property will be at developer cost.

Environmental / Suitability Analysis

The subject property has no significant environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

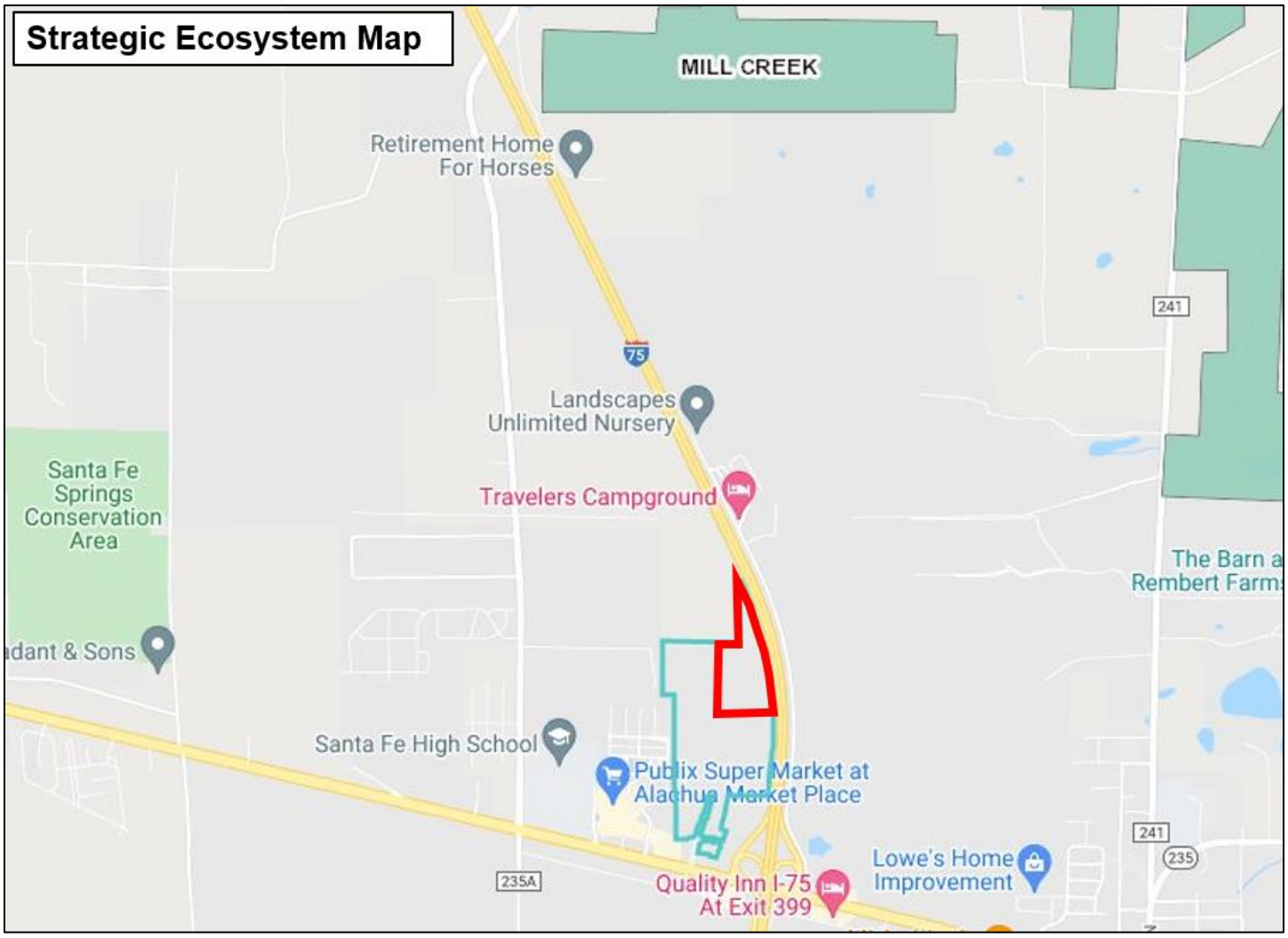
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



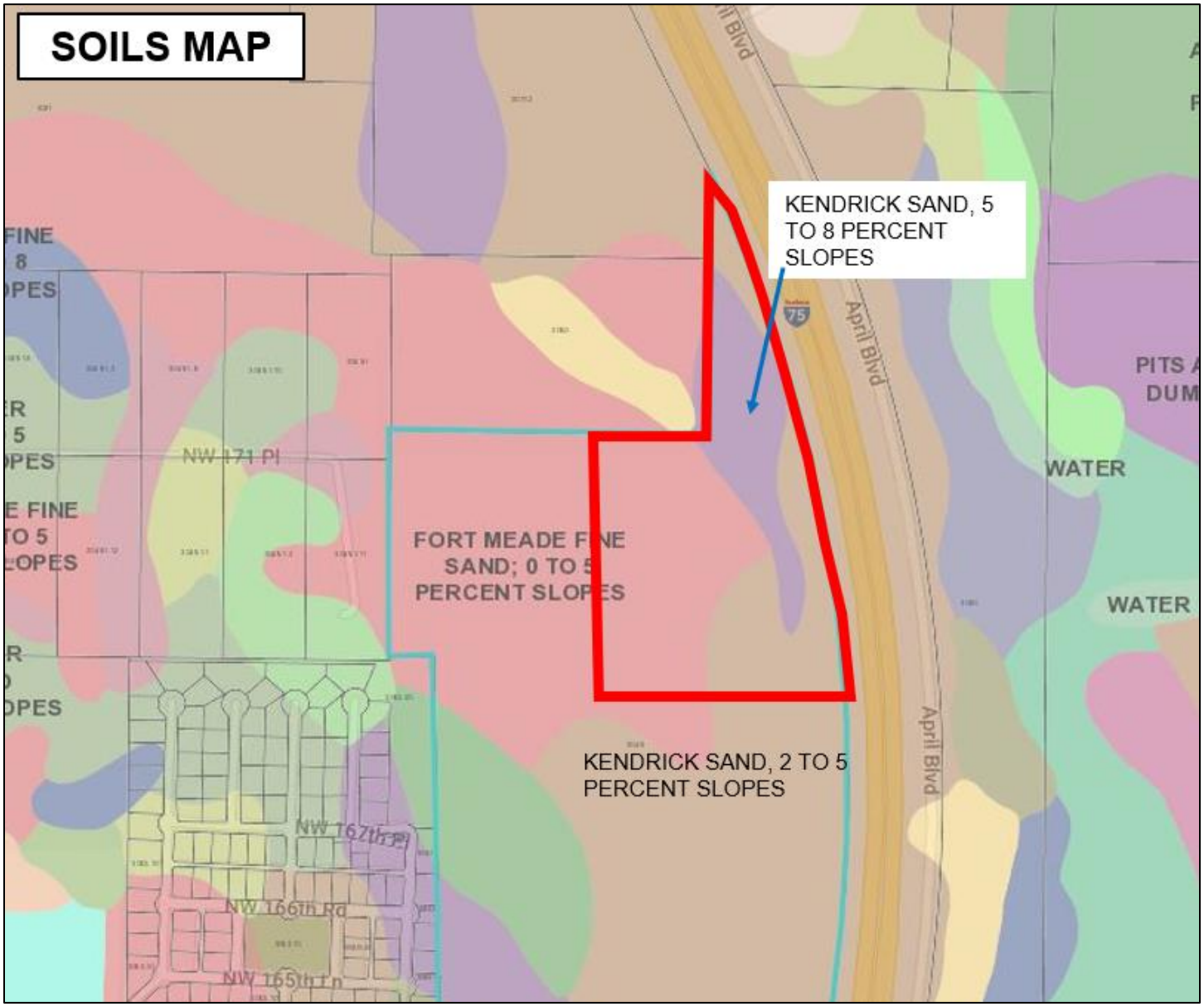
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.). The soil types present on the subject property are: Fort Meade Fine Sand, 0 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes; and Kendrick Sand, 5 to 8 percent slopes.

According to the *Soil Survey of Alachua County Florida*, Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

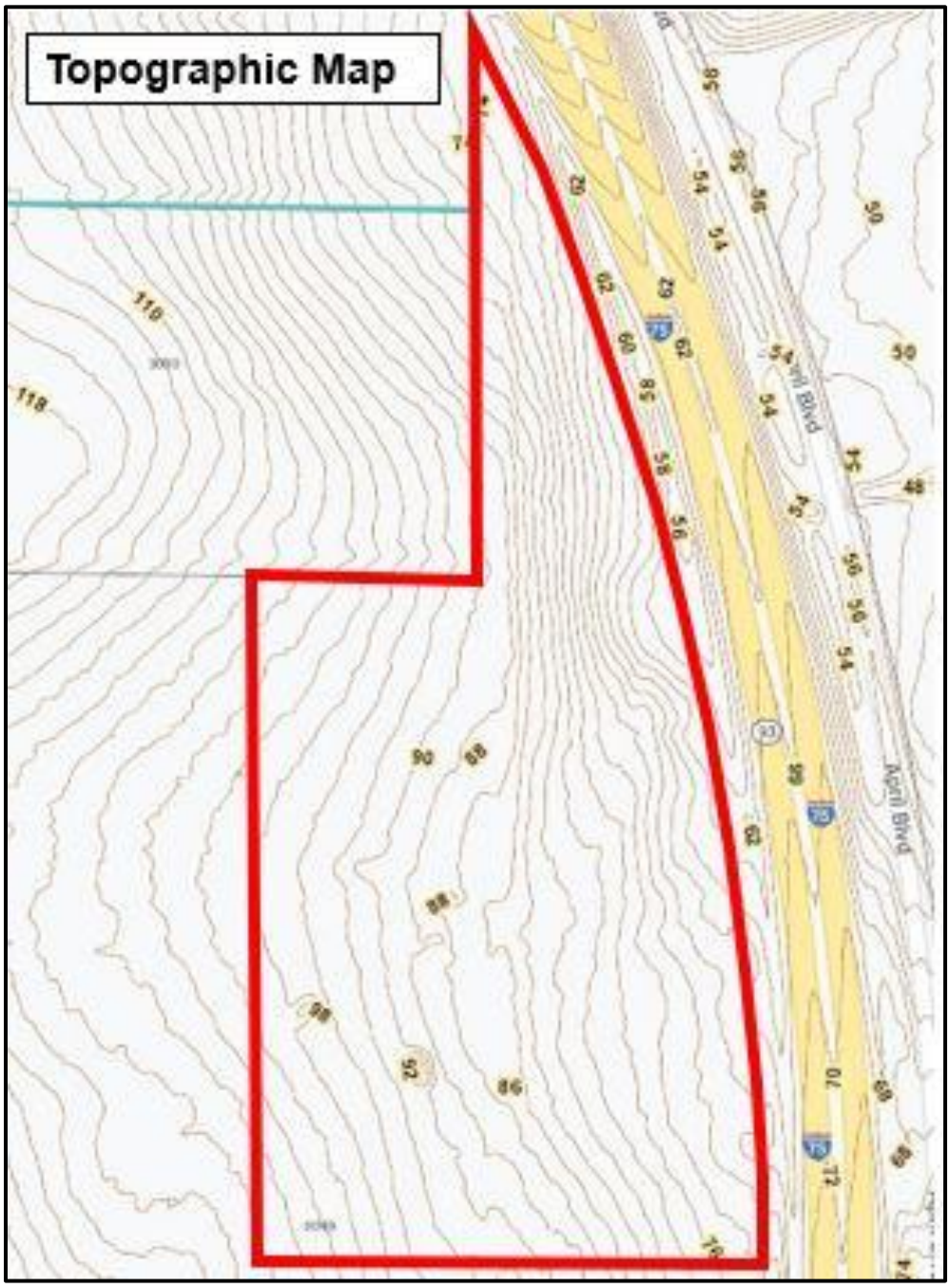
Kendrick sand, 2 to 5 percent slopes is gently sloping, well drained soil in both small and large areas on the gently rolling uplands. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Kendrick sand, 5 to 8 percent slopes is a sloping, well drained soil usually in elongated areas on long slopes of uplands. This soil has slight limitations as sites for septic tank absorption fields, dwellings, trench type sanitary landfills, and local roads and streets. Limitations for use as sites for small commercial buildings are moderate because of the slope.



Topography:

The figure below illustrates the topography of the northeastern portion of the site. The entire parcel slopes from west to east toward I-75.

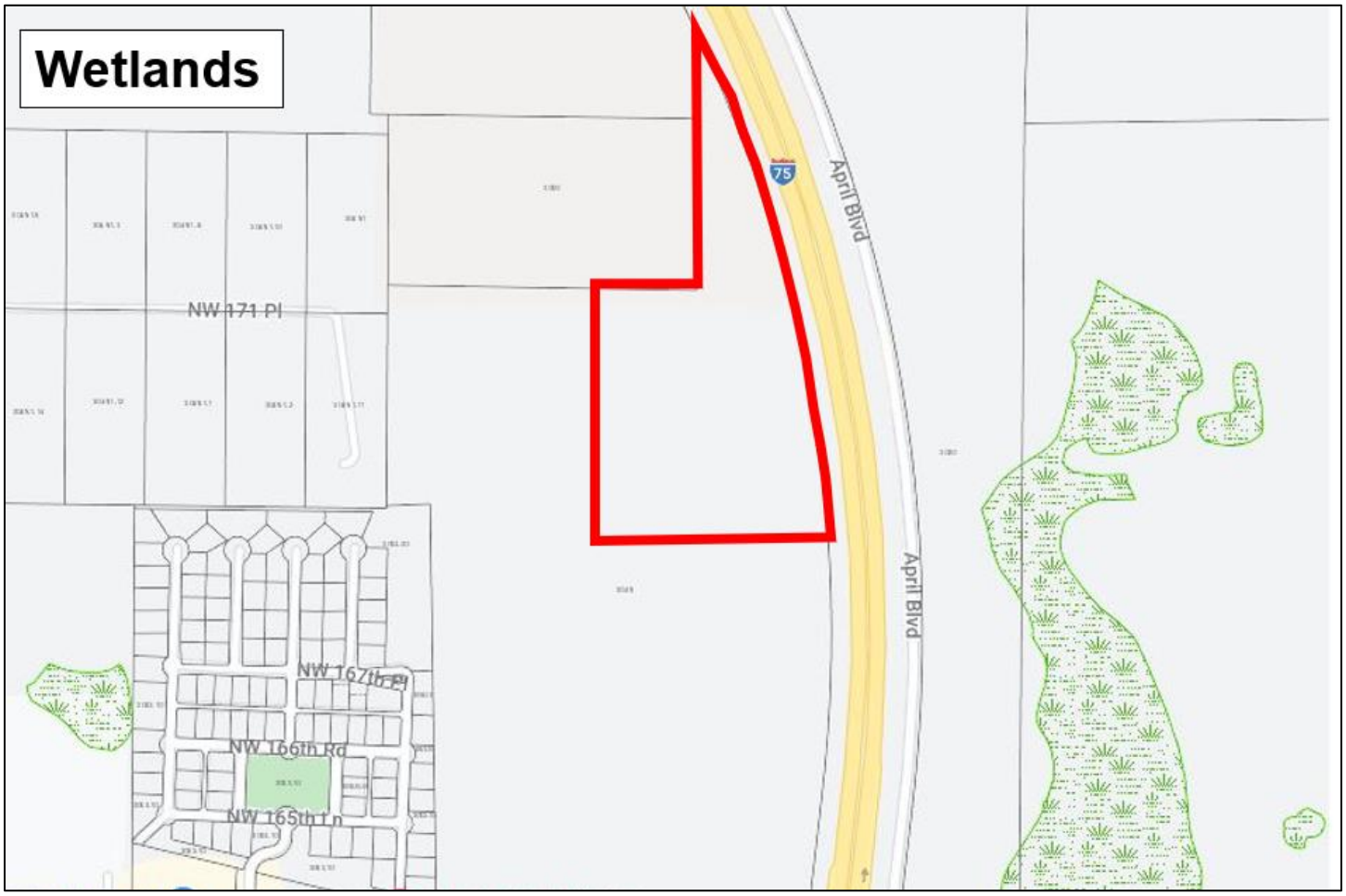


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there are no wetlands located on the subject property.



Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

Based on existing development and existence of public facilities intended to serve development, the site is located within urbanizing portion of the City of Alachua, abutting I-75 and in proximity to employment sectors of the City. West of the areas proposed for the land use change are houses in the Heritage Oaks Subdivision. South and southwest of the areas proposed for a land use change are several commercial facilities including a Publix Shopping Center, Holiday Inn Express Hotel, Hampton Inn Hotel, gas stations, and restaurants. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Utility extensions to serve any proposed future development of these two areas proposed for the land use change would be at developer expense. Development of this land will support the concept of urban development.

The proposed small-scale land use change will add 27.9 +/- acres of land to the High Density Residential land use category, which will reduce the City of Alachua acreage in the Corporate Park land use category by the same amount. The addition of the 27.9 +/- acres to the High Density Residential land use category will provide new housing opportunities to support population growth in the City of Alachua in an area that is within close proximity of existing non-residential development. This will provide a balance of uses in the area that will foster transportation choice and reduce vehicle miles travelled for goods and services. The new residential land uses will help to support the existing commercial facilities such as the Publix Shopping Center and nearby restaurants, which will foster economic development opportunities.

Existing vs. Proposed Designations

The proposed land use change to High Density Residential on the 27.9 +/- acre subject property will result in an increase of residential density for the site because the Corporate Park land category (with the given acreage area on the subject property) would not allow residential use. However, the Corporate Park land use category does allow for a significant amount of non-residential square footage and development. Thus, the comparison is between a residential scenario and a Corporate Park scenario where a maximum of 607,662 SF of non-residential could be developed on the property areas (see tables below). The “Public Facilities Impact Analysis” section will analyze capacity to serve a maximum residential density scenario on the site.

Existing FLUM Designation	Acreage	Max. Density	Max Dev. Scenario
Corporate Park	27.9	None	0

Existing FLUM Designation	Acreage	Max. Intensity	Max Dev. Scenario
Corporate Park	27.9	0.50 FAR	607,662 SF

Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
High. Density Residential	27.9	15 UPA	419 Units

The City of Alachua High Density Residential future land use designation allows for a variety of residential use types and allows some limited neighborhood-scale retail and services uses (up to 30,000 square feet of floor area). For the purposes of this analysis, the maximum development scenario for High Density Residential will be based on 419 dwelling units, which will be assumed to be multi-family.

Aside from the large amount of non-residential square footage available under the existing land use scenario, it is useful to compare the trip generation from the existing maximum development scenario to the proposed High Density Residential land use scenario. The analysis below compares the trip generation from the existing Corporate Park land use area using an even split of General Office and Research and Development Center square footage on 27.9 acres (303,831 SF for each), which assumes that half of the available square footage would be developed as general office use and half would be developed as a research and development center). The trip generation from the existing versus proposed land use designations is indicated in the tables below. The analysis does not take into account any internal trip capture or pass-by trips.

Development Scenario – Existing Corporate Park FLU

ITE CODE	UNITS	DESCRIPTION	RATE / KSF	DAILY TRIPS (ADT)
710	303,831 SF	General Office	10.84	3,294
760	303,831 SF	Research & Development Center	11.08	3,366
TOTAL:	**607,662 SF**			**6,660**
ITE CODE	UNITS	DESCRIPTION	RATE / KSF	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
710	303,831 SF	General Office	1.44	438
760	303,831 SF	Research & Development Center	0.98	298
TOTAL:	**607,662 SF**			**736**

Total Trip Generation: Existing Zoning Districts

- **6,660 ADT**
- **736 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

In comparison, the trip generation for the proposed High Density Residential land use designation with a maximum of 419 multi-family units yields the following trip generation (see Public Facilities Analysis in the next section for the full calculation of proposed trips):

Total Trip Generation: Proposed HDR Future Land Use Designation

- **1,902 ADT**
- **163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

Net Change from Existing Corporate Park to Proposed HDR Future Land Use Designation

- **(1,902 ADT – 6,660 ADT) = -4,758 ADT**
- **(163 PM PEAK – 736 PM PEAK) = -573 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

As can be noted from the above, based on a maximum development scenario, there is a significant net reduction in both average daily trip impacts and p.m. peak hour of adjacent street traffic trips resulting from the proposed land use change to High Density Residential.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Comprehensive Plan.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed future land use designation is described below:

Proposed FLUM Designation	Acreage	Max Dev. Scenario
High Density Residential	27.9 (+/-)	419 MF Units

Traffic:

Development Scenario: High Density Residential Land Use Designation

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
221	419	Multifamily Mid-Rise	4.54 / Unit	1,902
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
221	419	Multifamily Mid-Rise	0.39 / Unit	163

Total Trip Generation:

- 1,902 ADT
- 163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC

Affected Roadway Segments (per Sec. 2.4.14(H)(2)(a))

- Segment 6 – US 441 (From I-75 to CR 235A)
- Segment 5 – US 441 (From SR 235 to I-75)
- Segment 2 – Interstate 75 (From US 441 to SCL)
- Segment 1 – Interstate 75 (From NCL to US 441)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on Segment 6 (I-75 to CR 235A) (1,902 ADT, 163 PM Peak)
- 30% Distribution on Segment 5 (SR 235 to I-75) (571 ADT, 49 PM Peak)
- 25% Distribution on Segment 2 (US 441 to SCL) (476 ADT, 41 PM Peak)
- 15% Distribution on Segment 1 (NCL to US 441) (285 ADT, 25 PM Peak)

The level of service analysis for average daily trips and p.m. peak hour of adjacent street traffic is shown below in the tables.

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	29,841
Project Trips (ADT)	1,902
Available Capacity	7,257

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,806
Project Trips (PM Peak)	163
Available Capacity	541

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	24,741
Project Trips (ADT)	571
Available Capacity	13,688

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,315
Project Trips (PM Peak)	49
Available Capacity	1,146

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	I-75 Segment 2
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	56,164
Project Trips (ADT)	476
Available Capacity	34,960

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	I-75 Segment 2
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	5,890
Project Trips (PM Peak)	41
Available Capacity	2,319

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	I-75 Segment 1
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	29,708
Project Trips (ADT)	285
Available Capacity	61,607

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	I-75 Segment 1
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	3,113
Project Trips (PM Peak)	25
Available Capacity	5,112

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 104,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	104,750
Residual Capacity	453,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Multi-Family Calculations: 250 Gal/Unit per day x 419 = 104,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 115,225 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity	203,857
Parcel Demand for Site	115,225
Residual Capacity	671,501

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 419 = 115,225 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (419 units x 2.55 residents per unit x 0.73 tons/year per capita = 780 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	780 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	419	**units X 0.06 Elementary School Multiplier**	25	**Student Stations**
MIDDLE	419	**units X 0.03 Middle School Multiplier**	13	**Student Stations**
HIGH	419	**units X 0.03 High School Multiplier**	13	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

Approval of the application will result in a projected school enrollment impact of 25 elementary, 13 middle and 13 high school student stations. According to the 2021 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Santa Fe High School in 2029-2030 is 255, which will not be negatively impacted by this proposed zoning change. The available FISH capacity at Mebane Middle School in the 10th Year is 435, which will not be negatively

impacted by this proposed zoning change. The available FISH capacity for the Northwest Alachua CSA in the 10th year is 316, which will not be negatively impacted by this proposed zoning change.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.78
Reserved Capacity	3.46
Project Demand	5.3
Available Recreation Acreage	73.94

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 419 Units x 2.55 persons/household x 5 acres / 1,000 persons = 5.3 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. The proposed land use change is expected to have a minimal impact on the City's current recreation level of service.

STORMWATER

Goal 3: Stormwater The City shall 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.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in land use designation.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Vacant Land / Interstate 75
Alachua County Rural/Agriculture future land use designation

East: Interstate 75

West: Vacant land
Moderate Density Residential & County Rural/Agriculture future land use designation

South: Vacant land
High Density Residential future land use designation

The proposed High Density Residential land use designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua with close proximity to employment areas, I-75, and US Highway 441. There are existing commercial uses such as gas stations, grocery store, and restaurants in close proximity to the site proposed for land use map change. Santa Fe High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be at developer cost.

Urban Sprawl Analysis

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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.

Response: This proposed land use map amendment to High Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) near the developed intersection of I-75 and US 441. It is in close proximity to employment areas within the City. The site does not contain wetlands and is not in a floodplain area or a strategic ecosystem area, so natural resources and ecosystems are protected. In addition, future development at the site shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: Existing public utilities are available to serve the site and connections to such utilities will be provided at private developer cost. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the two areas proposed for the land use change will be via an extension of NW 161st Terrace (an existing roadway) that will be developer constructed.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: The areas proposed for a future land use change on the parcel do not have an Agriculture future land use designation (current designation is Corporate Park). Therefore, the City does not consider this an area to be preserved for agricultural areas and activities. The existing land use designation indicates that it is not the City's long-term vision for agricultural activities to occur on this property.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed land use map amendment for the property to High Density Residential will help to provide housing for the growing residential population in the City in an area served by several non-residential/commercial services such as a grocery store, gas stations, and restaurant. It also will provide additional housing stock to serve the community in an area with centralized services available. This residential use will support the non-residential uses in the City by providing housing opportunities for the employees of local businesses, including those in close proximity to the site.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed amendment is not for low-density residential. In fact, it is for high-density residential within a larger property area that includes a portion designated for Commercial land use. This change will promote the already existing mix of residential and non-residential in a portion of the City of Alachua that is primed for continued economic development due to geographic considerations, available public facilities and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services

Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

2. 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.

Response: The subject property is located in an urbanizing area abutting I-75 and at the intersection with US 441, which is already developed. Public facilities needed to support development, including water & sewer services and a high school (Santa Fe High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines. In addition, surrounding properties in the immediate vicinity to the south and southwest already have an urban land use and zoning designation.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. High density residential development on the subject property will not promote strip development based on the proposed map's consistency with the overall land use pattern in the immediate area. Urban land use and zoning designations are existing on a majority of the adjacent parcels to the south and southwest in the immediate area and this change will be consistent with those designations.

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.

Response: There are no identified regulated natural resources on the property (wetlands, floodplains, etc.). In addition, any on site environmental resources (if any) will be protected at the development stage in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

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 farmland and soils.

Response: Currently, there are only agricultural land use designations on properties to the north of the northernmost area proposed for a land use map amendment. The proposed future land use category is less intense (residential) than the existing Corporate Park designation on

the properties to the north, which will provide additional protection for the adjacent agricultural areas and activities.

6. Fails to maximize use of existing public facilities and services.

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Extension of NW 161st Terrace will be at developer expense to provide access to the subject areas of the property.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines. Extension of NW 161st Terrace will be at developer expense to provide access to the subject areas of the property

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, educational, health care, fire and emergency response, and general government.

Response: The subject property is located in the urbanizing portion of the City of Alachua and will be accessed by an extension (at developer cost) of NW 161st Terrace. A portion of NW 161st Terrace currently exists, and it runs north from US 441. Santa Fe High School is in close proximity to the southwest of the areas proposed for the land use map amendments. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the property areas to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property falls within urbanized area the City of Alachua due to its adjacency to I-75 / US 441, availability of centralized utilities and land use pattern in the area. The areas proposed for the land use map amendments currently have urban land use category designation (Corporate Park).

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site for high density residential near the intersection of I-75 / US 441 is in an area that already has residential and non-residential development. Public services are available (water, sewer, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations within the immediate vicinity of the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed land use change areas are within a larger parcel that already has an area designated for Commercial land use and additional areas designated Moderate Density Residential and High Density Residential, thus providing a mix of uses and densities on the overall parcel. The High Density Residential land use category allows for neighborhood scale retail and services (up to 30,000 square feet), which provides for a mix of uses such as: convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices. There are also other Commercial-designated parcels to the south and southwest of the site and Santa Fe High School (designated Public) is in close proximity to the west. All these uses and designations provide for a functional mix of uses.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible. The extension of NW 161st Terrace will provide internal connectivity to the Publix shopping center, restaurants, and other commercial and residential uses (Heritage Oaks Subdivision) without the need to use US 441. There are existing sidewalks along US 441 that connect to a sidewalk system along NW 161st Terrace. As NW 161st Terrace is extended (at developer expense), it will provide pedestrian connectivity among a variety of the uses north of US 441 through the construction of sidewalks along NW 161st Terrace.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, any development of the site will be required to provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan Elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, Community Facilities Element, Transportation Element, Conservation/Open Space Element and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre): 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 low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Apartments and townhomes;*
4. *Duplexes and quadplexes;*
5. Live/work units;
6. *Residential Planned Developments;*
7. *Traditional Neighborhood Planned Developments;*
8. *Group living;*
9. *Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: As described in the policy listed above, the proposed High Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designation is appropriate due to is location in an area with a mix of residential and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The property is also served by all necessary public facilities to serve future development of the site.

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

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.

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

Consistency: Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Regulations.

Objective 5.1: Natural features: The City shall coordinate land use categories 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.

Consistency: Future development on the site will identify and address on-site natural features and will address them in compliance with the Land Development Regulations. Maps included within this report indicate that there are no wetlands, floodplains, or strategic ecosystems on the subject sites.

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, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively impact the City's adopted LOS standards. Public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the site will be from the extension of NW 161st Terrace, which will also include sidewalks on both sides of the roadway. This extension will be at developer expense. Public school capacity is available currently to serve future development. Santa Fe High School is in close proximity to the areas proposed for a land use change.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan

Consistency: Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.

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.

Consistency: An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report). Based on land use maximum development scenarios, the calculations indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

Goal 2: The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Goal 3: The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental / Suitability Analysis" sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

Conservation & Open Space Element:

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **Any future development proposal associated with these parcels will meet the City's air quality standards.**

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: **As described in the Environmental / Suitability Analysis section of this application, the existing soil types on site have minimal limitations for urban development.**

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

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: **There are no known or identified geological resources on the property.**

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: **The land use category that is proposed is residential in nature (Residential High) and, therefore, no hazardous materials shall be utilized.**

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **The subject property does not currently have an Agriculture future land use designation, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

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

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

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

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

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

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

MEMORANDUM

Date: June 8th, 2022

To: Planning and Zone Board
City of Alahcua, FLorida

From: Kevin Strattan
City of Alachua Resident

Re: Public Hearing Response Tax Parcel 03049-000-000

I am against changing the Future Land Use Map FROM Corporate Park TO High Density Residential.

- Residential facilities are already allocated in the surrounding area north of NW 163rd Lane. Additional high density residential areas would add to the already stressed intersection at NW US HWY 441 and NW 167th Blvd.
    - There is only one stop light for individuals to go south on US 441 toward Gainesville and there are already complaints with the increased traffic that the other residential areas will create.
- By voting no you are voting to not add to the already expected traffic burden by keeping this area as a corporate park.
    - This will bring more jobs to the City of Alachua on the north side of Interstate 75 whereas the majority of the new jobs are being developed in Progress Park and the surrounding biotech industry south of the city center.
    - Workers going to offices constructed in the current Corporate Park area will be going against the flow of current traffic in the morning (going to work) and in the evening (leaving work) which will not add to the burden of traffic already present and forecasted if they are coming from the south side of US Hwy 441. Residents that live north of Alachua will be exiting the traffic congestion at this same light thereby not continuing to add to traffic congestion through the City of Alachua and further south into Gainesville.
    - Some office workers may in fact be able to access their offices without having to drive a motorized vehicle with the continued development of residential areas surrounding this corporate park.
- This area is directly adjacent to Interstate 75 and could comprise of multi-story facilities.
    - The level of noise from the interstate would lower the potential property values of individual units or apartments thereby potentially bringing down the overall property values of the entire area.
    - Additional funds will be needed to erect sound barriers along I-75 to try and reduce the noise pollution from the traffic on the interstate against the potential high-number of people living in a newly created high-density residential area.
- The counter argument that the site is currently zoned to allow another large warehouse such as a Dollar General or Amazon warehouse is not sound as the ingress and egress to

the area does not facility large shipping semi-trucks. The most likely use of the corporate area will be for corporate offices which supports points already stated above.

Kevin Strattan
16567 N.W. 165th Lane
Alachua, FL 32615

ALACHUA, FL 32615
JUN - 8 2022
USPS

City of Alachua
Planning & Comm Development
PO Box 9
Alachua FL 32616

RECEIVED
JUN 09 2022
By

Banks

Continued from Page 3A

brated 54 years of marriage before her husband died at 88.

Throughout her time in the region, Banks was involved in civil rights movements becoming a lifetime member of the NAACP and a founding member of Gainesville Women for Equal Rights. She also co-founded the Millhopper Cooperative Nursery School, after her son was denied access at an all-white preschool.

She was appointed by Florida Gov. Bob Graham to the Governor's Commission on Post Secondary-Education in 1979.

As the University of Florida began to integrate their college she and her husband rallied to organize support for African Americans who wanted to go into med school. Banks organized events for social activities, enrichment sessions, medical care and fundraiser for scholarships.

In 2003, Banks was honored by Santa Fe College as a woman of distinction for her work in the community, such as driving bringing food to families in need and counseling teen parents.

But to those who knew her best, she was "mom."

Banks leaves behind three children: Barry Banks, 62, Garry Banks, 59, and Colleen Banks, 58.

"Although she seemed to be very outgoing and a gregarious person she loved being at home, decorating her home, painting and performing yardwork – that's what she loved," Colleen Banks said.

They describe their mother as a detailed and time-sensitive person who once got a speeding ticket because she didn't want to be late to her doctor's appointment.

"And you can't forget her laugh," Colleen said. "She had a contagious laugh."

Banks' funeral will be held at 3 p.m. at the Greater Bethel AME Church. The family asks that in lieu of flowers monetary contributions be made to the Shands Kidney Transplant Program or Cullen W. Banks M.D. Scholarship, University of Florida Foundation.

Housing

Continued from Page 3A

only person who voted against the proposal, said she is concerned about putting another measure on the November ballot due because it could hurt the chances of the Wild Spaces & Public Places sales tax extension passing.

"I think people may support something (on a housing bond) when they see a fully fleshed out, fully developed proposal," she said. "I think that could gain some traction."

The Wild Spaces & Public Places ballot question in November calls for extending the half-cent sales tax for environmental preservation and park projects. The proposal is being paired with another half-cent infrastructure surtax to pay for road paving, upgrades to public safety facilities and land for affordable housing projects.

Both will be decided by voters countywide.

While the commissioners generally supported the the affordable housing bond proposal, several pushed back on placing the item on the upcoming ballot, an issue that remains unanswered at this time.

"I do think that ultimately this (bond) can be a significant part of our overall affordable housing strategy, so I want to continue to learn more and find out how it can be used,"

Mayor Lauren Poe said. "Unless I'm just blown away by what I see (from staff) in July, I'm highly unlikely to vote to put it on the November ballot."

Commissioners Reina Saco and Harvey Ward also said they feared the plan would feel rushed and would prefer the question be poised to voters in 2024.

"The process of preparing to put a bond issue on the ballot should include months or years of conversation, and we would only have weeks to prepare to place it on the November ballot," Ward said in an email. "So I support a report that would begin the conversation, but I do not believe we are prepared to ask the people to approve a large housing bond for this November."

City staff is preparing to outline exactly how much of the $30 million to $50 million in bond revenues would be spent on affordable housing preservation and new affordable housing projects, as well as identify income limits for those qualifying for housing, Hayes-Santos said.

"They are also coming back with information about what would be the costs for the bonds for our taxpayers, the yearly costs – all the information for us to move forward on the housing bond to make sure we could build housing for our lowest-income individuals," Hayes-Santos said.

Hayes-Santos also suggested combining the bond funds with those offered by nonprofits and the Gainesville Housing Authority, allowing more than 1,200 affordable housing units to be built.

Scott Winzeler, chief outreach and development officer for Alachua Habitat for Humanity, said Tuesday that the bond revenues combined with Habitat dollars could increase the number of affordable homes the program offers.

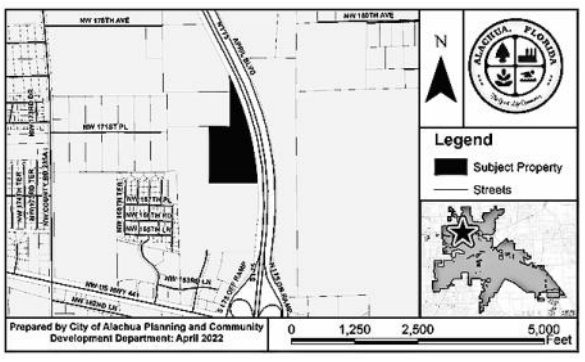
"Obviously, it would be a great opportunity for people like us in the affordable housing sphere," he said.

Kim Tanzer, a former UF architecture professor and former dean of the University of Virginia's School of Architecture, said Wednesday that it would be too early to ask voters in November if they support the bond.

"(City officials) need to have a plan before they bring it to the voters, which is what the staff report told them," she said. "Cities with established goals and strategies have had some success. We do not have any meaningful goals or strategies this time as a city."

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).

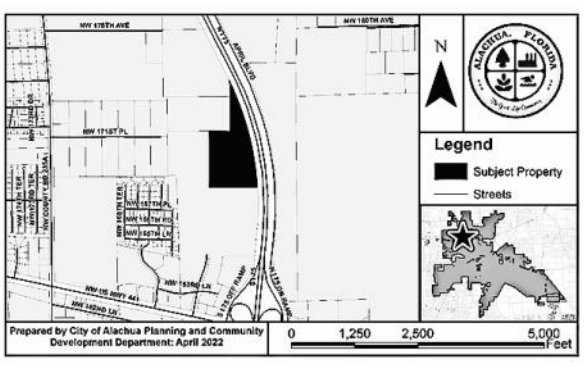


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30402660

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30402834

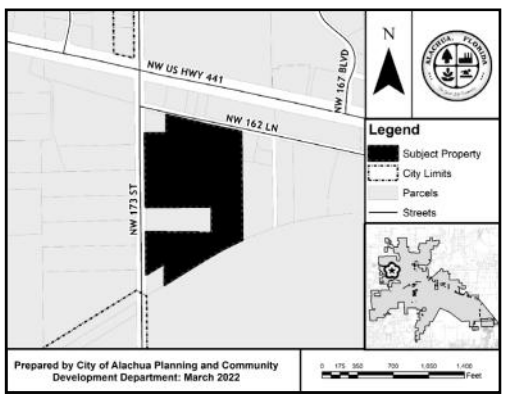
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30402926

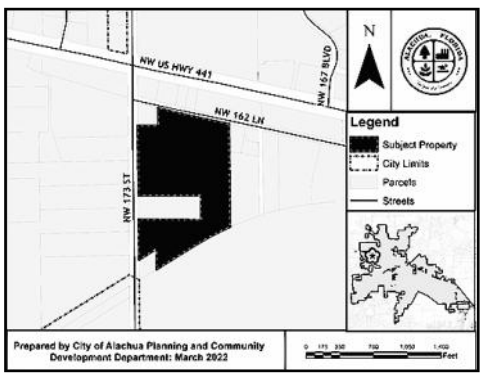
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO RESDENTIAL SINGLE FAMILY – 4 (RSF-4) AND RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8)ON A ±25.48 ACRE PROPERTY; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



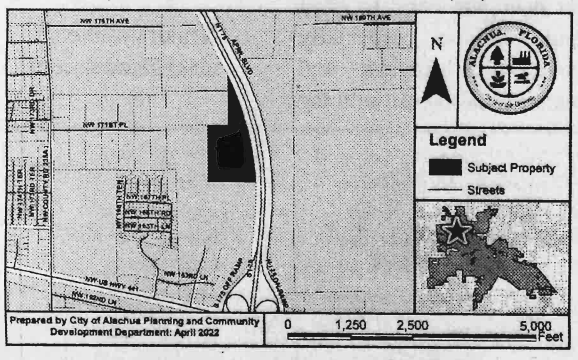
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30403005

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 & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



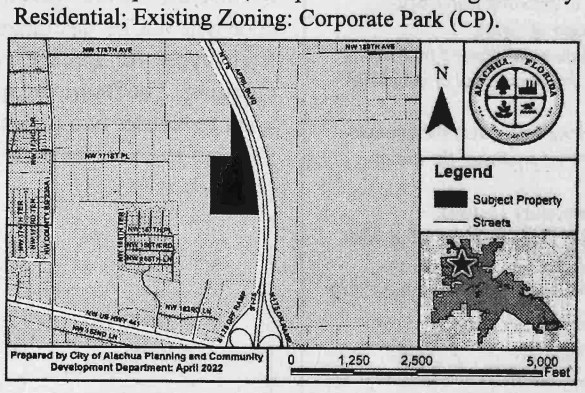
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

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 & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022, 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 a request by John C Vick III of V3 Capital Group to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 4.3.4 (J) regarding use-specific standards for vehicle sales and services.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Daniel Young, P.E., of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Site Plan to construct a ±6,952 square foot automobile repair and servicing facility with associated site improvements on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000);

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022 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 Aaron Hickman, PSM., of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for San Felasco Research Ventures, LLC, property owner, for consideration of the Final Plat for Convergence Research Park Residential Phase 1. The final plat proposes to subdivide the ±44.44 acre subject property into a total of 86 lots with associated common areas and road right-of-way. The subject property is located south of San Felasco Parkway, north of Shaw Farms of Alachua and Alachua Highlands, and east of

City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 5/25/2022 (date) FOR THE HighPoint Crossing SSCPA & Rezoning (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.

Melissa Watson
(signature)

~~3 (three)~~ 6 (Six)
(number of signs)

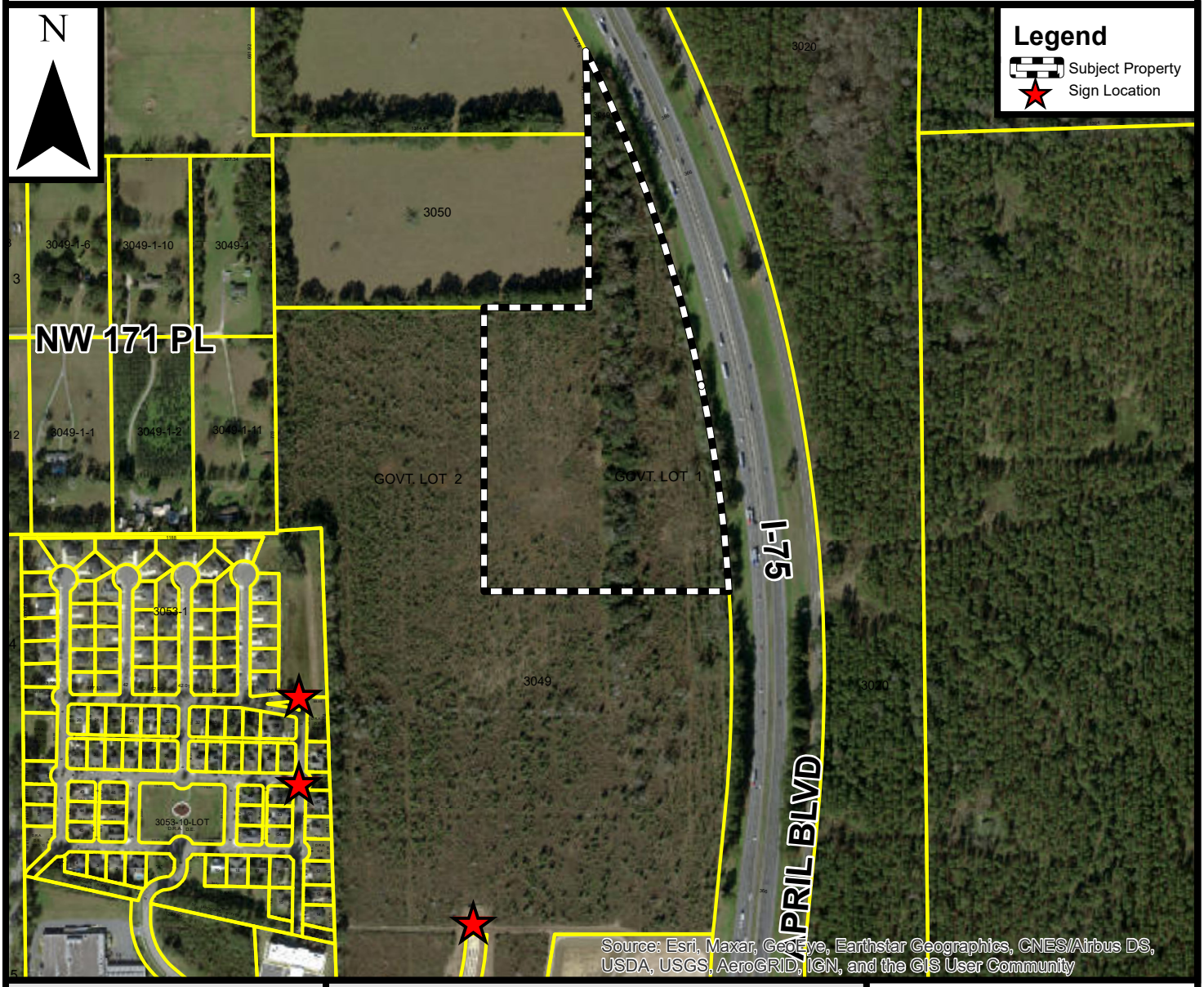
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua A One, LLC
SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

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.

0 225 450 900 Feet

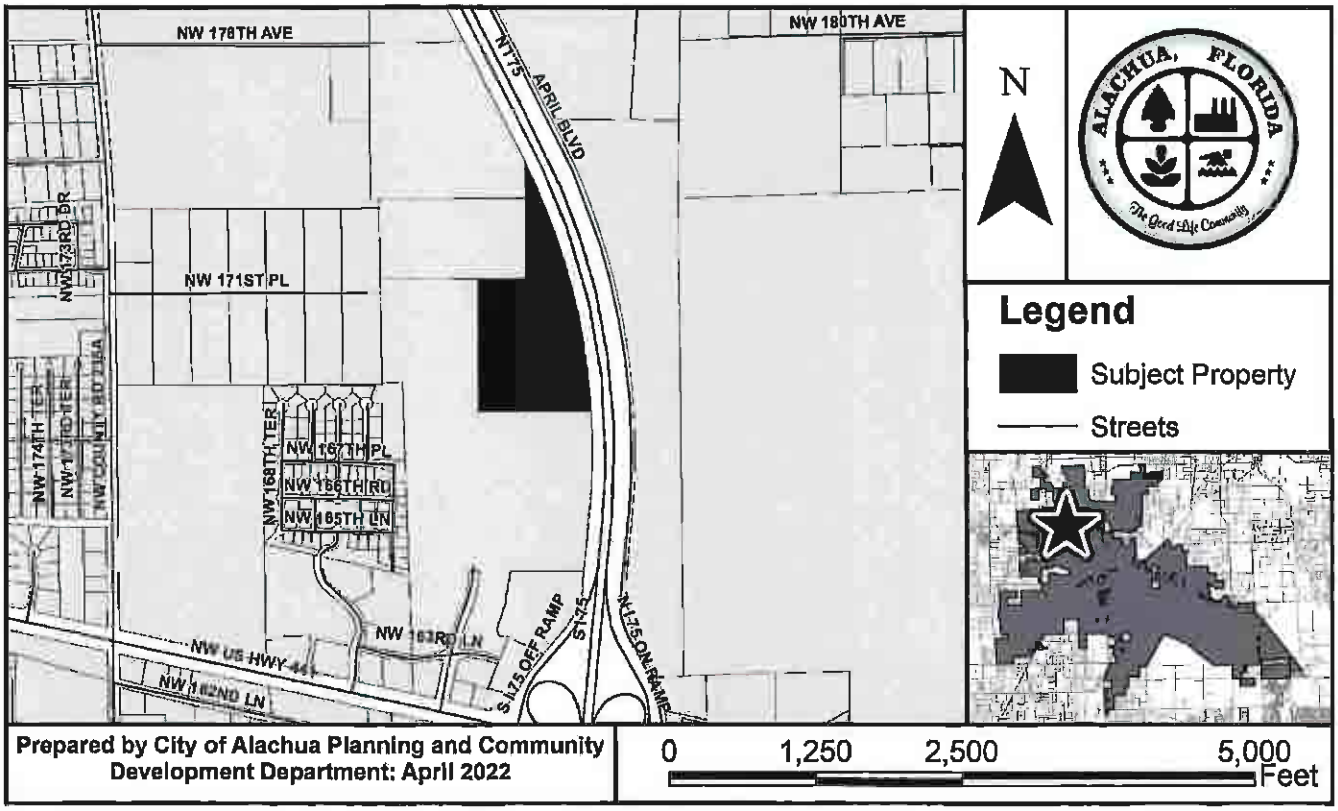
Mailed 5/26/22 KC

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 & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

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

03053-020-000 & 03053-020-063
Heritage Oaks Property Owners Association Inc
15010 NW 173RD ST
ALACHUA, FL 32615

03049-000-000 & 03049-003-000
03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-010-000 & 03053-010-035
03053-010-050 & 03053-010-034
Heritage Oaks Property Owners Assn Inc
PO BOX 969
ALACHUA, FL 32615

03053-001-001
Alachua Gateway Center Surfacewater Management Association Inc
PO BOX 969
ALACHUA, FL 32616

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-008
Alachua County Farm Bureau Inc
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-014
Ford Nathaniel M Iii & Tiroshsa T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-051
Mouras Dennis James & Rebecca Jane
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

AVERY 5160
Easy Peel Address Labels
Go to avery.com/templates

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
Samuel Dwight Brandon & Natasha June Marie
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
Limaye Swapna Raveendra & Raveendra V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000 & 03050-000-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03049-041-000 & 03053-001-009
03053-001-010
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

Etiquettes d'adresse Easy Peel
Allez a avery.ca/gabarits

AVERY 5160
Easy Peel Address Labels
Go to avery.com/templates

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Pat: avery.com/patents
Etiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

NATION & WORLD

DOW: 30,772.79 ▼ 208.54 (0.67%) **NASDAQ:** 11,247.58 ▼ 17.15 (0.15%) **S&P 500:** 3,801.78 ▼ 17.02 (0.45%)

Report: Social media full of LGBTQ harassment

Companies safeguarding response to attacks, slurs

Amanda Seitz
ASSOCIATED PRESS

It's unclear how social media platforms such as Twitter are handling threats directed at LGBTQ users due to tech companies' limited transparency on how they respond to those attacks. GREGORY BULL/AP FILE

WASHINGTON – Social media platforms including Facebook and TikTok are failing to stop hate and threats against LGBTQ users, a report issued Wednesday from advocacy group GLAAD found.

Those are some of the internet's most vulnerable users, with a majority of LGBTQ people saying they've faced menacing posts or comments when they're scrolling through social media. But it's unclear how social media platforms such as Facebook, Instagram, TikTok, Twitter and YouTube are handling those threats.

Instead of protecting users, GLAAD says in the report, the tech companies are safeguarding information about how they respond to those attacks, revealing few details about how often they take down posts or accounts that push hate speech or harass LGBTQ users.

"The reality is, there's very little transparency and very little accountability," said Jenni Olson, GLAAD's director for social media safety and author of the report. "And people feel helpless."

Los Angeles resident Peter Sapinsky, a gay musician who said he has faced harassment in the online gaming community, shared screenshots with The Associated Press of dozens of messages he's sent to YouTube about users and videos that use racist and homophobic slurs. YouTube has responded to only some of the messages, he said.

Sapinsky, 29, said some use YouTube to livestream themselves harassing people at Pride parades. They quickly delete those live videos once they've wrapped to evade being detected by YouTube for violating its policies against hate speech, he said. He listed a series of homophobic slurs he's heard in videos posted by users who are still operating on the site.

"YouTube doesn't do anything about it," Sapinsky said. "For someone who says they don't allow hate on the website, they sure do."

Hateful or violent speech directed at members of the LGBTQ community is prohibited on the platform, YouTube spokesperson Jack Malon said.

"Over the last few years, we've made significant progress in our ability to quickly remove hateful and harassing content," Malon said. "This work is ongoing, and we appreciate the thoughtful feedback from GLAAD."

A Twitter spokesperson said in a statement that the company was discussing the report's findings with GLAAD. A statement from TikTok did not directly address the report but said the company is working to create an "inclusive environment."

GLAAD recommended platforms start releasing the training methods for content moderators as well as the number of accounts and posts the companies remove for violating rules designed to protect LGBTQ users.

All of the social media platforms have outlined policies that are designed to prevent LGBTQ users from being harassed, threatened or discriminated against by other users because of their identity.

Twitter and TikTok also have policies against intentionally misgendering, using the wrong pronoun to describe someone, for example, or deadnaming, which involves reviving a transgender person's name from before the person transitioned. Meta, which owns Facebook and Instagram, said it removes those posts on request.

Louisiana court halts ban on abortion

Kevin McGill
ASSOCIATED PRESS

NEW ORLEANS – Louisiana authorities have once again been blocked from enforcing a near total ban on abortion, this time under a judge's order released Tuesday by a state court in the capital.

Judge Donald Johnson's order halts enforcement temporarily while lawyers for a Louisiana clinic and other supporters of abortion rights pursue a lawsuit challenging the legislation. Johnson set a hearing for Monday.

State Attorney General Jeff Landry criticized the ruling in a series of posts on Twitter.

"To have the judiciary create a legal circus is disappointing," Landry wrote in one post.

"The rule of law must be followed, and I will not rest until it is. Unfortunately, we will have to wait a little bit longer for that to happen," he added.

Kathaleen Pittman, director of the north Louisiana clinic that was the lead plaintiff in the lawsuit, expressed relief in a phone interview. Pittman said the Hope Medical Group for Women clinic in Shreveport is ready to resume counseling and abortions. Louisiana's two other clinics are in the capital, Baton Rouge, and New Orleans.

"We look forward to arguing for a preliminary injunction before Judge Johnson next Monday and, in the meantime, we take solace in the fact that crucial healthcare for women has been restored in the state of Louisiana," Joanna Wright, an attorney for the clinic, said in an email.

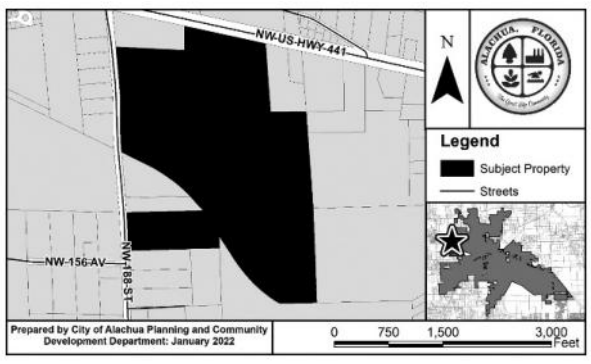
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-06

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 ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178173

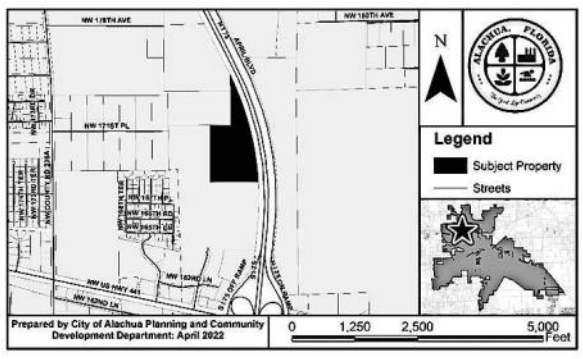
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178409

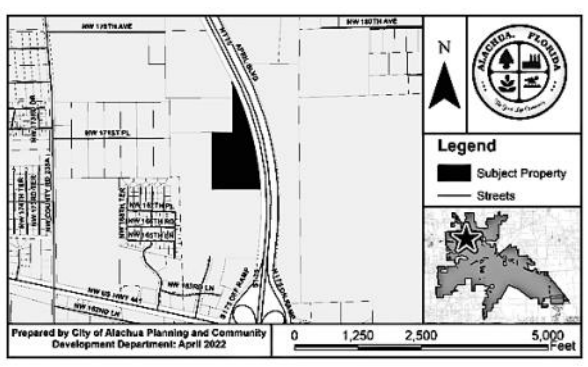
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178585

City of ALACHUA

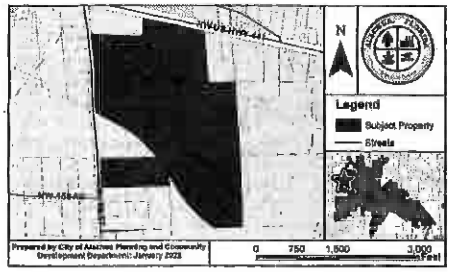
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-06

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 ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 2022)

- Melissa Matz, a seventh-grade math teacher
- a fourth-grade teacher at Samoset Elementary School

of the year, a selection committee representing teachers, principals, parents, and the business community reviews each district application on the aspects of teaching as a career.

# # #

Email editor@alachuatoday.com

City of ALACHUA

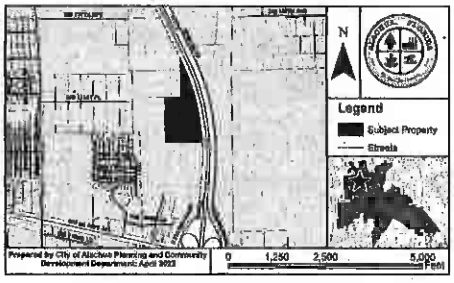
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 2022)

CITY OF NEWBERRY NOTICE OF PUBLIC HEARINGS – PROPOSED AMENDMENTS TO THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS

THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, HEREBY GIVES NOTICE that, pursuant to Sections 163.3161 through 163.3215, Florida Statutes, comments, objections and recommendations regarding proposed amendment to the Land Development Regulations of the City of Newberry, hereinafter referred to as the Land Development Regulations, will be heard by the City Commission of the City of Newberry, Florida, at a public hearing on Monday, July 25, 2022 at 7:00 p.m., or as soon thereafter as the matter can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

ITEM 1: Ordinance 2022-27/LDR 22-11, an application by the City of Newberry to amend the text of the Land Development Regulations of the City of Newberry, Florida Code of Ordinances, establishing the criteria for Small-Scale Rural Subdivisions.

ORDINANCE NO. 2022-27

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE TEXT OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, AS AMENDED; BY AMENDING SECTION 4.2 SUPPLEMENTARY REGULATIONS AND 4.4 "A" AGRICULTURAL; SUBSECTION 4.4.5 SPECIAL EXCEPTIONS; ESTABLISHING SMALL-SCALE RURAL SUBDIVISIONS AS A SPECIAL EXCEPTION; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearings and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the proposed Amendments. Please call 352-472-5440, or email EconomicDevelopment@NewberryFL.gov to request a copy of the proposed Amendments be sent to you, to submit comments prior to the public hearings, or to to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

(Published: Alachua County Today - July 14, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 5/25/2022 (date) FOR THE HighPoint Crossing SSCPA & Rezoning (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.

Melissa Watson
(signature)

~~3 (three)~~ 6 (Six)
(number of signs)

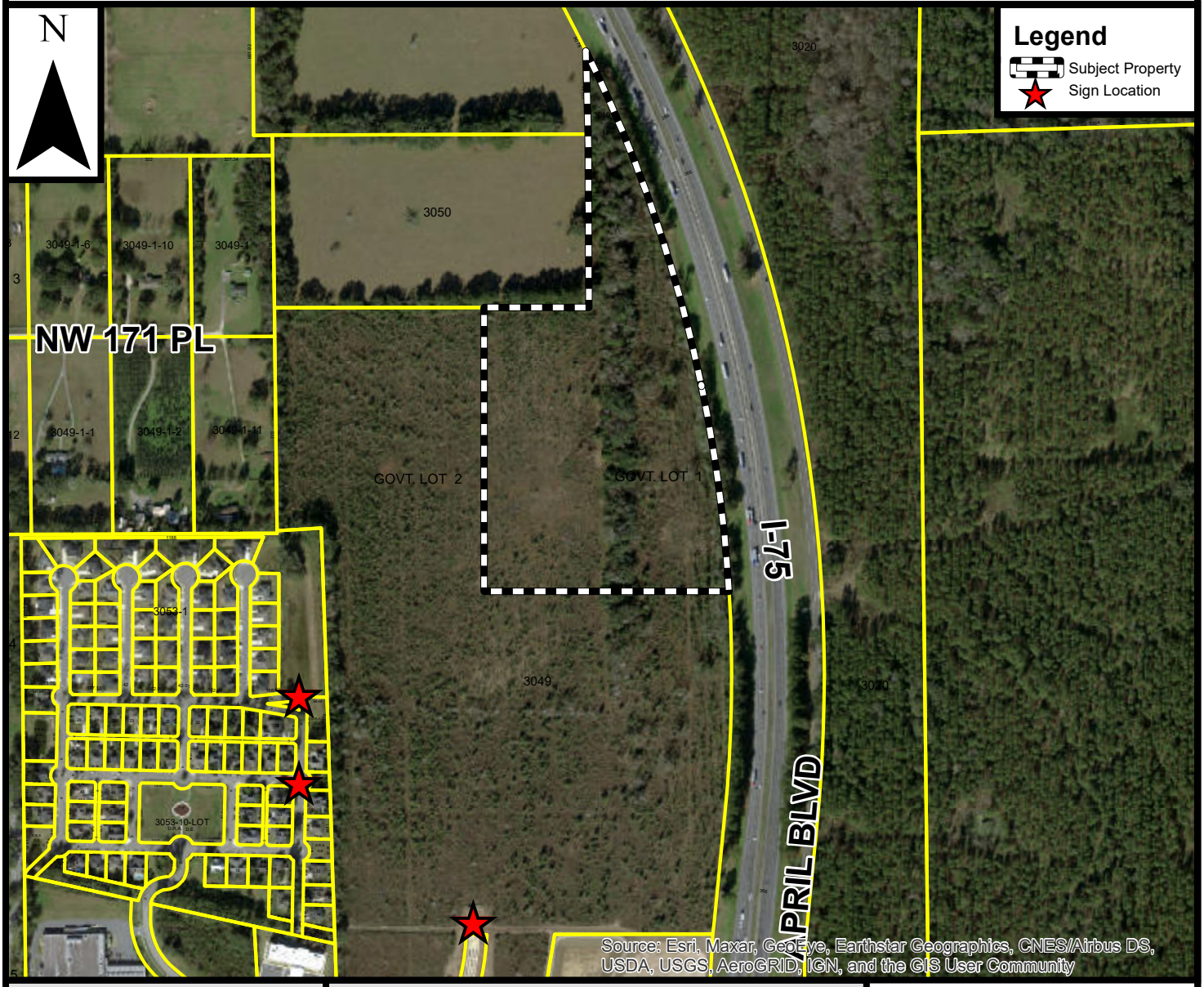
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua A One, LLC
SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

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.

0 225 450 900 Feet

City of
ALACHUA
the good life community

Mailed 7/11/22
KC

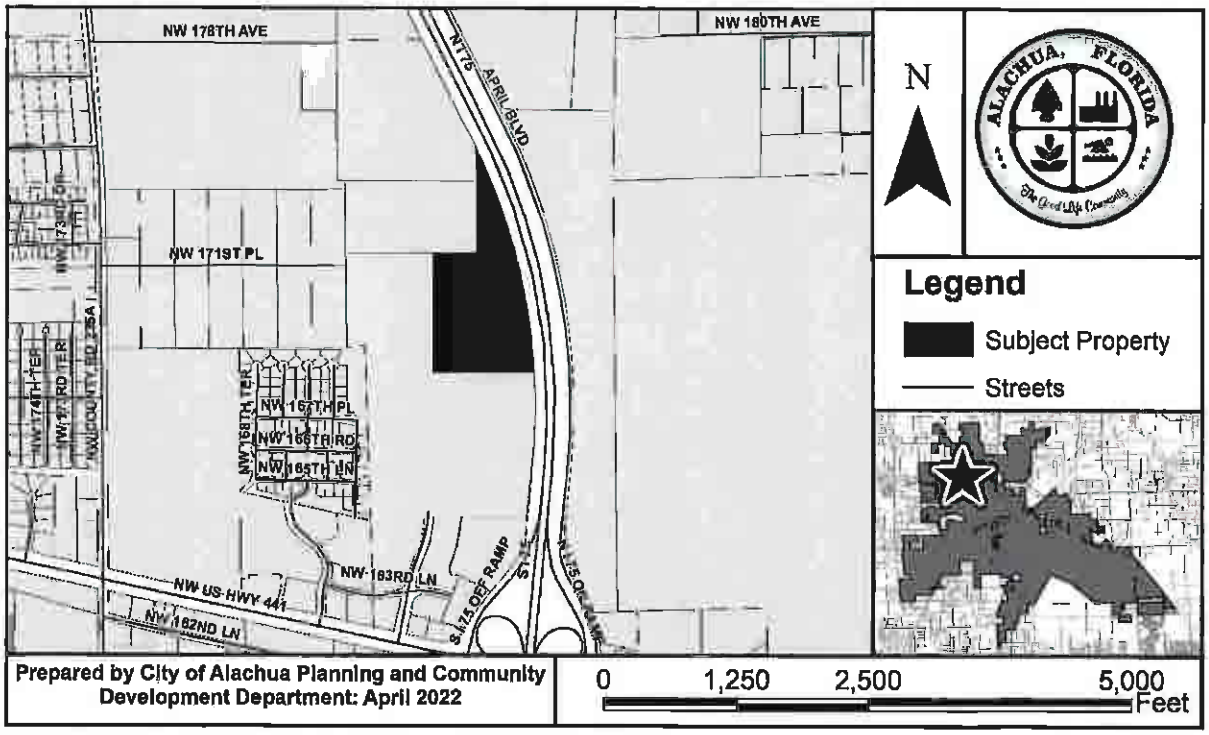
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

AVERY 5160
Easy Peel® Address Labels
Go to avery.com/templates
Use Avery template 5160

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

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

03053-020-000 & 03053-020-063
Heritage Oaks Property Owners Association Inc
15010 NW 173RD ST
ALACHUA, FL 32615

03049-000-000 & 03049-003-000
03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-010-000 & 03053-010-035
03053-010-050 & 03053-010-034
Heritage Oaks Property Owners Assn Inc
PO BOX 969
ALACHUA, FL 32615

03053-001-001
Alachua Gateway Center Surfacewater Management
Association Inc
PO BOX 969
ALACHUA, FL 32616

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-008
Alachua County Farm Bureau Inc
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-014
Ford Nathaniel M Iii & Tiroshsa T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-051
Mouras Dennis James & Rebecca Jane
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

Trouvez votre gabarit
Etiquettes d'adresse Easy Peel
Imprimez à la perfection à l'aide de l'outil Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
Samuel Dwight Brandon & Natasha June Marie
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
Limaye Swapna Raveendra & Raveendra V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000 & 03050-000-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03049-041-000 & 03053-001-009
03053-001-010
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

DeSantis

Continued from Page 1A

trade practices will be punished according to the law."

The governor was joined Wednesday by incoming Florida House Speaker Paul Renner, who said a global elite is "weaponizing American capitalism against us."

"This is a pocketbook issue and we will not relent until we start dismantling this dangerous form of ESG," Renner said.

DeSantis Watch, a leftwing organization opposed to the governor, accused him of "doing the bidding of his large corporate donors and billionaire supporters."

"Florida is ground zero for the climate crisis but once again Ron DeSantis lacks the courage to take any real action to protect the livelihoods of the people of our state," DeSantis Watch Constituencies Director Natasha Sutherland said in a statement. "Today's executive order doesn't take on corporations, it does the bidding of the worst of them by refusing to address their environmental impacts, human rights records, or levels of corruption while the state invests our public tax dollars with them."

Follow Herald-Tribune Political Editor Zac Anderson on Twitter at @zacjanderson. He can be reached at zac.anderson@heraldtribune.com

Insurance

Continued from Page 1A

state House member and attorney general candidate.

"Working Floridians know he's turned his back on them, because the hits keep coming," Crist said of DeSantis. "You're paying too much for less coverage."

Crist is seeking the Democratic nomination for governor in the Aug. 23 primary, vying with Agriculture Commissioner Nikki Fried. The winner of that contest will face DeSantis in November.

Fried has said that as governor, she would work to reduce frivolous lawsuits and limit insurance fraud to bring down property coverage rates. She also would strengthen the Insurance Consumer Advocate's role.

Banker's announcement comes even as 27 companies are operating under the threat of having their financial ratings downgraded by Ohio-based Demotech, which rates insurance firms. While the downgrade was supposed to occur Tuesday, the company has told state officials it won't occur "until further notice."

Lindsey Curnutte, a DeSantis campaign spokeswoman, said the Republican governor was "working to clean up the mess Charlie's policies created." Crist, then a Republican, was governor from 2007-11 during a similarly challenging time for Florida homeowners.

"Charlie's attacks are ironic coming from the man who single-handedly booted property insurance companies out of Florida with his anti-free market policy experiment in 2007," Curnutte said..

A spokeswoman for the governor's office, Christina Pushaw, said officials are monitoring the situation with Demotech and the potential downgrade's effect on millions of Florida policyholders.

Echoing concerns aired by Florida's Chief Financial Officer Jimmy Patronis, DeSantis' office was critical of Demotech's "inconsistent application of its own methodology and its unilateral decision" involving Florida's insurers.

Crist, though, said that DeSantis should take more aggressive steps, including guaranteeing that no homeowner be left without insurance that would threaten possible mortgage foreclosure. The Republican governor also should allow anyone who loses coverage to join state-backed Citizens Property Insurance, Corp., at a rate that will not change for a year, and expand its coverage limits, Crist said.

Citizens already is being flooded with new customers, and projected to reach 1.2 million policies by the end of this year. Citizens' President and CEO Barry Gilway this month said the company was experiencing "almost incomprehensible growth."

The property insurance market's freefall comes even after DeSantis called the May special legislative session that steered $2 billion of taxpayer money into a fund to help insurers pay hurricane damage claims, limit lawsuits against companies and have homeowners shoulder more of the cost for roof replacements.

But even with the benefits enacted by the governor, homeowners' insurance rates continue to climb. Property insurance premiums in Florida are three times the national average, according to the Insurance Information Institute.

Crist, a Democratic member of Congress since 2016, was a combative advocate who took on insurance companies during his time in the governor's office.

He managed to get rates reduced early in his term, while allowing Citizens to take on more policies, but by the time he left office in 2011, rate were climbing again and his successor, Gov. Rick Scott, was committed to reducing Citizens' size, triggering even higher private insurance rates.

The size of Citizens then, however, was roughly 1.2 million policies — the same mark it is expected to reach this year, even with DeSantis' changes.

"Companies go to the Legislature and say if you let us do whatever we want to do...then over a couple of years, the rates will go down," Shaw said. "It's a promise the Legislature keeps falling for."

John Kennedy is a reporter in the USA TODAY Network's Florida Capital Bureau. He can be reached at jkennedy2@gannett.com, or on Twitter at @JKennedyReport

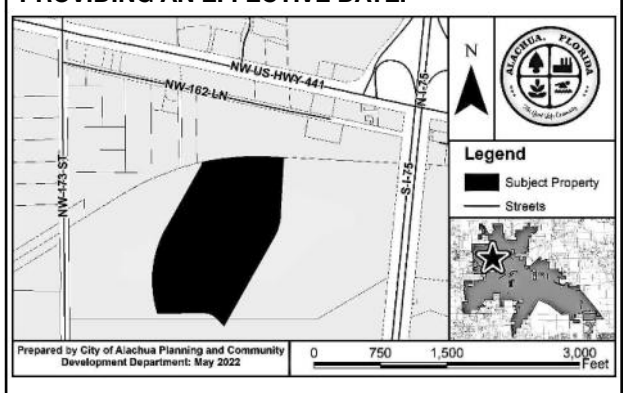
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400234

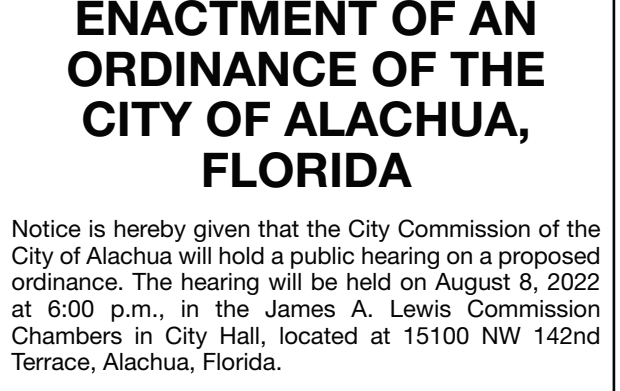
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400177

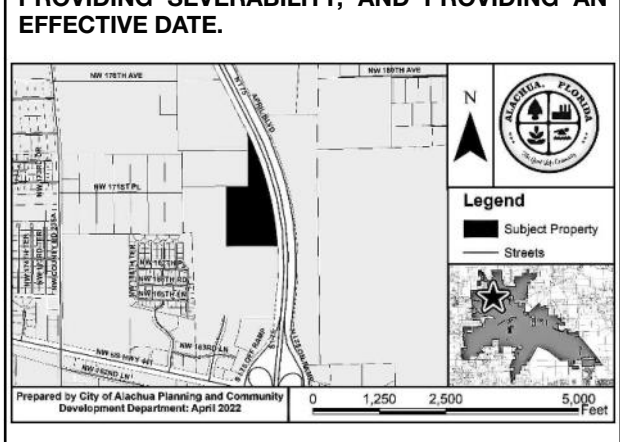
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400108

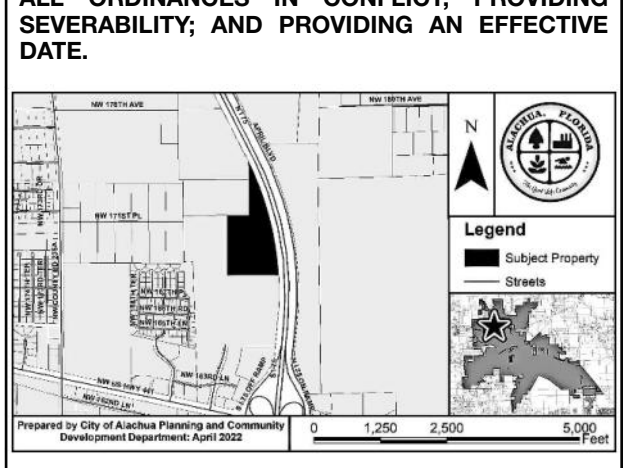
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400067

City of ALACHUA

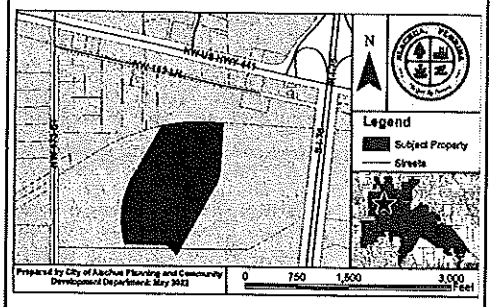
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441 AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

City of ALACHUA

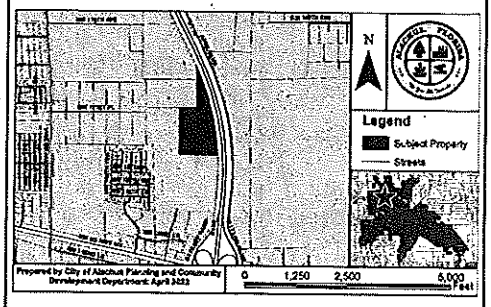
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

City of ALACHUA

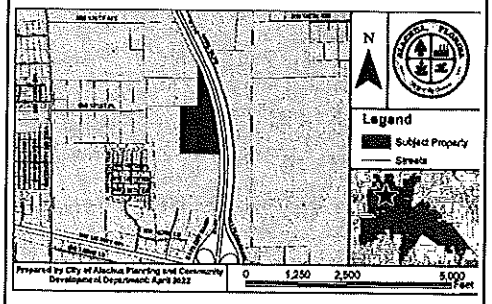
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(name)
SIGN ON 7/25/2022 FOR THE ORDS 22-16 & 22-17 - HPX SSCPA & RZ - CCOM2
(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.

Melissa Watson
(signature)

Three (3)
(number of signs)

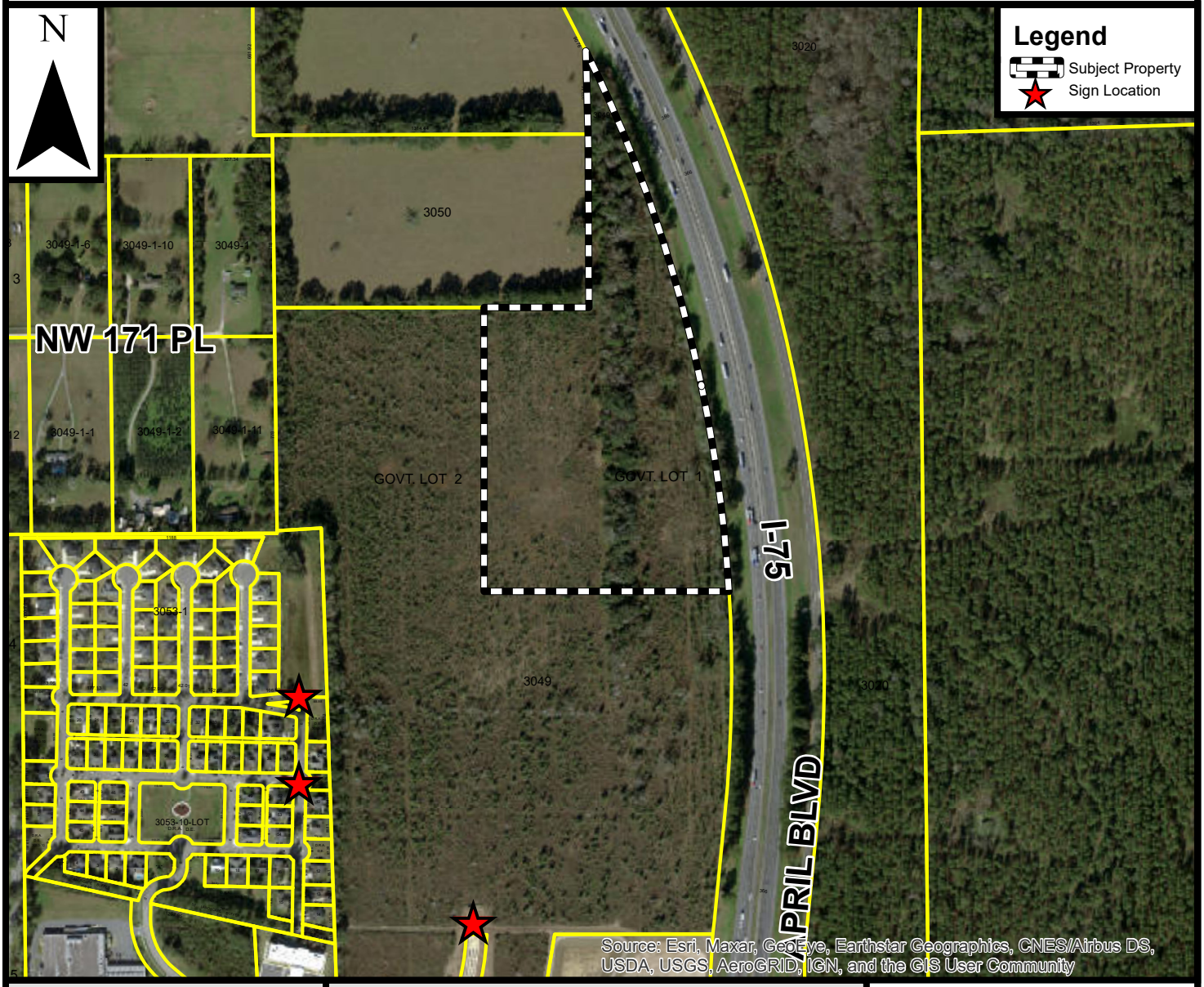
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua A One, LLC
SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

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.

0 225 450 900 Feet

City of ALACHUA
the good life community

Mailed 7/25/22 KC

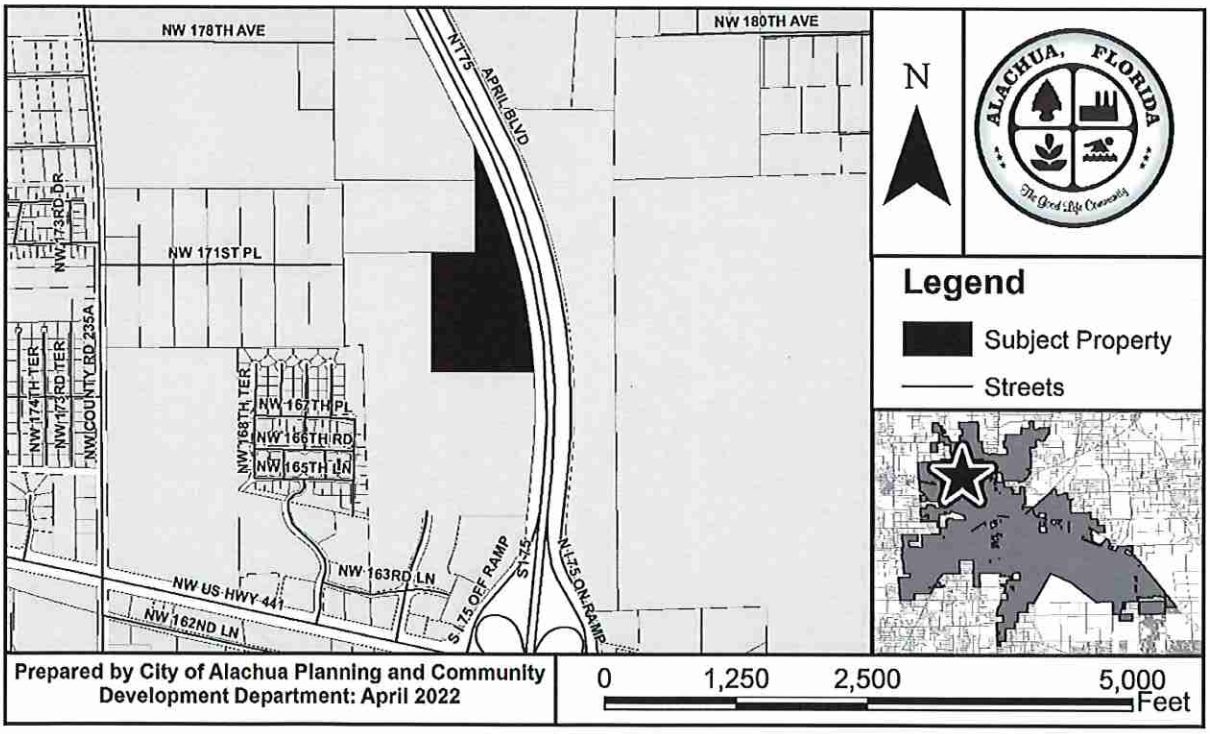
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

03049-001-010
BULLARD DONALD E & GLENDA M
FO BOX 417
ALACHUA, FL 32616

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA, FL 32615

03053-010-000 & 03053-010-035
03053-010-050 & 03053-010-034
Heritage Oaks Property Owners Assn Inc
PO BOX 969
ALACHUA, FL 32615

03053-001-008
Alachua County Farm Bureau Inc
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

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

03053-010-051
Mouras Dennis James & Rebecca Jane
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

03053-020-000 & 03053-020-063
Heritage Oaks Property Owners Association Inc
15010 NW 173RD ST
ALACHUA, FL 32615

03053-001-001
Alachua Gateway Center Surfacewater Management
Association Inc
PO BOX 969
ALACHUA, FL 32616

03053-010-014
Ford Nathaniel M Iii & Tiroshsa T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03053-001-002
Talal Properties LTD & Tarek Properties LTD
1326 E LUMSDEN RD
BRANDON, FL 33511

03049-000-000 & 03049-003-000
03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
Samuel Dwight Brandon & Natasha June Marie
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
Limaye Swapna Raveendra & Raveendra V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000 & 03050-000-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03049-041-000 & 03053-001-009
03053-001-010
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

Etiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: Ordinance 22-17, Second Reading - Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a ±27.88 acre subject property; consisting of a portion of Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission adopt Ordinance 22-17 on second and final reading upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations adopts Ordinance 22-17 on second and final reading.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±27.88 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15).

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Corporate Park to High Density Residential.

The subject property is generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace. The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

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

> 3.4.1 *General purposes.* 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 Residential Multiple Family – 15 (RMF-15) zone district is established and described in Section 3.4.2(H) of the City's Land Development Regulations (LDRs):

> 3.4.2(H) *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.

Planning & Zoning Board Recommendation

At the June 14, 2022 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

City Commission - First Reading of Ordinance 22-17

At the July 25, 2022 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 22-17 on first reading.

ATTACHMENTS:

Description

- Ordinance 22-17
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Written Public Comments
- Public Notice Materials for the 6/14/22 Planning & Zoning Board Meeting
- Public Notice Materials for the 7/25/22 City Commission Meeting
- Public Notice Materials for the 8/8/22 City Commission Meeting

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; 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 Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on June 2, 2022 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 June 14, 2022 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 July 14, 2022 and on July 28, 2022 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on July 25, 2022 and on August 8, 2022 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.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a portion of Tax Parcel Number 03049-000-000, 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 25th day of July 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 8th day of August 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

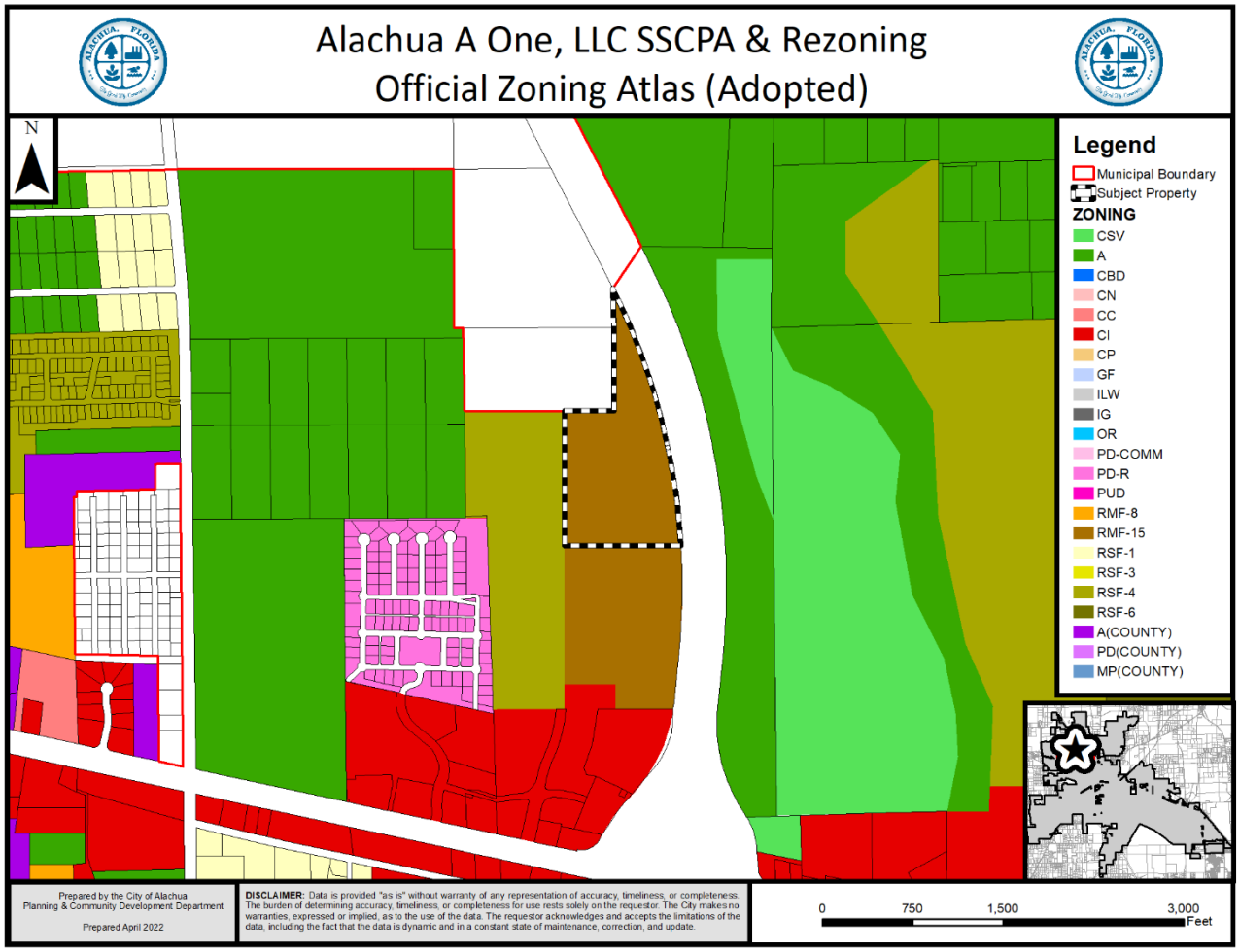
LEGAL DESCRIPTION:

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 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 1014.01 FEET 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 "B"


Alachua A One, LLC SSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Municipal Boundary
Subject Property
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)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared April 2022
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.
0 750 1,500 3,000
Feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: June 14, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15)
APPLICANT/AGENT:	Clay Sweger, AICP, EDA Consultants, Inc.
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	Generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace
PARCEL ID NUMBER:	Portion of 03049-000-000
ACREAGE:	±27.9 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC 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 submitted by Alachua A One, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

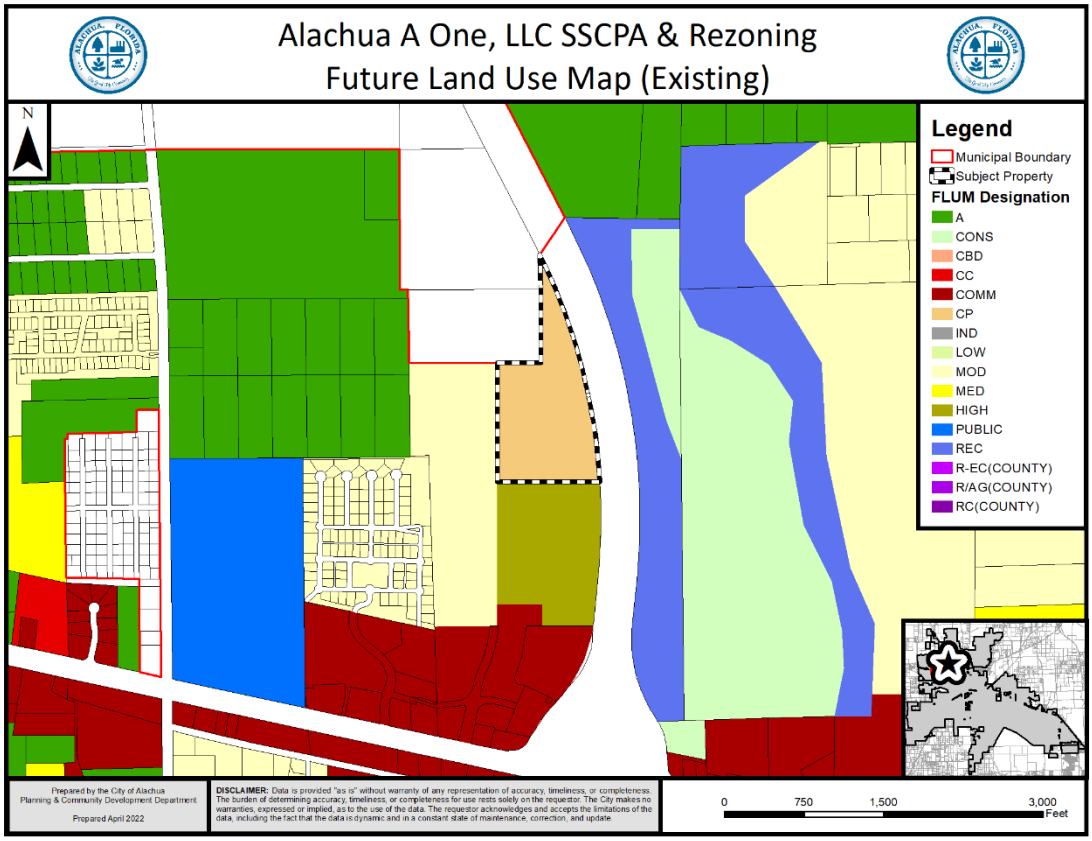
SUMMARY

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15).

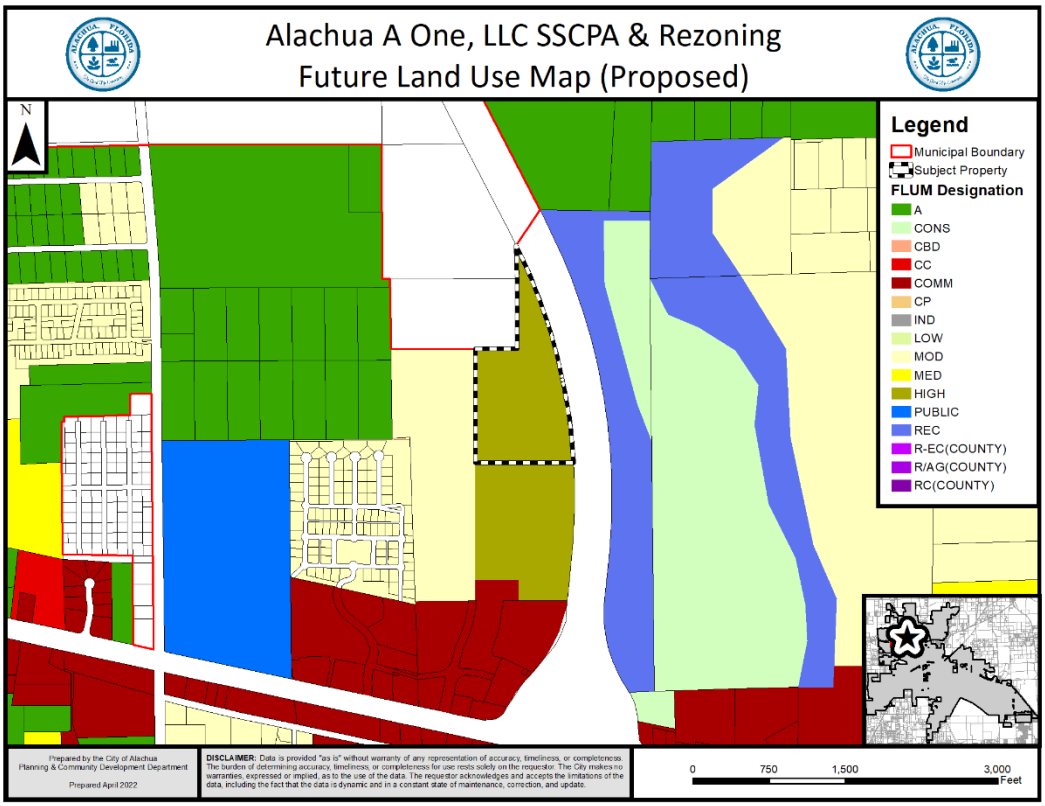
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Corporate Park to High Density Residential.

The subject property is generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace. The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

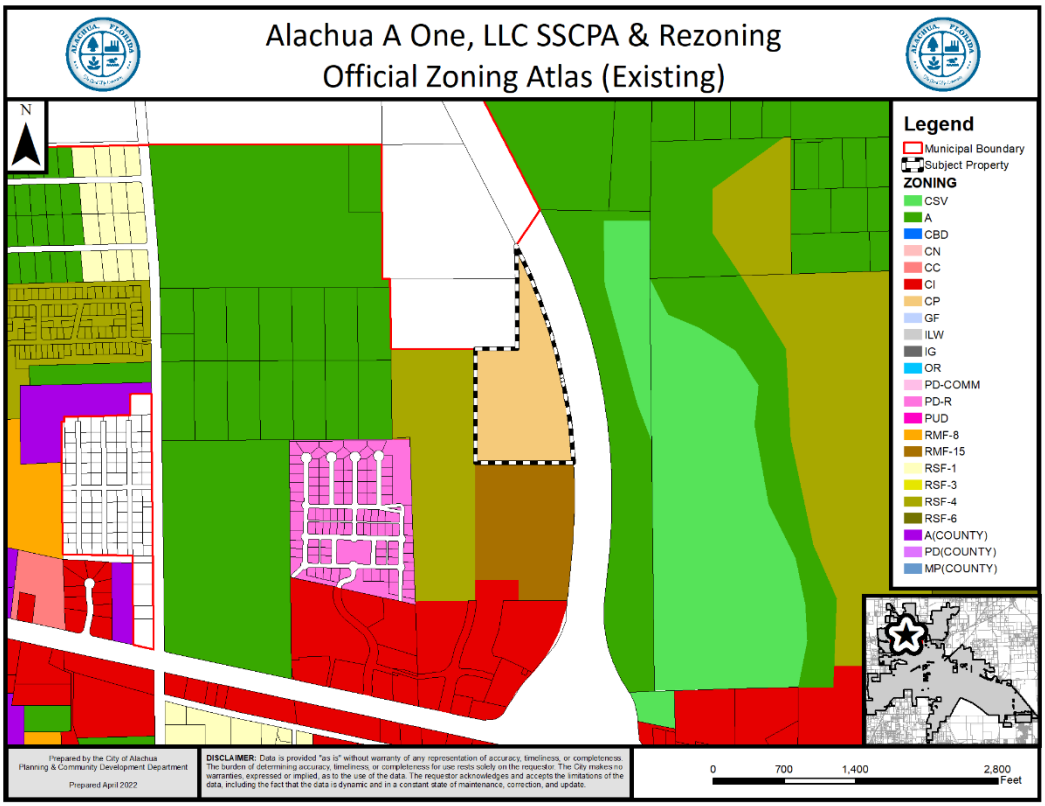
Map 1. Existing Future Land Use Map with Subject Property



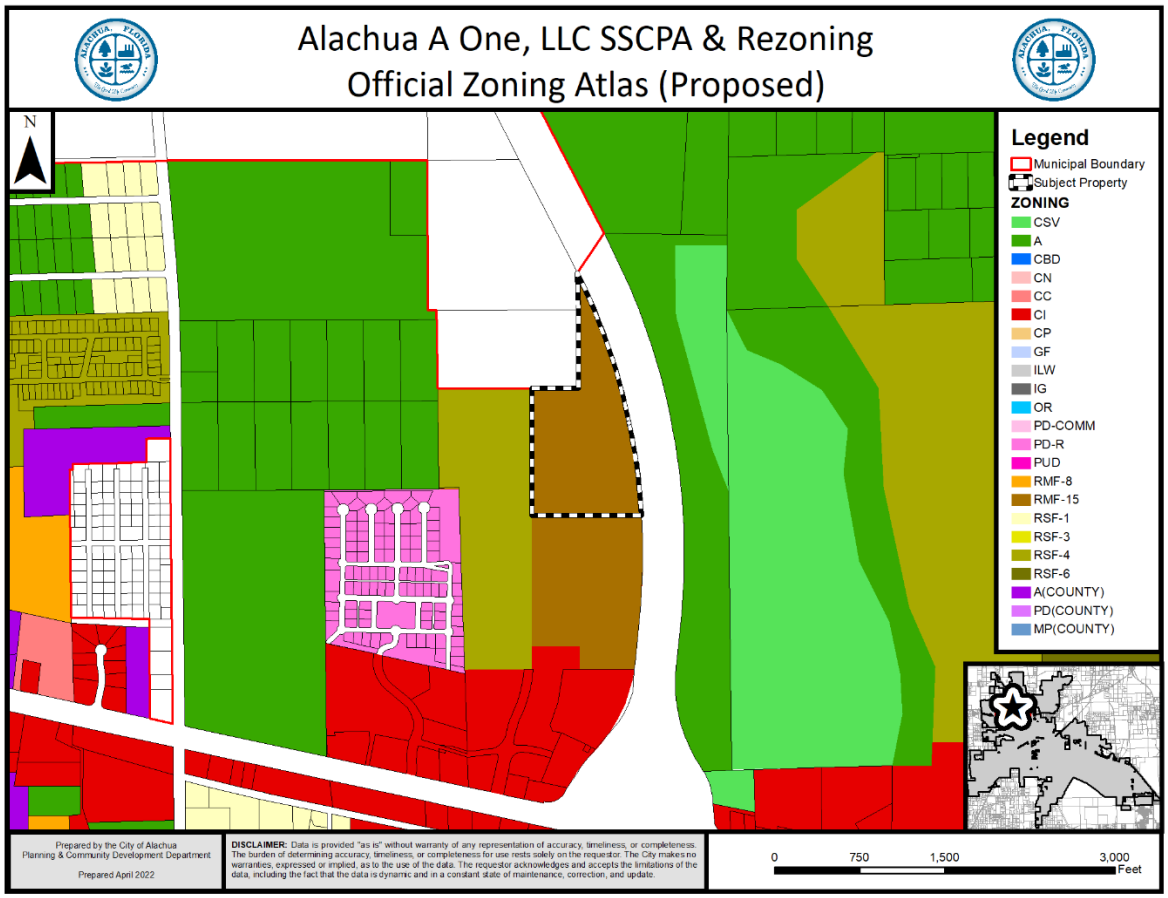
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



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

3.4.1 *General purposes.* 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 Residential Multiple Family – 15 (RMF-15) zone district is established and described in Section 3.4.2(H) of the City's Land Development Regulations (LDRs):

3.4.2(H) *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.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Corporate Park	Corporate Park
Max. Gross Density:	N/A	418 dwellings
Max. Floor Area:	607,662 square feet	N/A
Typical Uses:	Medical and dental labs, restaurants with indoor seating only, business, financial, and professional services, financial institution, light manufacturing	Residential dwellings: multi-family; single family attached; townhouse; two-to-four family dwellings; community facilities; religious intuitions; parks; schools; limited neighborhood commercial
Net Increase/ Decrease:	***Increase of 418 dwellings*** ***Decrease of 607,662 square feet non-residential uses***	

EXISTING USES

The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing uses, 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 5. Vicinity Map

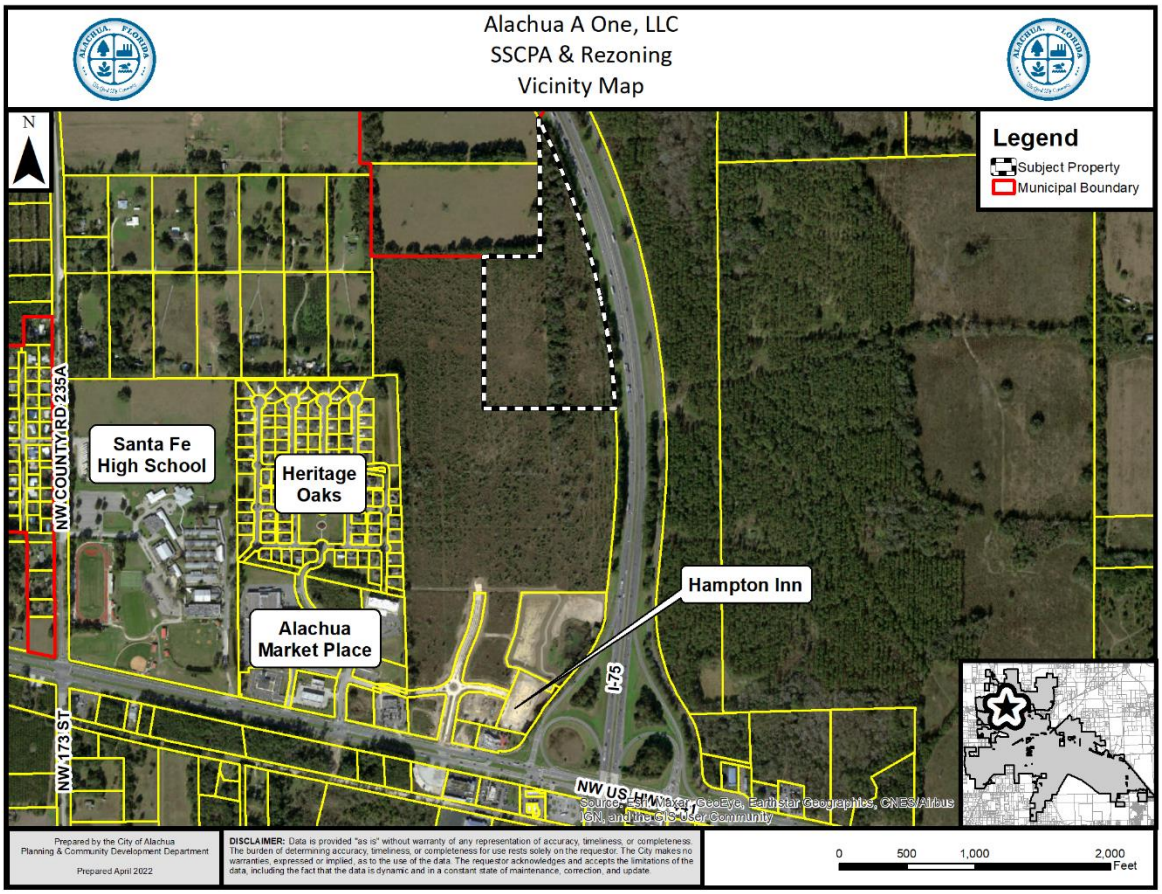


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Interstate 75; Vacant Lands	Rural/Agriculture (County)	Agriculture (County)
South	Vacant Lands	High Density Residential	Residential Multiple Family – 15 (RMF-15)
East	Interstate 75	N/A	N/A
West	Vacant Lands	Moderate Density Residential	Residential Single Family – 4 (RSF-4)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

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.

The Neighborhood Meeting was held on March 16, 2022 at 6:00 p.m. at the offices of the Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, ten (10) persons 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 applicant proposes to amend the zoning of the of the ±27.9 acre subject property from Corporate Park (CP) Residential Multiple Family – 15 (RMF-15).

Table 3 shows the proposed FLUM Designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the proposed FLUM Designation for the property subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
Portion of 03049-000-000	±27.9	High Density Residential	Residential Multiple Family – 15 (RMF-15)	☑

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.2: *Residential*

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

Policy 1.2.d: *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 low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The amendment would amend the zoning of the subject property to Residential Multiple Family – 15 (RMF-15). The lands contiguous to the south and west of the subject property are presently zoned for residential uses and are consistent with the Residential Multiple Family – 15 (RMF-15) zoning district.

Objective 5.1: Natural Features: The City shall coordinate land use categories 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 may be established in the City's Land Development Regulations.

Evaluation & Findings: There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas known to exist on the subject property.

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

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

Evaluation and Findings: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the current facility capacities, existing demand, and reserved capacities, there are no public facilities that would be deficient as a result of this development.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and

Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

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.

Evaluation & Findings: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

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: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

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

Evaluation and Findings: 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:

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

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

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

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.

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

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

Evaluation and Findings: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas, located on or known to exist on the subject property. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately

provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Evaluation and Findings: There are no flood prone areas located on the subject property.

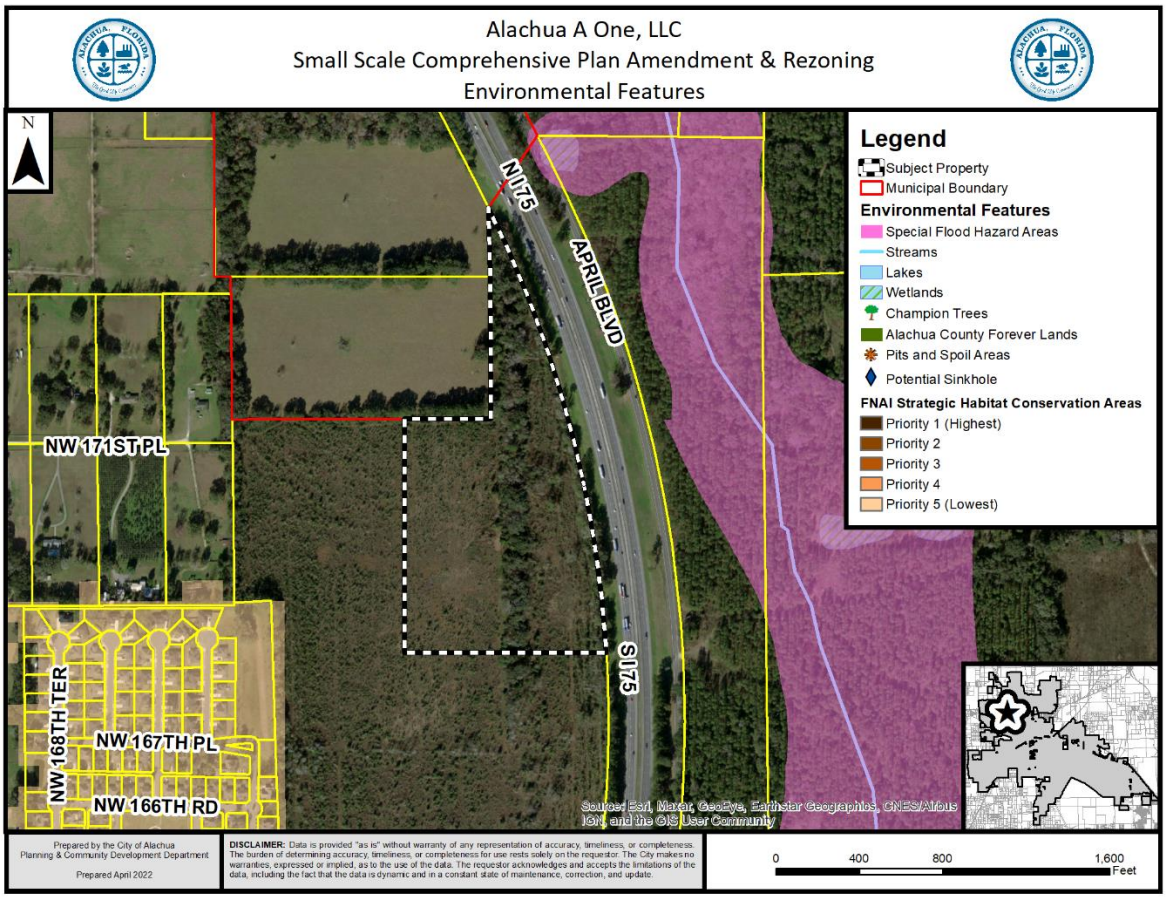
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Map 6. Environmental Features



Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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. Future development of the subject property is not expected to result in any adverse impacts 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. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. 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 three (3) soil types found on the subject property:

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: The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

Flood Potential

Panels 0110D and 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicate that the subject property is in Flood Zones 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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: There are no known geologic features located on the subject property which would 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.

FINDINGS OF FACT: 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 and Findings: 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 and Findings: 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 and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family – 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the proposed amendment would result in a logical and orderly development pattern.

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

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for residential uses. Future development of the property would not create premature development in an undeveloped or rural area.

(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 and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family – 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the uses permitted by the proposed amendment would be compatible with the uses permitted by the zone district classifications of adjacent lands.

(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 and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for residential uses. Future development of the subject property will be consistent with the densities and/or intensities of use permitted on lands adjacent to the south. As shown within this report, impacts to the transportation system are presently acceptable and would not degrade the Level of Service (LOS) of any monitored facility to an unacceptable level.

(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 and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family - 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the uses permitted by the proposed amendment will not deviate from the development pattern which would be permitted on adjacent lands.

(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 and Findings: 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." Staff finds that the proposed amendment does not constitute urban sprawl.

(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 and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family - 15 (RMF-15). Interstate 75 is located to the east of the subject property. The proposed amendment will not result in creation of isolated zoning districts.

(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 and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the US 441 right-of-way adjacent to the subject property.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Further evaluation of facility capacity will be required at the time of any future

development proposal, and capacity must be available to serve such development at that time.

(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 and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

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:	Corporate Park (CP)	Residential Multiple Family – 15 (RMF-15)
Max. Gross Density*:	4 dwelling units/acre	4 dwelling units/acre
Floor Area Ratio:	0.50 FAR	N/A
Maximum Density*:	N/A	418 dwellings
Maximum Intensity:	607,662 square feet	N/A
* *Residential uses are only permitted in the Corporate Park (CP) zoning district when at least 50 acres of contiguous land are zoned Corporate Park (CP).*		

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

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. 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 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	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 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
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 5. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multifamily Mid-Rise[2] (ITE Code 221)	2,274 (1,137/1,137)	150 (39/111)	184 (112/72)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 221: AADT – 5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour – 0.36 trips per dwelling x 418 dwellings (26% entering/74% exiting); PM Peak Hour – 0.44 trips per dwelling x 418 dwellings (61% entering/39% exiting);

Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits)[1]	Segment 2: I-75 (From US 441 to South City Limits)[1]	Segment 5: US 441 (From SR 235 to I-75)[1]	Segment 6: US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	91,600	91,600	39,000	39,000
Existing Traffic[3]	29,500	55,956	22,581	27,914
Reserved Trips[4]	208	208	2,160	1,927
Available Capacity[4]	61,892	35,436	14,259	9,159
Maximum AADT Generated by Amendment[5]	341	569	682	2,274
Residual Capacity After Potential Development's Impacts[6]	61,551	34,867	13,577	6,885

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 Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 – 15%; Segment 2– 25%; Segment 5 – 30%; Segment 6 – 100%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits)[1]	Segment 2: I-75 (From US 441 to South City Limits)[1]	Segment 5: US 441 (From SR 235 to I-75)[1]	Segment 6: US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	3,098	5,875	2,145	2,652
Reserved Trips[4]	15	15	170	154
Available Capacity[4]	5,137	2,360	1,195	704
Maximum AADT Generated by Amendment[5]	27	46	55	184
Residual Capacity After Potential Development's Impacts[6]	5,107	2,314	1,140	520

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 Facility AADT counts provided by Alachua County Public Works, April 2022.*
3. *Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
4. *Source: City of Alachua May 2022 Development Monitoring Report.*
5. *Trip Distribution: Segment 1 – 15%; Segment 2- 25%; Segment 5 – 30%; Segment 6 – 100%.*
6. *The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments 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 site plan or preliminary plat review stage.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	203,857
Available Capacity	786,726
Projected Potable Water Demand from Application[3]	114,950
Residual Capacity	**671,776**
Percentage of Permitted Design Capacity Utilized	**70.79%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua May 2022 Development Monitoring Report.*
3 *Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 418 dwellings.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	183,868
Available Capacity	558,132
Projected Sanitary Sewer Demand from Application[3]	104,500
Residual Capacity	**453,632**
Percentage of Permitted Design Capacity Utilized	**69.76%**

Sources:
1 City of Alachua Public Services Department, April 2022.
2 City of Alachua May 2022 Development Monitoring Report.
3 Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 419 dwellings.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	4,263.62	778.11
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).
2 City of Alachua May 2022 Development Monitoring Report.
3 City of Alachua Comprehensive Plan; 0.73 tons per capita per year x 2.55 persons per household x 418 dwellings.
4 New River Solid Waste Facility, April 2022.

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.

Recreational Impacts

Table 10a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	3.46
Potential Demand Generated by Development[3]	5.32
Residual Recreational Capacity After Impacts	**72.92**

Sources:
1 *City of Alachua May 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 418 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]	11.45 acres
Acreage Required to Serve Demand Generated by Development[2]	1.06 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.51 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.93%**

1 *Source: City of Alachua May 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (5.32 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed development would increase the maximum potential demand of recreational facilities by 5.32 acres, and would increase the demand of passive park space by 1.06 acres. It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on April 21, 2022, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final development order for residential development (e.g., a site plan or final plat), a concurrency review will occur and determination of the availability of school capacity will rendered. Facility capacity must be available in order for a final development order to be granted.

EXHIBIT "A"

TO

ALACHUA A ONE, LLC (HIGHPOINT CROSSING)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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,													S	S	P		P	P	P	A			A	4.3.2(D)

storage, and distribution facility																								
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		P	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)

area, or with accessory schools, day care centers with more than 50 children, or recreational facilities																								
Parks and open areas																								
Arboretum		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	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		A	A	A	
Golf course, public		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	A	A	A	A	
Public square		S	S	S	S	S	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	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		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	

greater in main activity area																								
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	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 "B"

TO

ALACHUA A ONE, LLC (HIGHPOINT CROSSING)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 16, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 5, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Alachua A One, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **June 14, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 31, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, May 31, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, June 13, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

May 4, 2022

Justin Tabor, AICP
Principal Planner
City of Alachua
P.O. Box 9
Alachua, FL 32616

RE: HighPoint Crossing SSCPA & Rezoning Applications

Justin:

Below are responses to the Planning Assistance Team (PAT) comments issued on April 21, 2022. **In addition, please note that the Justification Reports have been amended to reflect the deletion of proposed map changes to 2.1 acres of Commercial land use and Commercial Intensive zoning that were originally proposed in the March 31, 2022 submittal. The City of Alachua was notified of the exclusion of the 2.1 acres from the applications via an email from Clay Sweger to Justin Tabor on Tuesday, April 19, 2022. The April 20, 2022 response from Mr. Tabor was that it would be acceptable to incorporate the necessary revisions to the reports as part of the resubmittal based on Planning Assistance Team comments. An informational notice was mailed out to the mailing list for this project on May 4, 2022 as well.**

1. *LSCPA & Rezoning Applications*
   a. *Per Section 2.4.14(H)(2)(a), for proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. For purposes of this analysis, this should be measured from the intersection of NW 161st Terrace and US 441. Therefore, Segments 1 (I-75 north of US 441), 2 (I-75 south of US 441), and 5 (US 441 from SR 235 to I-75) should be considered affected roadway segments.*

      Response: Recommended changes are included in the revised Justification Reports for the SSCPA and Rezoning.

   b. *For solid waste and recreation impacts, please use the most current figure published by the US Census Bureau: 2.55 persons per household.*

      Response: This change has been incorporated in the Justification Reports.

2. *LSCPA Application*
   a. *Needs analysis discusses the potential transportation impacts between the existing and*

proposed land uses. The analysis should more directly address the provisions of Chapter 163.3177(6)(a)4., which states "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."

Response: The Needs Analysis section of the SSCPA Justification Report has been supplemented with additional information. Please see the revised report.

b. *Please clarify the land uses of the adjacent properties in the compatibility analysis. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.*

Response: The revised application only concerns a single area, therefore the adjacency issue has been resolved.

c. *Page 4, paragraph below Policy 1.2.d: The word "policies" should be singular.*

Response: This has been corrected in the revised Justification Report.

3. *Rezoning Application*

a. *Please confirm the correct proposed land use category is identified in the statement of proposed change on page 2.*

Response: Please see the revised Justification Report.

b. *In response to Section 2.4.2(E)(1)(v), please clarify the land uses of the adjacent properties. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.*

Response: The revised application now only concerns a single area, therefore the adjacency issue has been resolved.

c. *Suggest including the text of Section 2.4.2(E)(vi) – (xi) rather than just the section titles.*

Response: Please see the revised Justification Report that reflects this change.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Shane Andrew, Interim

Alachua County Public Schools

An 'A-rated' District

Mission Statement: 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

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

April 21, 2022

RE: ACPS – High Point Crossing CPA / Rezone

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 29.99 acres identified as Parcel. 03049-000-000. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 450 multi-family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction, maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation, and maintenance, as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. Because of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school-zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 14 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this project is projected to generate 27 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods

A resolution to these capacity issues will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long-term solutions, it is recommended that the County encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions, please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

for Supt.

Shane Andrew
Interim Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 21, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On March 31, 2021, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Alachua A One, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±29.99 acre subject property, comprised of portions of Tax Parcel Number 03049-000-000, from Corporate Park (±27.88 acres) and Commercial (±2.11 acres) to High Density Residential and to rezone the subject property from Corporate Park (CP) (±27.88 acres) and Commercial Intensive (CI) (±2.11 acres) to Residential Multiple Family – 15 (RMF-15). A completeness review was performed on April 6, 2022 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications 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 **Wednesday, May 11, 2022**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **June 14, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. Per Section 2.4.14(H)(2)(a), for proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. For purposes of this analysis, this should be measured from the intersection of NW 161st Terrace and US 441. Therefore,

Segments 1 (I-75 north of US 441), 2 (I-75 south of US 441), and 5 (US 441 from SR 235 to I-75) should be considered affected roadway segments.

b. For solid waste and recreation impacts, please use the most current figure published by the US Census Bureau: 2.55 persons per household.

2. *LSCPA Application*

a. Needs analysis discusses the potential transportation impacts between the existing and proposed land uses. The analysis should more directly address the provisions of Chapter 163.3177(6)(a)4., which states "***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."*

b. Please clarify the land uses of the adjacent properties in the compatibility analysis. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.

c. Page 4, paragraph below Policy 1.2.d: The word "policies" should be singular.

3. *Rezoning Application*

a. Please confirm the correct proposed land use category is identified in the statement of proposed change on page 2.

b. In response to Section 2.4.2(E)(1)(v), please clarify the land uses of the adjacent properties. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.

c. Suggest including the text of Section 2.4.2(E)(vi) – (xi) rather than just the section titles.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
James McCauley, Alachua A One, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Apr 19, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 4/18/2022

RE: **High Point Crossing SSCPA and RZ**

Public Services has reviewed the subject project (Apr 06, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Apr 06, 2022 Submittal** Public Services has no comments and thus approve this submittal. **APPROVED**
2.	
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 6, 2022

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On March 31, 2021, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Alachua A One, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±29.99 acre subject property, comprised of portions of Tax Parcel Number 03049-000-000, from Corporate Park (±27.88 acres) and Commercial (±2.11 acres) to High Density Residential and to rezone the subject property from Corporate Park (CP) (±27.88 acres) and Commercial Intensive (CI) (±2.11 acres) to Residential Multiple Family – 15 (RMF-15).

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, contingent upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Wednesday, April 13, 2022**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

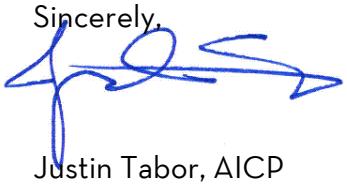
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after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

Please address the following:

1. Please update each application to state both existing land use/zoning categories in Section A of each application.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal 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: Highpoint Rezoning Application
2. Address of Subject Property: No Address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)
3. Parcel ID Number(s): Portion of 03049-000-000
4. Existing Use of Property: Vacant; Timberland
5. Future Land Use Map Designation : High Density Residential (Proposed)
6. Existing Zoning Designation: Corporate Park (CP)
7. Proposed Zoning Designation: RMF-15
8. Acreage: 27.9 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.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, Ste 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: N/A
   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.

Clay Sweger
Signature of Applicant

—
Signature of Co-applicant

Clay Sweger, Director of Planning
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 28th day of April, 2022, by Clay Sweger

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

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 04/29/2022

NAME & DESCRIPTION OF PROJECT Highpoint Rezoning & Land Use Change

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) No Address- Located at 16500-17100

block of NW 161st Terrace (East Side)

Tax Parcel Numbers Portion of 03049-000-000

Acreage 27.9 +/-

DEVELOPMENT DATA (check all that apply)

☐ Single Family — Number of Units

☑ Multi Family — Number of Units 419

☐ 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 may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.12 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.06 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.09 High School Multiplier**		**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	419	**units X 0.06 Elementary School Multiplier**	25	**Student Stations**
MIDDLE	419	**units X 0.03 Middle School Multiplier**	13	**Student Stations**
HIGH	419	**units X 0.03 High School Multiplier**	13	**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: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, S. Tower,
Ste 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: Alachua A One LLC
Mailing Address 15260 NW 147th Drive, Ste 100
Alachua, FL 32615
Phone: 352-519-8987
Email mccauleyjmd@yahoo.com

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 2021-2022 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

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)

Parcel ID Number(s): portion of 03049-000-000

Acreage: 30 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One LLC

Mailing Address: 15260 NW 147th Drive, Ste. 100

City: Alachua State: FL ZIP: 32615

Telephone: 352-519-8987 FAX: N/A e-mail: mccauleyjmd@yahoo.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

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.

Signature of Applicant

James McCauley

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of March, 2022 by James McCauley, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

STEPHANIE SUTTON
Notary Public - State of Florida
Commission # HH 051501
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

Detail by Entity Name

Florida Limited Liability Company
ALACHUA A ONE LLC

Filing Information

Document Number	L16000217620
FEI/EIN Number	81-4642404
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

Report Year	Filed Date
2019	05/01/2019
2020	06/30/2020

2021 05/01/2021

Document Images

05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
11/30/2016 -- Florida Limited Liability	View image in PDF format

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 Jas Bruce

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

Amanda Smith
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

Amanda Smith
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.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

Parcel Summary

Parcel ID	03049-000-000
Prop ID	12635
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief 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 2
	(Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	09-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	119.500
Homestead	N

View Map

Owner Information

ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$700,000	$700,000	$700,000	$700,000	$700,000
Land Agricultural Value	$30,912	$27,977	$38,700	$38,700	$22,300
Agricultural (Market) Value	$1,524,420	$1,379,700	$1,786,700	$1,786,700	$1,786,700
Just (Market) Value	**$2,224,420**	**$2,079,700**	**$2,486,700**	**$2,486,700**	**$2,486,700**
Assessed Value	$730,912	$727,977	$738,700	$738,700	$722,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$730,912	$727,977	$738,700	$738,700	$722,300
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

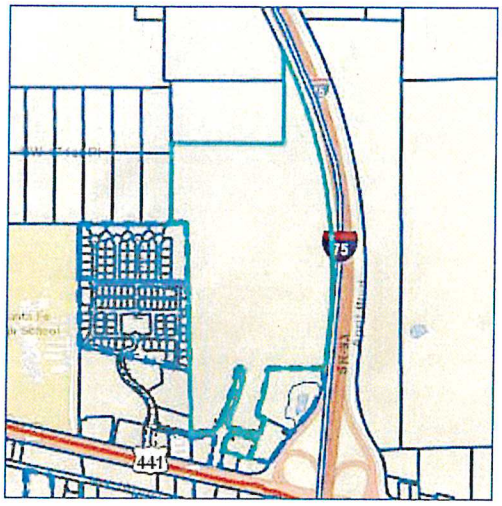
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	34.81	1516323.6	0	0	RSF-4
5500	TIMBER 2	84.69	3689096.4	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/23/2016	$100	MS	4485	0967	11 - CORRECTIVE DEED	Vacant	* JOAN M JONES	* MEGAHEE ENTERPRISES LTD.,LLL	Link (Clerk)
12/21/2016	$2,537,000	MS	4485	0971	05 - QUALIFIED, MULTI TRANS	Vacant		ALACHUA A ONE LLC	Link (Clerk)
9/28/1998	$100	MS	2209	2650	U - UNQUALIFIED	Vacant	* LISA M WOOD	* MEGAHEE ENTERPRISES LTD.,LLL	Link (Clerk)
9/28/1998	$100	MS	2209	2647	U - UNQUALIFIED	Vacant	* WILBUR L WOOD III	* LISA M WOOD	Link (Clerk)
9/28/1998	$100	MS	2209	2644	U - UNQUALIFIED	Vacant	* JOAN M JONES TRUSTEE	* WILBUR L WOOD III	Link (Clerk)
9/28/1998	$100	MS	2195	2886	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JOAN M JONES TRUSTEE	Link (Clerk)
9/28/1998	$100	MS	2195	2883	U - UNQUALIFIED	Vacant	* JOAN MEGAHEE JONES PER/REP I	* JOAN M JONES	Link (Clerk)
9/28/1998	$100	MS	2195	2880	U - UNQUALIFIED	Vacant	* JOAN M JONES FKA WOOD TRUSTE	* JOAN MEGAHEE JONES PER/REP I	Link (Clerk)
12/28/1984	$100	MS	1582	1576	U - UNQUALIFIED	Vacant	* MARIE M MECGAHEE PER/REP NOE	* JOAN M JONES FKA WOOD TRUSTE	Link (Clerk)

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

Map



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

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

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 3/30/2022, 6:13:17 AM

Version 2.3.181

Real Estate Account #03049 000 000

Owner:
ALACHUA A ONE LLC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2021** for **$15,469.35**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2021 Annual Bill	$0.00	Paid $15,469.35	11/30/2021	Receipt #21-0051360	Print (PDF)
2020 Annual Bill	$0.00	Paid $16,643.69	04/30/2021	Receipt #20-0159946	Print (PDF)
2019 Annual Bill	$0.00	Paid $16,389.68	12/31/2019	Receipt #19-0078621	Print (PDF)
2018 Annual Bill	$0.00	Paid $16,166.55	12/26/2018	Receipt #18-0067687	Print (PDF)
2017 Annual Bill	$0.00	Paid $16,719.81	03/06/2018	Receipt #17-0122652	Print (PDF)
2016 Annual Bill	$0.00	Paid $3,198.08	11/29/2016	Receipt #16-0036238	Print (PDF)
2015 Annual Bill	$0.00	Paid $3,259.53	11/25/2015	Receipt #15-0032591	Print (PDF)
2014 Annual Bill	$0.00	Paid $3,201.54	11/20/2014	Receipt #14-0023019	Print (PDF)
2013 Annual Bill	$0.00	Paid $3,202.91	11/13/2013	Receipt #13-0012873	Print (PDF)
2012 Annual Bill	$0.00	Paid $3,197.94	11/08/2012	Receipt #12-0017416	Print (PDF)
2011 Annual Bill	$0.00	Paid $3,268.29	11/16/2011	Receipt #2011-3006904	Print (PDF)
2010 Annual Bill	$0.00	Paid $3,244.53	11/24/2010	Receipt #2010-3012521	Print (PDF)
2009 Annual Bill	$0.00	Paid $3,243.18	11/30/2009	Receipt #2009-1013366	Print (PDF)
2008 Annual Bill	$0.00	Paid $3,258.27	11/24/2008	Receipt #2008-9009965	Print (PDF)
2007 Annual Bill	$0.00	Paid $2,990.22	11/30/2007	Receipt #2007-9034360	Print (PDF)
2006 Annual Bill	$0.00	Paid $3,618.41	11/28/2006	Receipt #2006-9087088	Print (PDF)
2005 Annual Bill	$0.00	Paid $3,732.08	11/30/2005	Receipt #2005-5007757	Print (PDF)
2004 Annual Bill	$0.00	Paid $3,768.52	11/30/2004	Receipt #2004-9015759	Print (PDF)
2003 Annual Bill	$0.00	Paid $3,786.84	11/14/2003	Receipt #2003-3007673	Print (PDF)
2002 Annual Bill	$0.00	Paid $3,840.78	11/14/2002	Receipt #2002-0207578	Print (PDF)
Total Amount Due	**$0.00**				

© 2019–2022 Grant Street Group. All rights reserved.

eda consultants · inc.

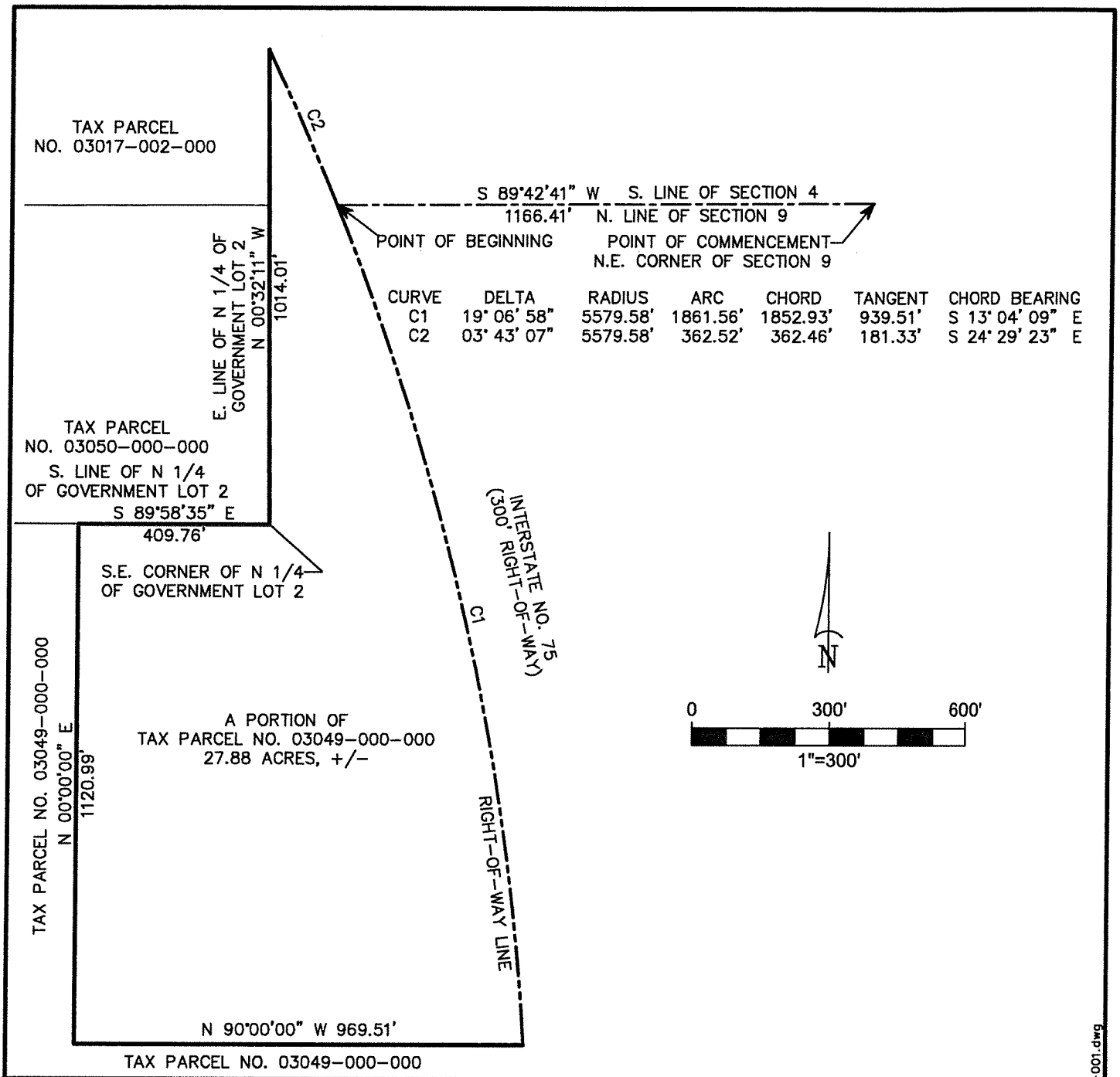
LEGAL DESCRIPTION

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 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 1014.01 FEET 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.

J:\Bob\2022-001.docx



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	19° 06' 58"	5579.58'	1861.56'	1852.93'	939.51'	S 13° 04' 09" E
C2	03° 43' 07"	5579.58'	362.52'	362.46'	181.33'	S 24° 29' 23" E

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		3/10/2022	2022-0001		

J:\BOB\2022-001.dwg

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FOR: _____

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NEIGHBORHOOD WORKSHOP NOTICE

Date: March 16, 2022

Time: 6:30 PM

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

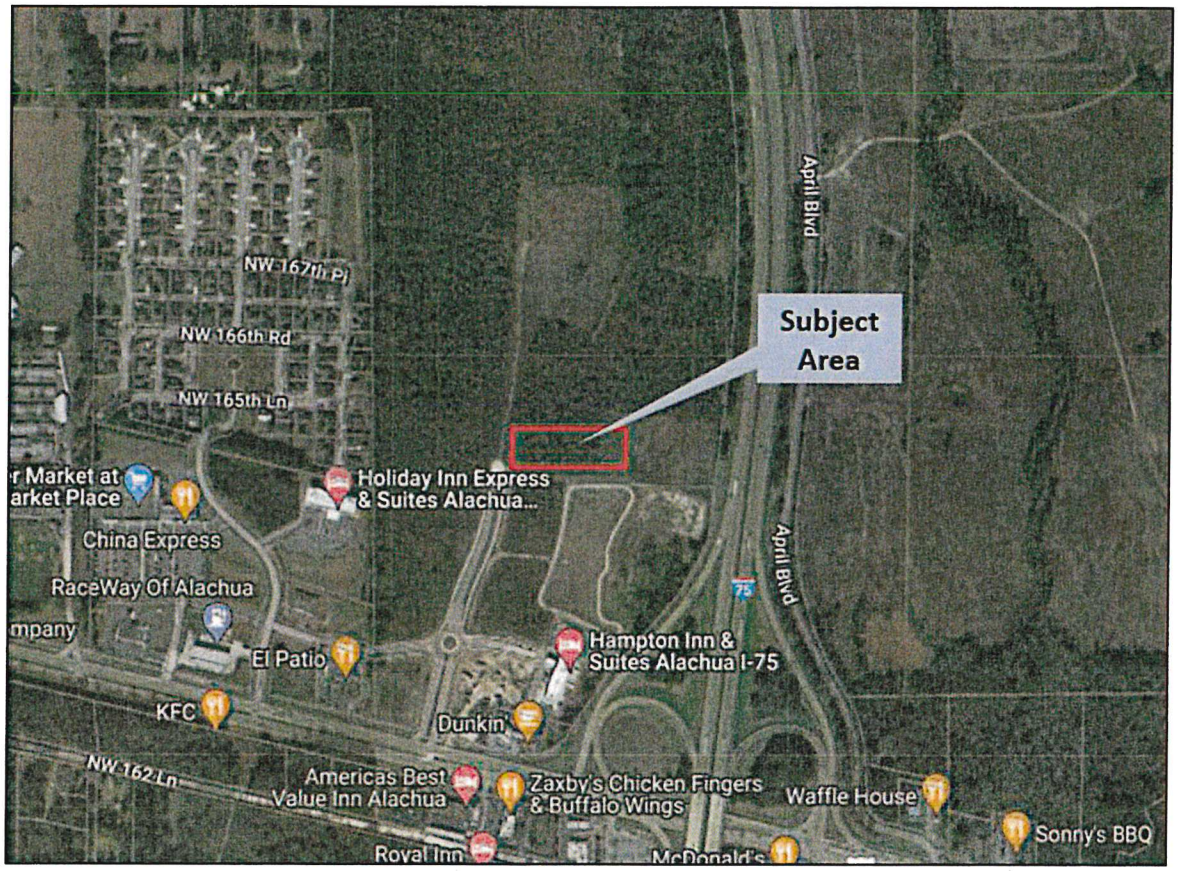
A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com
eda consultants, inc.
(352) 373-3541

This is an informational notice regarding a proposed future land use map change from Commercial to High Density Residential and rezoning from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161st Terrace. You are receiving this notice as a method to inform neighboring property owners of the proposed map amendments, which is in addition to a prior notification which you received for a proposed map amendment on a different portion of the property.

The exhibit below shows the limits of the proposed land use and zoning map change:



If you have any questions, please contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

ALACHUA COUNTY TODAY

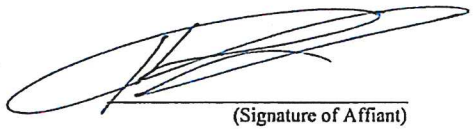
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

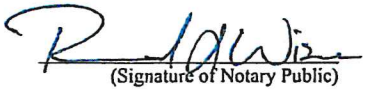
Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop – Highpoint Rezoning**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **February 24, 2022**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **24th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

The meeting will be held at 6:30 pm on March 16, 2022, in the Legacy Park Multi-Purpose Center, 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger of eda consultants inc.

Ph: 352-373-3541 E-mail: csweger@edafl.com

(Published: Alachua County Today - Febuary 24, 2022)

03053-010-035

03053-010-050

03053-010-034

03053-020-063

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

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

03053-020-000
HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC
15010 NW 173RD ST
ALACHUA, FL 32615

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-008
ALACHUA COUNTY FARM BUREAU INC
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-014
FORD NATHANIEL M III & TIROSHSA T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-051
MOURAS DENNIS JAMES & REBECCA JANE
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
SAMUEL DWIGHT BRANDON &
NATASHA JUNE MARIE
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
LIMAYE SWAPNA RAVEENDRA &
RAVEENDRA V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW
C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03050-000-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03049-041-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03053-001-009
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-001-010
THE CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03053-001-001
ALACHUA GATEWAY CENTER
SURFACEWATER MANAGEMENT
ASSOCIATION INC
PO BOX 969
ALACHUA. FL 32616

03053-010-000
HERITAGE OAKS PROPERTY
OWNERS ASSN INC
PO BOX 969
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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

eda consultants · inc.

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Future Land Use Map Change and Rezoning

Date & Time: March 16, 2022, 6:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
Steve & Rita Weeks	16831 NW 166th Dr	352-317-4288	gwseeking@yahoo.com
Charles McRae	16621 NW 165th Ln	386 418 4624	wtcave@yahoo.com
Angel Monroe	16775 NW 167th Str	352-870-6711	pjivey1@cox.net
Bonnie Flynn	16801 NW 166 Dr	352-318-0318	bbonnitaf@aol.com
Jan Osejo	16681 NW 165 Ter	352-317-0517	janosejo@cox.net
Kevin Stalker	16567 NW 165 Ln		
Donald Rabb	16614 NW 171 Pl	352-213-3408	
Nate Fox	16515 NW 165th Ln	352-359-3723	NF3SS@Yahoo.com
Noe Caballero	16604 NW 171st Place	7865251478	Noel@aircanficet.com
Kristine Julia	16604 NW 171st Pl	3057722109	Caballerokris2@gmail.com

Neighborhood Meeting Minutes

Project:	Highpoint Land Use & Zoning Change Proposal
Meeting Date & Time:	March 16, 2022 at 6:30 p.m.
Community Participants:	11 participants in total
Project Representatives:	Clay Sweger, eda Sergio Reyes, eda

Meeting Minutes:

Clay Sweger gave a brief presentation to inform the participants of the project, which is a proposed land use change from Corporate Park and Commercial to High Density Residential and a rezoning from Corporate Park and Commercial Intensive to RMF-15 on approximately 30 acres. After presenting, he opened up the floor for questions afterwards.

Q: Is there a development proposed?
A: No, at this time, there is no development proposed and this is limited to a proposed land use and zoning map change. Any future development would require a separate process, which would require a neighborhood workshop, notices, meetings, etc.

Q: Is there an Assisted Living Facility proposed?
A: There is some discussion about a potential ALF on commonly owned property in this area, but nothing has been submitted to the City at this time.

Q: What is the timing of the project?
A: This is the first step in the process. No applications have been submitted yet. We hope to submit the proposed land use and zoning change applications at the end of this month. The entire city review process takes several months and you will received mailed notices as these public meetings occur.

Q: We are concerned and unhappy about traffic. Higher density residential development will increase traffic, correct? What can be done? There needs to be a larger plan by the City and FDOT to address overall traffic in the area.
A: Part of the City's review will be related to traffic and in addition, FDOT will be notified of any future development projects on the property and they may have input as well. Also, it is important to note that the existing land use and zoning on the property is Corporate Park and Commercial / CI, which based on maximum allowable development in the City regulations, could generate many times more daily trips than the proposed residential land use and zoning designations.

Q: Is there a plan for a 3rd lane in each direction on US 441?
A: We are not sure if FDOT is planning for that.

Q: Why was Heritage Oaks a PD?
A: Not sure, that was the developer's decision when they planned the neighborhood.

Q: What about noise from I-75 to residential?
A: There will be separation between the residential buildings and the interstate and the land slopes toward the interstate, so there will likely be stormwater basins in-between.

C: Maybe corporate park is better than what is proposed.
A: I respect your opinion, but I would restate that the projected traffic impacts will be reduced as a result of the proposed land use and zoning changes.

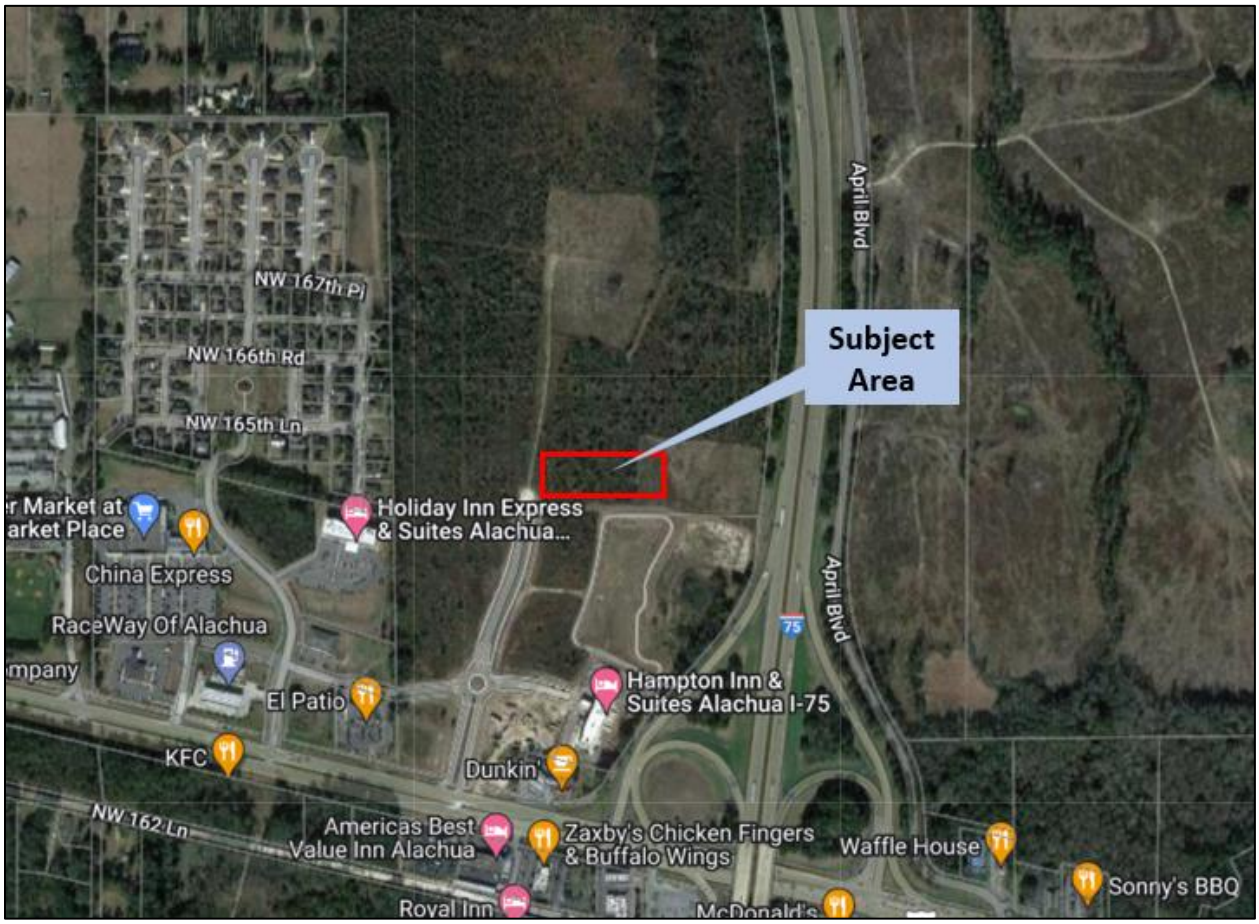
C: As stated in the meeting for the subdivision next door, there is no desire for any roadway to connect to NW 171th Place.
A: Understood and none is proposed.

Q: How to we voice our concerns?
A: We will provide minutes of this meeting to the City as part of the application. Also, you can call and email City of Alachua planning with your questions/comments/concerns and you, of course, will be able to attend any public hearings and speak as a citizen.

MAY 4, 2022

This is an informational notice regarding a proposed future land use and zoning map change. You were previously sent a mailed notice (postmarked March 30, 2022) that the area depicted below would be changed from Commercial to High Density Residential land use and rezoned from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161st Terrace. The applicant has decided **not** to pursue these changes to the property indicated in the map below.

Therefore, there will be no proposed changes to the existing land use category and zoning on this subject property as depicted on the exhibit below.



If you have any questions, please contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

Rezoning Justification Report

Request:	A proposed rezoning from Corporate Park (portion of 03049-000-000) to RMF-15 – Residential Multiple Family District-15.
Location:	17100 block of NW 161st Terrace
Parcel Numbers:	Portion of 03049-000-000
Acreage:	27.9 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	April 29, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

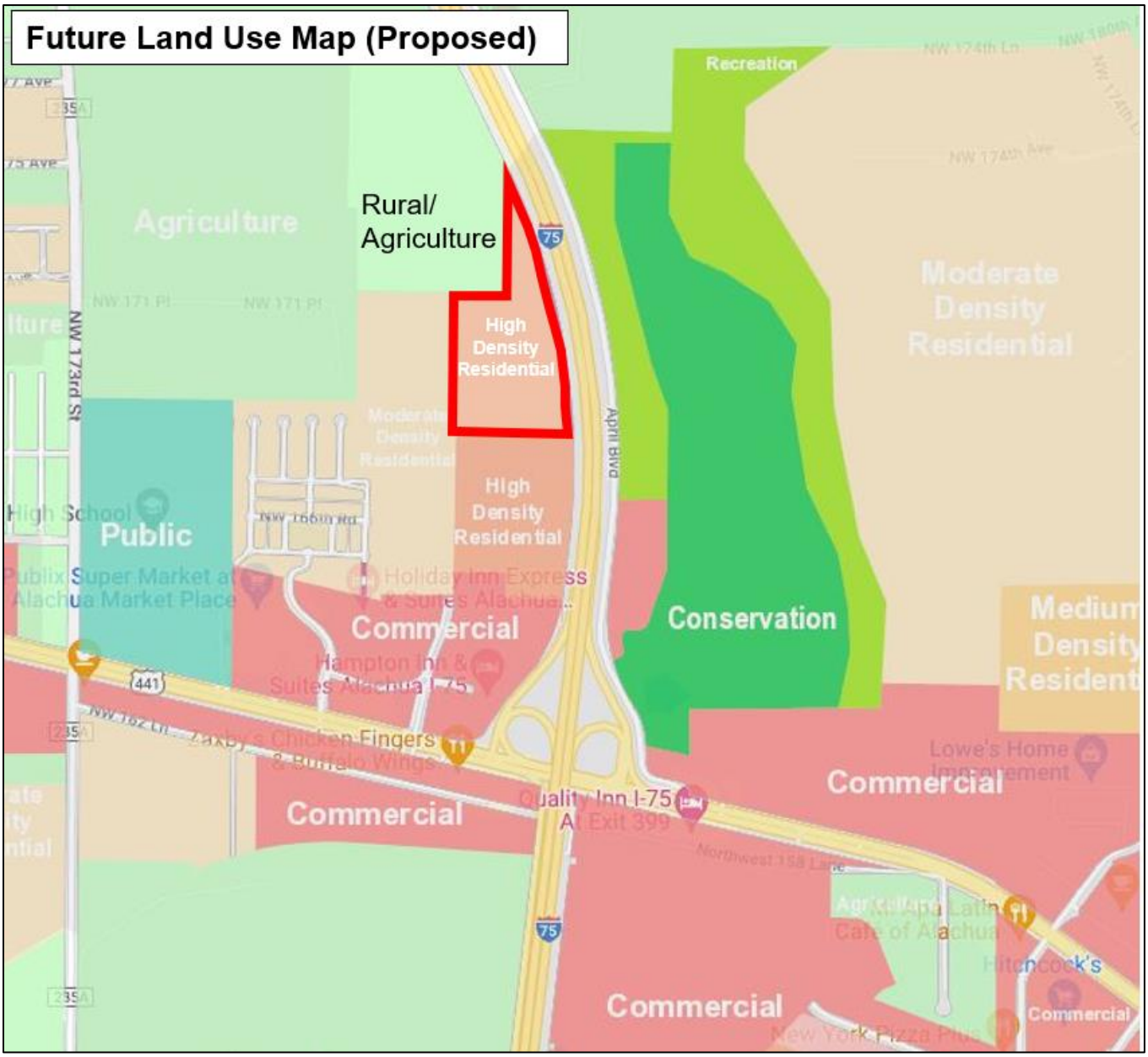
The subject property is located in the 17100 block of NW 161st Terrace on a portion of Tax Parcel 03049-000-000) in the City of Alachua. The subject property is located west of I-75, north of US 441 (Martin Luther King Boulevard), south of NW 178th Avenue, and east of NW 173rd Street, near the intersection of I-75 and US 441. The proposal concerns 27.9 +/- acres of property that is vacant and utilized as timberland. The parcel is located within Section 9, Township 8, Range 18.

An aerial photo showing the existing conditions of the subject property and surrounding properties is indicated below:

Statement of Proposed Change

The applicant requests a rezoning from City of Alachua Corporate Park (CP) to Residential Multiple Family District-15 (RMF-15) on approximately 27.9 +/- acres for consistency with the proposed future land use designation of High Density Residential on a portion of Tax Parcel 03049-000-000.

The proposed Future Land Use Map (see Justification Report for the proposed future land use change to Residential High that is submitted concurrently with this rezoning application) for the site and surrounding area is shown below:



The subject portion of the parcel will have a High Density Residential future land use designation (proposed concurrently) and are bounded by a mix of residential, commercial, and agricultural designations and I-75 to the East.

The existing and proposed Zoning Maps for the subject site and surrounding area are shown below:

The proposed rezoning would place the RMF-15 zoning district on the subject property, which would be consistent with the future land use map designation of High Density Residential on the property (see concurrent application for the land use change to High Density Residential).

The High Density Residential future land use designation will allow for use types such as single family attached and single family detached units and multi-family residential that are compatible with the surrounding development pattern in the vicinity.

The City of Alachua Comprehensive Plan Future Land Use Element describes the High Density future land use category as shown below:

Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre): 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 low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Apartments and townhomes;*
4. *Duplexes and quadplexes;*
5. Live/work units;
6. *Residential Planned Developments;*
7. *Traditional Neighborhood Planned Developments;*
8. *Group living;*
9. *Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers.*

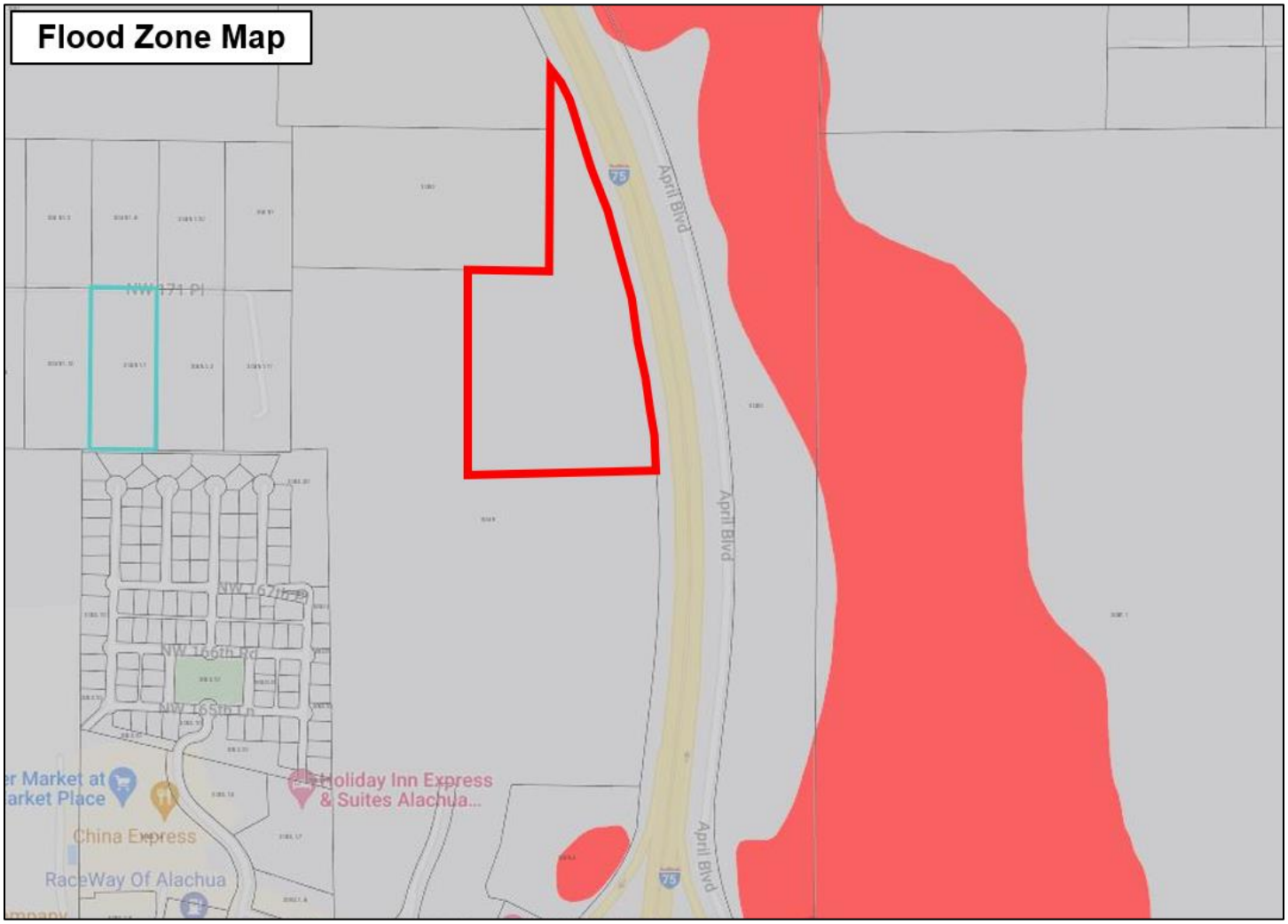
As described in the policy listed above, the High Density Residential future land use designation considers apartments and townhomes and other multi-family uses as allowable. In addition, the proposed RMF-15 zoning is consistent with the underlying High Density Residential future land use designation and is appropriate for the subject property as illustrated in the previous land use and zoning map exhibits. The proposed zoning district is appropriate due to its location in an area with a mix of residential land use densities, non-residential development areas further to the south, and proximity to I-75. In addition, the property is served by all necessary public facilities to serve future development of the site, and connections to the property will be at developer cost.

Environmental / Suitability Analysis

The subject property has no significant environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

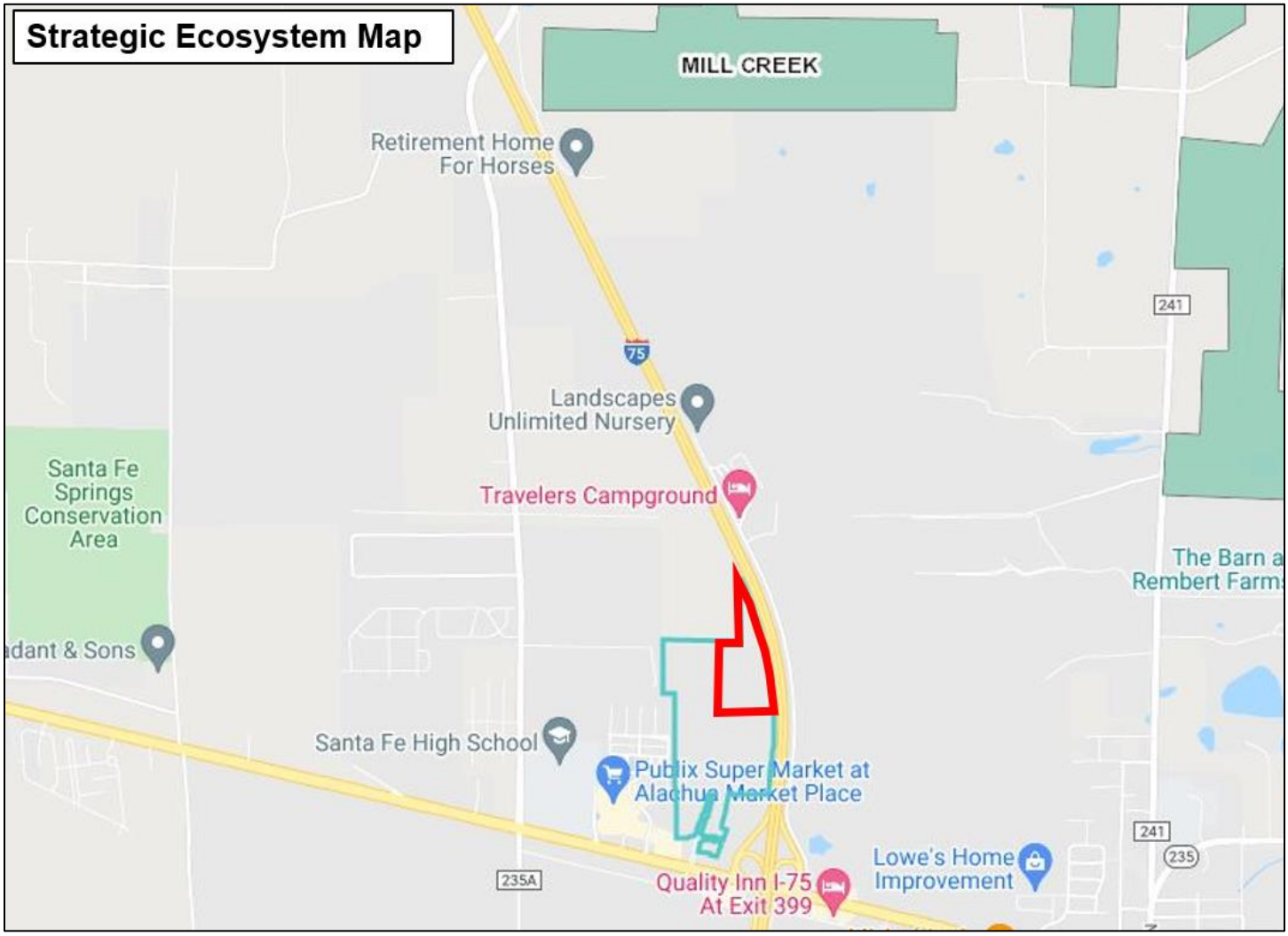
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



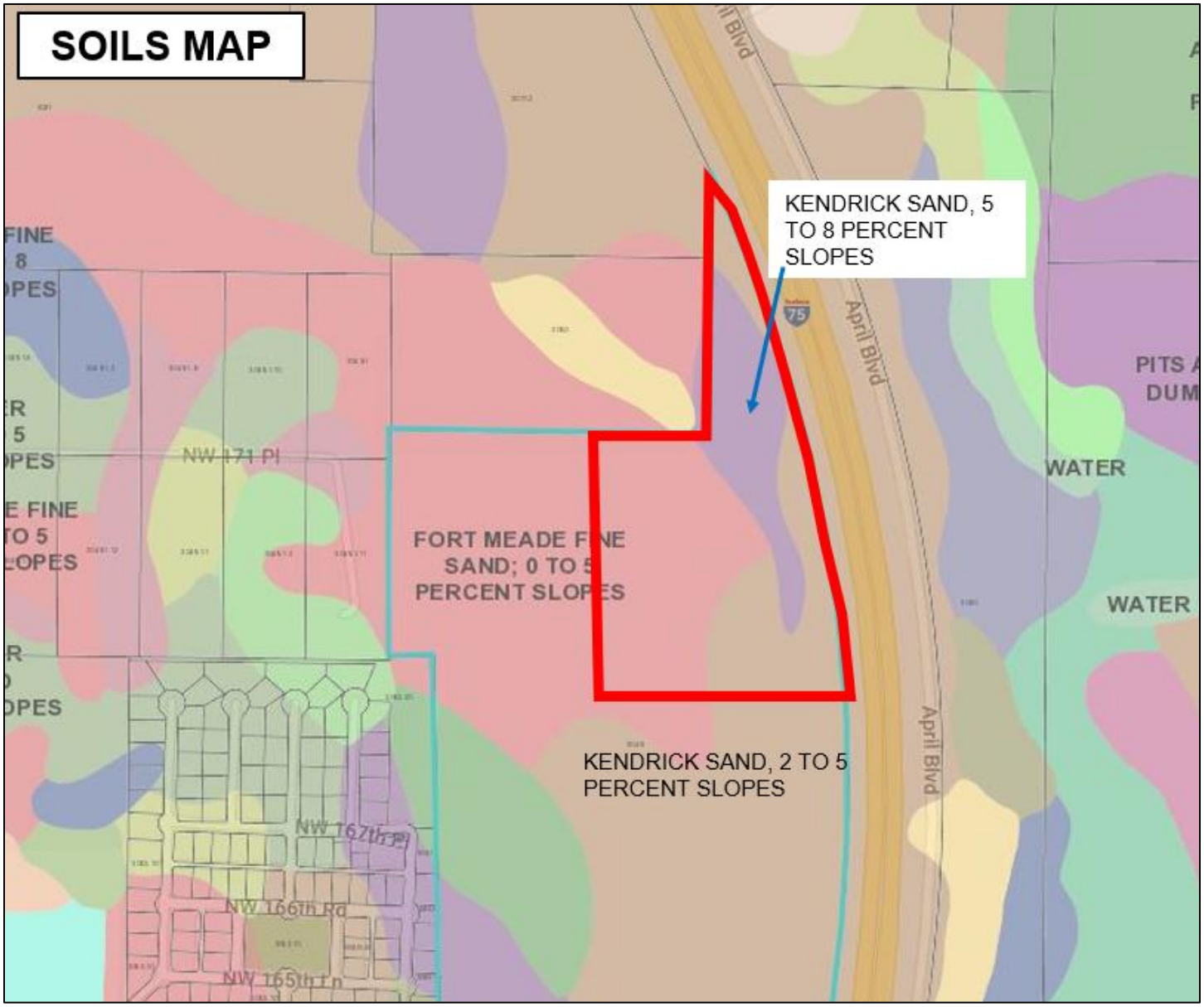
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.). The soil types present on the subject property are: Fort Meade Fine Sand, 0 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes; and Kendrick Sand, 5 to 8 percent slopes.

According to the *Soil Survey of Alachua County Florida*, Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

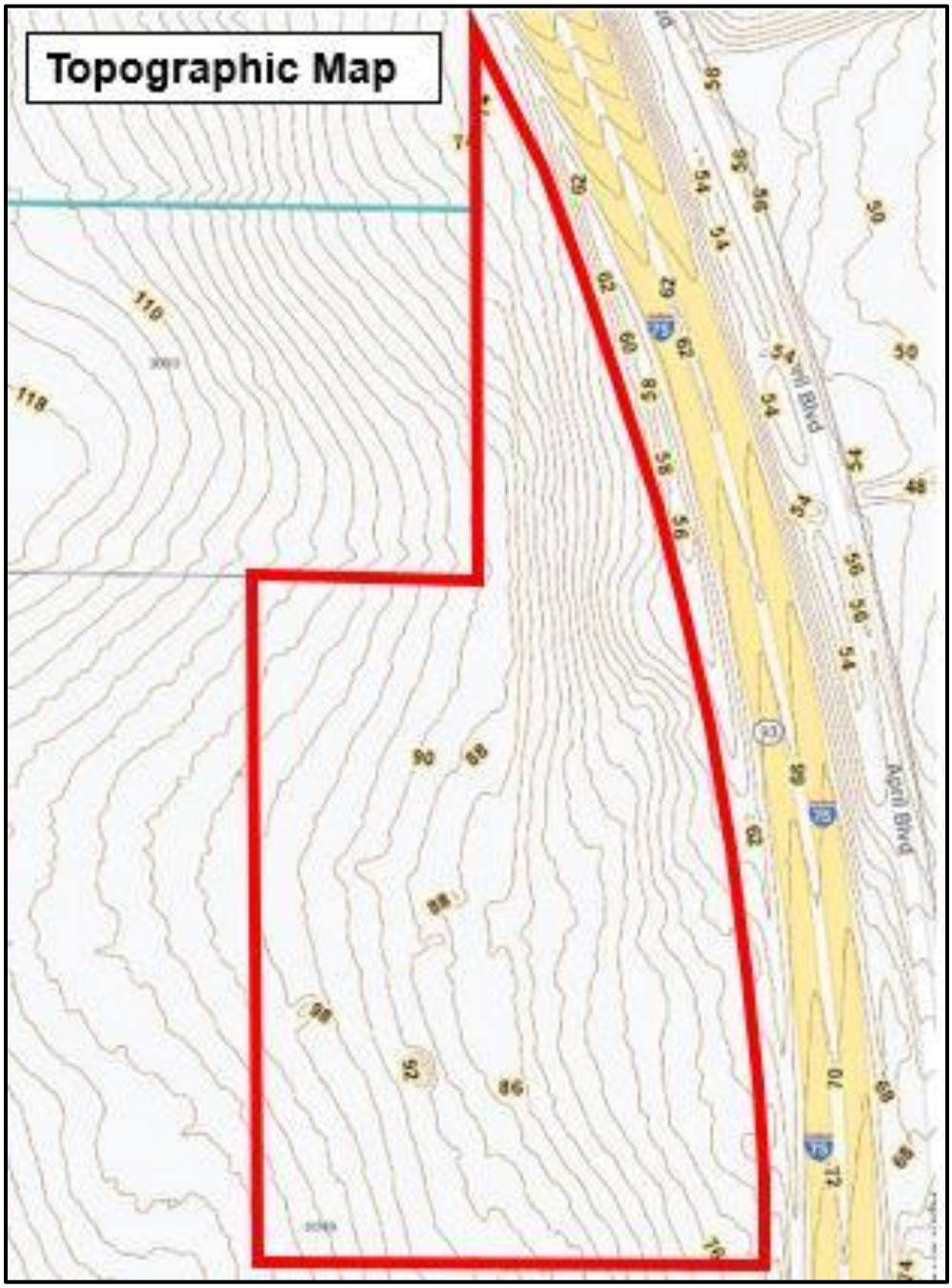
Kendrick sand, 2 to 5 percent slopes is gently sloping, well drained soil in both small and large areas on the gently rolling uplands. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Kendrick sand, 5 to 8 percent slopes is a sloping, well drained soil usually in elongated areas on long slopes of uplands. This soil has slight limitations as sites for septic tank absorption fields, dwellings, trench type sanitary landfills, and local roads and streets. Limitations for use as sites for small commercial buildings are moderate because of the slope.



Topography:

The figure below illustrates the topography of the northeastern portion of the site. The entire parcel slopes from west to east toward I-75.

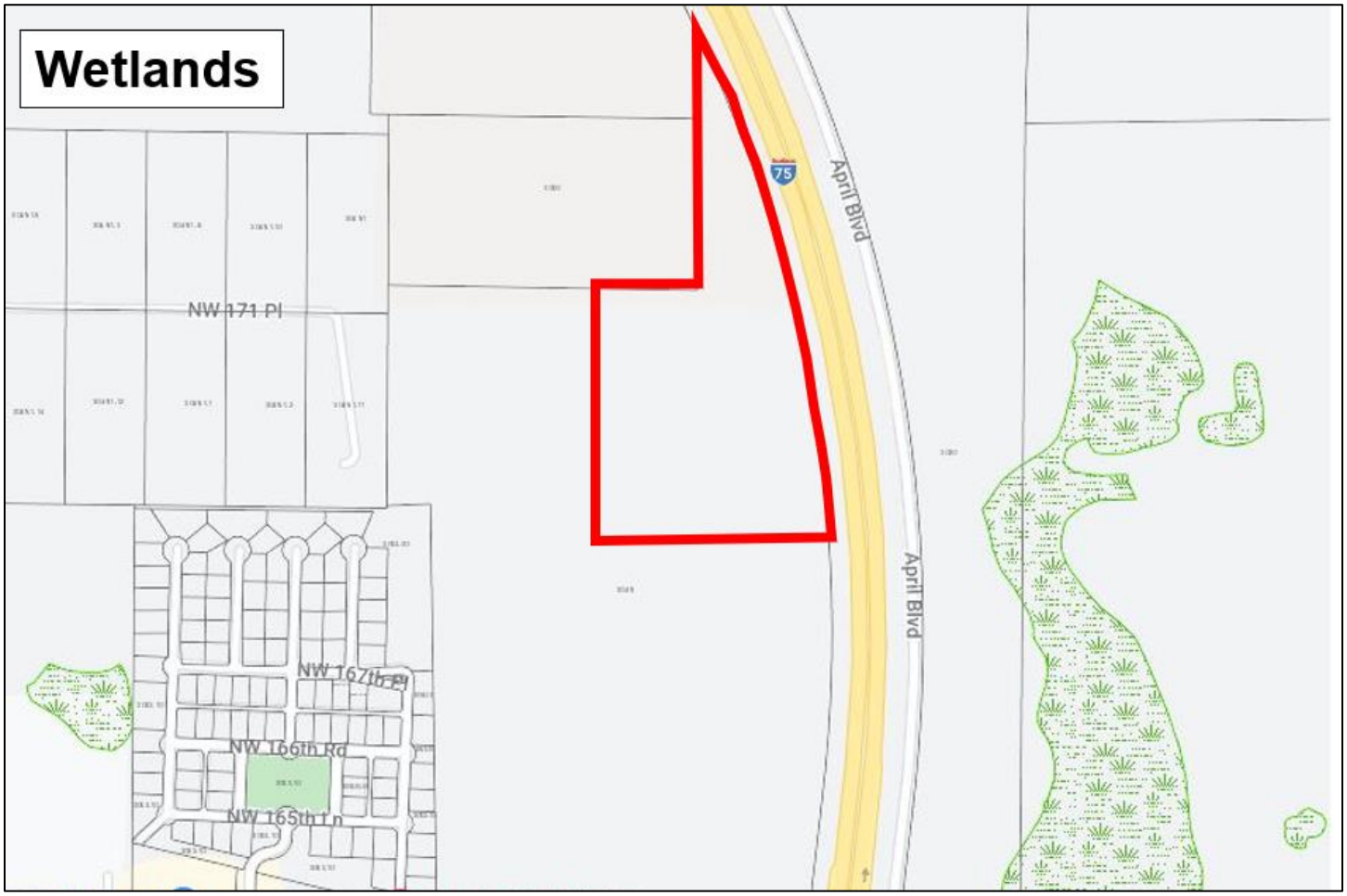


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there are no wetlands located on the subject property.



Existing vs. Proposed Zoning Designations

The proposed rezoning to RMF-15 on the 27.9 +/- acre subject property will result in an increase of residential density for the site because the Corporate Park (CP) (with the given acreage area on the subject property) zoning district does not allow residential use. However, the CP zoning district does allow for a significant amount of non-residential square footage and development. Thus, the

comparison is between a residential scenario and a CP development scenario where a maximum of 607,662 SF of non-residential could be developed on the property areas (see tables below). The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum residential density scenario on the site.

Existing Zoning District	Acreage	Max. Density	Max Dev. Scenario
Corporate Park	27.9	None	0

Existing Zoning District	Acreage	Max. Intensity	Max Dev. Scenario
Corporate Park	27.9	0.50 FAR	607,662 SF

Proposed Zoning District	Acreage	Max. Density/Intensity	Max Dev. Scenario
RMF-15	27.9	15 UPA	419 Units

The RMF-15 zoning district allows for a variety of residential use types by right and allows some limited neighborhood-scale retail and services uses (up to 30,000 square feet of floor area) by Special Exception. For the purposes of this analysis, the maximum development scenario for High Density Residential will be based on 419 dwelling units, which will be assumed to be multi-family.

Aside from the large amount of non-residential square footage available under the existing zoning scenario, it is useful to compare the trip generation from the existing maximum development scenario to the proposed RMF-15 zoning district scenario. The analysis below compares the trip generation from the existing CP zoning district area using an even split of General Office and Research and Development Center square footage on 27.9 acres (303,831 SF for each), which assumes that half of the available square footage would be developed as general office use and half would be developed as a research and development center). The trip generation from the existing versus proposed zoning districts is indicated in the tables below. The analysis does not take into account any internal trip capture or pass-by trips.

Development Scenario – Existing Corporate Park Zoning

ITE CODE	UNITS	DESCRIPTION	RATE / KSF	DAILY TRIPS (ADT)
710	303,831 SF	General Office	10.84	3,294
760	303,831 SF	Research & Development Center	11.08	3,366
TOTAL:	**607,662 SF**			**6,660**
ITE CODE	UNITS	DESCRIPTION	RATE / KSF	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
710	303,831 SF	General Office	1.44	438

760	303,831 SF	Research & Development Center	0.98	298
TOTAL:	**607,662 SF**			**736**

Total Trip Generation: Existing Zoning Districts

- **6,660 ADT**
- **736 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

In comparison, the trip generation for the proposed RMF-15 zoning with a maximum of 419 multi-family units yields the following trip generation (see Public Facilities Analysis in the next section for the full calculation of proposed trips):

Total Trip Generation: Proposed RMF-15 Zoning District

- **1,902 ADT**
- **163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

Net Change from Existing Corporate Park zoning district to Proposed RMF-15 zoning district

- **(1,902 ADT – 6,660 ADT) = -4,758 ADT**
- **(163 PM PEAK – 736 PM PEAK) = -573 PM PEAK HOUR OF ADJACENT STREET TRAFFIC**

As can be noted from the above, based on a maximum development scenario, there is a significant net reduction in both average daily trip impacts and p.m. peak hour of adjacent street traffic trips resulting from the proposed zoning change to RMF-15.

Public Facilities Analysis

A rezoning change may result in changes in overall impacts on public facilities if the proposed zoning changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning districts.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed zoning district will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed zoning designation is described below:

Proposed Zoning Designation	Acreage	Max Dev. Scenario
RMF-15	27.9 (+/-)	419 Units

Traffic:

Development Scenario: RMF-15 Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
221	419	Multifamily Mid-Rise	4.54 / Unit	1,902
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
221	419	Multifamily Mid-Rise	0.39 / Unit	163

Total Trip Generation:

- 1,902 ADT
- 163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC

Affected Roadway Segments (per Sec. 2.4.14(H)(2)(a))

- Segment 6 – US 441 (From I-75 to CR 235A)
- Segment 5 – US 441 (From SR 235 to I-75)
- Segment 2 – Interstate 75 (From US 441 to SCL)
- Segment 1 – Interstate 75 (From NCL to US 441)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on Segment 6 (I-75 to CR 235A) (1,902 ADT, 163 PM Peak)
- 30% Distribution on Segment 5 (SR 235 to I-75) (571 ADT, 49 PM Peak)
- 25% Distribution on Segment 2 (US 441 to SCL) (476 ADT, 41 PM Peak)
- 15% Distribution on Segment 1 (NCL to US 441) (285 ADT, 25 PM Peak)

The level of service analysis for average daily trips and p.m. peak hour of adjacent street traffic is shown below in the tables.

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	29,841
Project Trips (ADT)	1,902
Available Capacity	7,257

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,806
Project Trips (PM Peak)	163
Available Capacity	541

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	24,741
Project Trips (ADT)	571
Available Capacity	13,688

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,315
Project Trips (PM Peak)	49
Available Capacity	1,146

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	I-75 Segment 2
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	56,164
Project Trips (ADT)	476
Available Capacity	34,960

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	I-75 Segment 2
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	5,890
Project Trips (PM Peak)	41
Available Capacity	2,319

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	I-75 Segment 1
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	29,708
Project Trips (ADT)	285
Available Capacity	61,607

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	I-75 Segment 1
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	3,113
Project Trips (PM Peak)	25
Available Capacity	5,112

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 104,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	104,750
Residual Capacity	453,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Multi-Family Calculations: 250 Gal/Unit per day x 419 = 104,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 115,225 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity	203,857
Parcel Demand for Site	115,225
Residual Capacity	671,501

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 419 = 115,225 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (419 units x 2.55 residents per unit x 0.73 tons/year per capita = 780 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	780 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	419	**units X 0.06 Elementary School Multiplier**	25	**Student Stations**
MIDDLE	419	**units X 0.03 Middle School Multiplier**	13	**Student Stations**
HIGH	419	**units X 0.03 High School Multiplier**	13	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

Approval of the application will result in a projected school enrollment impact of 25 elementary, 13 middle and 13 high school student stations. According to the 2021 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Santa Fe High School in 2029-2030 is 255, which will not be negatively impacted by this proposed zoning change. The available FISH capacity at Mebane Middle School in the 10th Year is 435, which will not be negatively impacted by this proposed zoning change. The available FISH capacity for the Northwest

Alachua CSA in the 10th year is 316, which will not be negatively impacted by this proposed zoning change.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.78
Reserved Capacity	3.46
Project Demand	5.3
Available Recreation Acreage	73.94

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 419 Units x 2.55 persons/household x 5 acres / 1,000 persons = 5.3 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. The proposed zoning change is expected to have a minimal impact on the City's current recreation level of service.

STORMWATER

Goal 3: Stormwater The City shall 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.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning district.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Vacant Land / Interstate 75
Alachua County Rural/Agriculture future land use designation

East: Interstate 75

West: Vacant land
Moderate Density Residential & County Rural/Agriculture future land use designation

South: Vacant land
High Density Residential future land use designation

The proposed RMF-15 zoning is consistent with the proposed, underlying High Density Residential future land use designation and is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua with close proximity to employment areas, I-75, and US Highway 441. There are existing commercial uses such as gas stations, grocery store, and restaurants in close proximity to the site proposed for zoning change. Santa Fe High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be at developer cost.

Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan Elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, Community Facilities Element, Transportation Element, Conservation/Open Space Element and Capital Improvements Element.

<u>Future Land Use Element:</u>

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre): 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 low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Apartments and townhomes;*
4. *Duplexes and quadplexes;*
5. Live/work units;
6. *Residential Planned Developments;*
7. *Traditional Neighborhood Planned Developments;*
8. *Group living;*
9. *Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: As described in the policy listed above, the proposed RMF-15 zoning district is appropriate for the subject property as illustrated in the previous zoning map exhibits. The proposed zoning district map designation is appropriate due to is location in an area with a mix of residential and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The property is also served by all necessary public facilities to serve future development of the site.

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

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.

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

Consistency: Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Regulations.

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.

Objective 5.1: Natural features: The City shall coordinate land use categories 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.

Consistency: Future development on the site will identify and address on-site natural features and will address them in compliance with the Land Development Regulations. Maps included within this report indicate that there are no wetlands, floodplains, or strategic ecosystems on the subject sites.

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, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively impact the City's adopted LOS standards. Public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the site will be from the extension of NW 161st Terrace, which will also include sidewalks on both sides of the roadway. This extension will be at developer expense. Public school capacity is available currently to serve future development. Santa Fe High School is in close proximity to the areas proposed for a zoning change.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan

Consistency: Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.

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.

Consistency: An analysis of the proposed zoning change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report). Based on zoning district maximum development scenarios, the calculations indicate that the proposed

rezoning will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

Goal 2: The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Goal 3: The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Consistency: Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental / Suitability Analysis" sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed RMF-15 zoning will be residential in nature and should not create any air quality issues and will meet the City's air quality standards. The proposed zoning does not permit any industrial-type uses, which are more likely to create concerns with air quality.

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: **As described in the Environmental / Suitability Analysis section of this application, the existing soil types on site have minimal limitations for urban development.**

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

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: **There are no known or identified geological resources on the property.**

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: **The RMF-15 zoning district that is proposed is residential in nature and, therefore, no hazardous materials shall be utilized.**

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **The subject property does not currently have an Agriculture future land use designation or residential zoning district, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

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

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

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

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

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

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: **Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.**

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this

report). However, any future development plan applications would be subject to review for required capital improvements.

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

i. Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed RMF-15 zoning is an appropriate implementing district for the High Density Residential future land use category (concurrent application).

ii. Consistent with Ordinances. The proposed amendment is not in conflict with any portion of the LDRs or any of the City Code of Ordinances.

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to RMF-15, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

iii. Logical Development Pattern. The proposed amendment would result in a logical and orderly development pattern.

Consistency: The proposed rezoning will promote the overall pattern of development in the area. The immediate area includes a mix of residential, non-residential, and public (Santa Fe High School) development types in the vicinity. Specifically, regarding residential development, the proposed maximum RMF-15 density range of 15 units per acre, is appropriate for single family or multi-family development in portions of the City where public facilities are available

(water, sewer, fire, etc.). In addition, since the RMF-15 zoning district allows for a limited amount of neighborhood-scale retail and service uses, a mix of uses on the site may occur. As such, the development of this site in RMF-15 will help promote a logical urban development pattern in the area.

iv. Pre-Mature Development. The proposed amendment will not create premature development in undeveloped or rural areas.

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located abutting I-75, within close proximity to a Santa Fe High School, and is in direct proximity to other urban development land use and zoning designations. There are existing commercial and residential uses to the west and south of the subject parcel.

v. Incompatible with Adjacent Lands. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent land and/or the uses permitted by the zone district classifications of adjacent lands.

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Agricultural land & Vacant land (Timberland)
Alachua County Rural/Agriculture & High Density Residential future land use designations

East: I-75 & Vacant land (Timberland)
I-75 & High Density Residential future land use designation

West: Vacant land (Timberland)
Moderate Density Residential and Alachua County Rural/Agriculture future land use

South: Vacant land (Timberland) & Vacant Commercial
High Density Residential & Commercial future land use designations

The proposed RMF-15 zoning designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access from the eventual extension of NW 161st Terrace (at developer expense) and within close proximity to employment areas and Santa Fe High School. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site

development. Any necessary extensions of water and sewer lines from existing locations will be at developer expense.

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.

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential, non-residential, and public (Santa Fe High School) development types in the vicinity. The development of this site as high density residential will help to continue this development pattern and support the surrounding retail uses such as the Publix shopping center.

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.

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential, non-residential, and public development types in the vicinity. Specifically, regarding high density residential development, the proposed maximum RMF-15 density of 15 units per acre is appropriate for multi-family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). As such, the development of this site as high density residential will help promote a logical urban development pattern in the area, provide for residential support of the surrounding commercially zoned properties, and may provide some mixed-use development with the allowance for neighborhood-scale retail and service uses allowed in the zoning district (per the Residential High land use category).

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.

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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.

Response: This proposed rezoning to RMF-15 is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) near the developed intersection of I-75 and US 441. It is in close proximity to employment areas within the City. The site does not contain wetlands and is not in a floodplain area or a strategic ecosystem area, so natural resources and ecosystems are protected. In addition, future development at the site shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: Existing public utilities are available to serve the site and connections to such utilities will be provided at private developer cost. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the two areas proposed for the zoning change will be via an extension of NW 161st Terrace (an existing roadway) that will be developer constructed.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: The areas proposed for the RMF-15 zoning change on the parcel do not have an Agriculture future land use designation (current designations are Corporate Park and Commercial). Therefore, the City does not consider this an area to be preserved for agricultural areas and activities. The existing land use designation and CP zoning district indicate that it is not the City's long-term vision for agricultural activities to occur on this property.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed zoning change for the property to RMF-15 will help to provide housing for the growing residential population in the City in an area served by several non-residential/commercial services such as a grocery store, gas stations, and restaurant. It also will provide additional housing stock to serve the community in an area with centralized services available. This residential use will support the non-residential uses in the City by providing housing opportunities for the employees of local businesses, including those in close proximity to the site.

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).

Consistency: The two areas on the parcel that are subject to the rezoning are located abutting other residentially zoned property. The northernmost site area abuts residential to the west (RSF-4) and south (RMF-15). The southernmost site abuts RMF-15 to the north and east and

RSF-4 to the west. In addition, the proposed rezoning is compatible with nearby non-residential zoning (CI) that provide employment opportunities for the future residents of the site.

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, 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.*

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the site will be from a developer funded extension of NW 161st Terrace.

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, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Consistency: As demonstrated in the "Environmental / Suitability Analysis" section of this report, this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

MEMORANDUM

Date: June 8th, 2022

To: Planning and Zone Board
City of Alahcua, FLorida

From: Kevin Strattan
City of Alachua Resident

Re: Public Hearing Response Tax Parcel 03049-000-000

I am against changing the Future Land Use Map FROM Corporate Park TO High Density Residential.

- Residential facilities are already allocated in the surrounding area north of NW 163rd Lane. Additional high density residential areas would add to the already stressed intersection at NW US HWY 441 and NW 167th Blvd.
    - There is only one stop light for individuals to go south on US 441 toward Gainesville and there are already complaints with the increased traffic that the other residential areas will create.
- By voting no you are voting to not add to the already expected traffic burden by keeping this area as a corporate park.
    - This will bring more jobs to the City of Alachua on the north side of Interstate 75 whereas the majority of the new jobs are being developed in Progress Park and the surrounding biotech industry south of the city center.
    - Workers going to offices constructed in the current Corporate Park area will be going against the flow of current traffic in the morning (going to work) and in the evening (leaving work) which will not add to the burden of traffic already present and forecasted if they are coming from the south side of US Hwy 441. Residents that live north of Alachua will be exiting the traffic congestion at this same light thereby not continuing to add to traffic congestion through the City of Alachua and further south into Gainesville.
    - Some office workers may in fact be able to access their offices without having to drive a motorized vehicle with the continued development of residential areas surrounding this corporate park.
- This area is directly adjacent to Interstate 75 and could comprise of multi-story facilities.
    - The level of noise from the interstate would lower the potential property values of individual units or apartments thereby potentially bringing down the overall property values of the entire area.
    - Additional funds will be needed to erect sound barriers along I-75 to try and reduce the noise pollution from the traffic on the interstate against the potential high-number of people living in a newly created high-density residential area.
- The counter argument that the site is currently zoned to allow another large warehouse such as a Dollar General or Amazon warehouse is not sound as the ingress and egress to

the area does not facility large shipping semi-trucks. The most likely use of the corporate area will be for corporate offices which supports points already stated above.

Kevin Strattan
16567 N.W. 165th Lane
Alachua, FL 32615

ALACHUA, FL 32615
JUN - 8 2022
USPS

City of Alachua
Planning & Comm Development
PO Box 9
Alachua FL 32616

RECEIVED
JUN 09 2022
By

Banks

Continued from Page 3A

brated 54 years of marriage before her husband died at 88.

Throughout her time in the region, Banks was involved in civil rights movements becoming a lifetime member of the NAACP and a founding member of Gainesville Women for Equal Rights. She also co-founded the Millhopper Cooperative Nursery School, after her son was denied access at an all-white preschool.

She was appointed by Florida Gov. Bob Graham to the Governor's Commission on Post Secondary-Education in 1979.

As the University of Florida began to integrate their college she and her husband rallied to organize support for African Americans who wanted to go into med school. Banks organized events for social activities, enrichment sessions, medical care and fundraiser for scholarships.

In 2003, Banks was honored by Santa Fe College as a woman of distinction for her work in the community, such as driving bringing food to families in need and counseling teen parents.

But to those who knew her best, she was "mom."

Banks leaves behind three children: Barry Banks, 62, Garry Banks, 59, and Colleen Banks, 58.

"Although she seemed to be very outgoing and a gregarious person she loved being at home, decorating her home, painting and performing yardwork – that's what she loved," Colleen Banks said.

They describe their mother as a detailed and time-sensitive person who once got a speeding ticket because she didn't want to be late to her doctor's appointment.

"And you can't forget her laugh," Colleen said. "She had a contagious laugh."

Banks' funeral will be held at 3 p.m. at the Greater Bethel AME Church. The family asks that in lieu of flowers monetary contributions be made to the Shands Kidney Transplant Program or Cullen W. Banks M.D. Scholarship, University of Florida Foundation.

Housing

Continued from Page 3A

only person who voted against the proposal, said she is concerned about putting another measure on the November ballot due because it could hurt the chances of the Wild Spaces & Public Places sales tax extension passing.

"I think people may support something (on a housing bond) when they see a fully fleshed out, fully developed proposal," she said. "I think that could gain some traction."

The Wild Spaces & Public Places ballot question in November calls for extending the half-cent sales tax for environmental preservation and park projects. The proposal is being paired with another half-cent infrastructure surtax to pay for road paving, upgrades to public safety facilities and land for affordable housing projects.

Both will be decided by voters countywide.

While the commissioners generally supported the the affordable housing bond proposal, several pushed back on placing the item on the upcoming ballot, an issue that remains unanswered at this time.

"I do think that ultimately this (bond) can be a significant part of our overall affordable housing strategy, so I want to continue to learn more and find out how it can be used,"

Mayor Lauren Poe said. "Unless I'm just blown away by what I see (from staff) in July, I'm highly unlikely to vote to put it on the November ballot."

Commissioners Reina Saco and Harvey Ward also said they feared the plan would feel rushed and would prefer the question be poised to voters in 2024.

"The process of preparing to put a bond issue on the ballot should include months or years of conversation, and we would only have weeks to prepare to place it on the November ballot," Ward said in an email. "So I support a report that would begin the conversation, but I do not believe we are prepared to ask the people to approve a large housing bond for this November."

City staff is preparing to outline exactly how much of the $30 million to $50 million in bond revenues would be spent on affordable housing preservation and new affordable housing projects, as well as identify income limits for those qualifying for housing, Hayes-Santos said.

"They are also coming back with information about what would be the costs for the bonds for our taxpayers, the yearly costs – all the information for us to move forward on the housing bond to make sure we could build housing for our lowest-income individuals," Hayes-Santos said.

Hayes-Santos also suggested combining the bond funds with those offered by nonprofits and the Gainesville Housing Authority, allowing more than 1,200 affordable housing units to be built.

Scott Winzeler, chief outreach and development officer for Alachua Habitat for Humanity, said Tuesday that the bond revenues combined with Habitat dollars could increase the number of affordable homes the program offers.

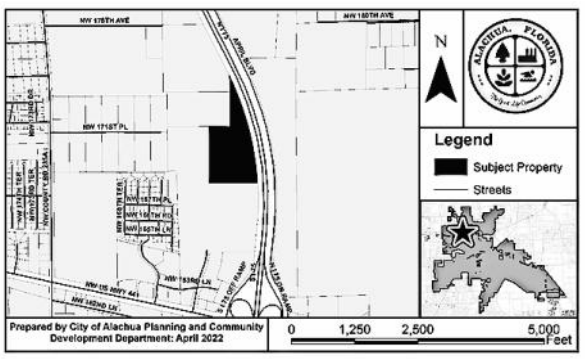
"Obviously, it would be a great opportunity for people like us in the affordable housing sphere," he said.

Kim Tanzer, a former UF architecture professor and former dean of the University of Virginia's School of Architecture, said Wednesday that it would be too early to ask voters in November if they support the bond.

"(City officials) need to have a plan before they bring it to the voters, which is what the staff report told them," she said. "Cities with established goals and strategies have had some success. We do not have any meaningful goals or strategies this time as a city."

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).

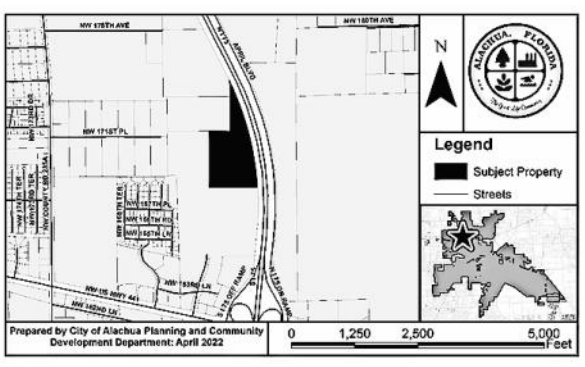


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30402660

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30402834

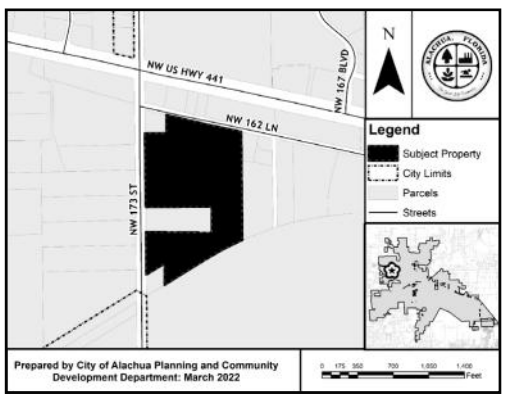
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30402926

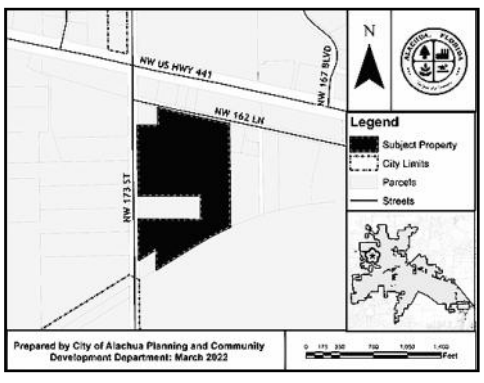
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO RESDENTIAL SINGLE FAMILY – 4 (RSF-4) AND RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8)ON A ±25.48 ACRE PROPERTY; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



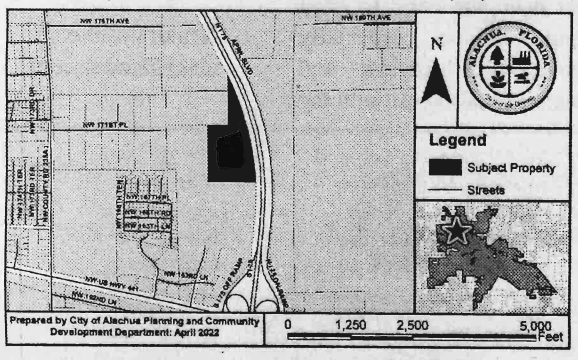
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30403005

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 & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±27.9 acre subject property to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



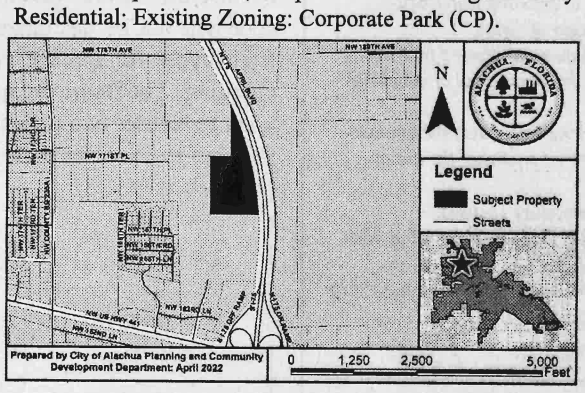
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

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 & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022, 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 a request by John C Vick III of V3 Capital Group to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 4.3.4 (J) regarding use-specific standards for vehicle sales and services.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 2, 2022)

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Daniel Young, P.E., of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Site Plan to construct a ±6,952 square foot automobile repair and servicing facility with associated site improvements on a ±0.98 acre subject property located north of US 441, west of Interstate 75 and east of NW 161st Terrace (Tax Parcel No. 03049-003-000);

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022 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 Aaron Hickman, PSM., of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for San Felasco Research Ventures, LLC, property owner, for consideration of the Final Plat for Convergence Research Park Residential Phase 1. The final plat proposes to subdivide the ±44.44 acre subject property into a total of 86 lots with associated common areas and road right-of-way. The subject property is located south of San Felasco Parkway, north of Shaw Farms of Alachua and Alachua Highlands, and east of

City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on June 13, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±25.48 ACRE PROPERTY FROM AGRICULTURE AND MODERATE DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; LOCATED EAST OF CR 235A AND SOUTH OF NW 162ND LANE; TAX PARCEL NUMBERS 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003 AND 03871-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 5/25/2022 (date) FOR THE HighPoint Crossing SSCPA & Rezoning (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.

Melissa Watson
(signature)

~~3 (three)~~ 6 (Six)
(number of signs)

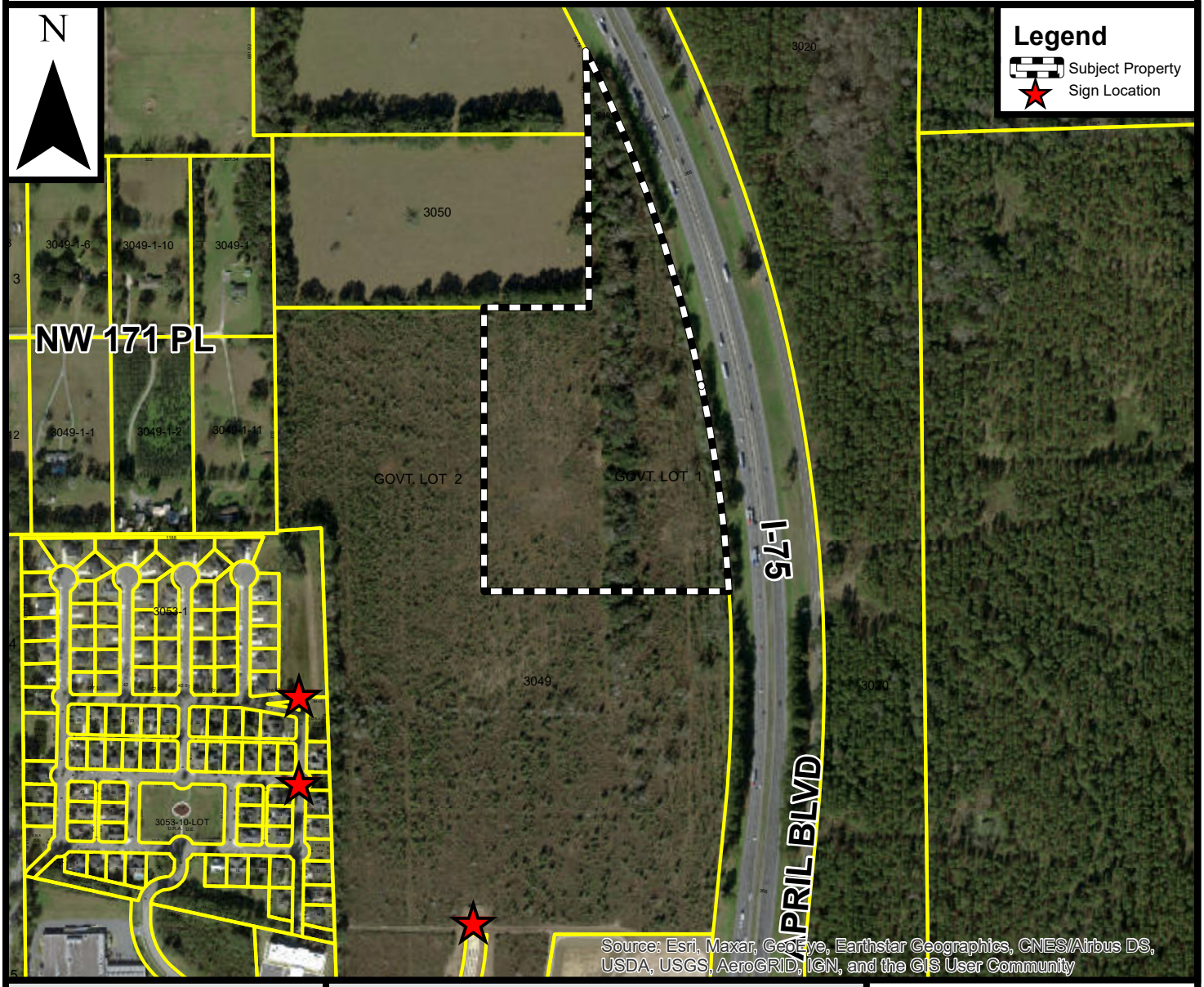
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua A One, LLC
SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

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.

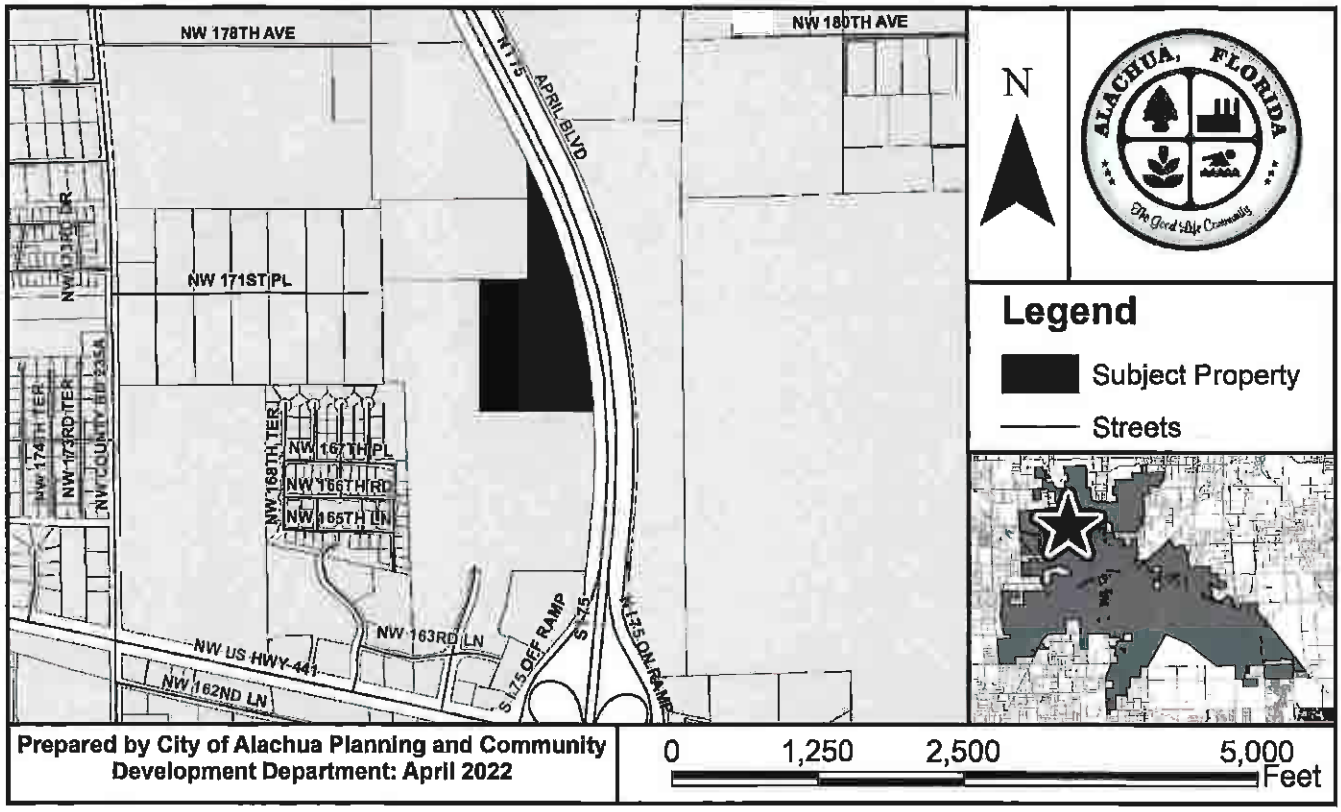
0 225 450 900 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/26/22 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 14, 2022 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a parcel of land generally located north of the US 441/Interstate-75 interchange, and north of NW 161st Terrace; consisting of a portion of Tax Parcel Number 03049-000-000. Existing FLUM: Corporate Park; Proposed FLUM: High Density Residential; Existing Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA, FL 32615

03053-010-000 & 03053-010-035
03053-010-050 & 03053-010-034
Heritage Oaks Property Owners Assn Inc
PO BOX 969
ALACHUA, FL 32615

03053-001-008
Alachua County Farm Bureau Inc
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

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

03053-010-051
Mouras Dennis James & Rebecca Jane
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

03053-020-000 & 03053-020-063
Heritage Oaks Property Owners Association Inc
15010 NW 173RD ST
ALACHUA, FL 32615

03053-001-001
Alachua Gateway Center Surfacewater Management
Association Inc
PO BOX 969
ALACHUA, FL 32616

03053-010-014
Ford Nathaniel M Iii & Tiroshsa T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03053-001-002
Talal Properties LTD & Tarek Properties LTD
1326 E LUMSDEN RD
BRANDON, FL 33511

03049-000-000 & 03049-003-000
03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
Samuel Dwight Brandon & Natasha June Marie
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
Limaye Swapna Raveendra & Raveendra V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000 & 03050-000-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03049-041-000 & 03053-001-009
03053-001-010
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

AVERY 5160
Easy Peel Address Labels
Go to avery.com/templates
Use Avery template 5160

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Pat: avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

NATION & WORLD

DOW: 30,772.79 ▼ 208.54 (0.67%) **NASDAQ:** 11,247.58 ▼ 17.15 (0.15%) **S&P 500:** 3,801.78 ▼ 17.02 (0.45%)

Report: Social media full of LGBTQ harassment

Companies safeguarding response to attacks, slurs

Amanda Seitz
ASSOCIATED PRESS

It's unclear how social media platforms such as Twitter are handling threats directed at LGBTQ users due to tech companies' limited transparency on how they respond to those attacks. GREGORY BULL/AP FILE

WASHINGTON – Social media platforms including Facebook and TikTok are failing to stop hate and threats against LGBTQ users, a report issued Wednesday from advocacy group GLAAD found.

Those are some of the internet's most vulnerable users, with a majority of LGBTQ people saying they've faced menacing posts or comments when they're scrolling through social media. But it's unclear how social media platforms such as Facebook, Instagram, TikTok, Twitter and YouTube are handling those threats.

Instead of protecting users, GLAAD says in the report, the tech companies are safeguarding information about how they respond to those attacks, revealing few details about how often they take down posts or accounts that push hate speech or harass LGBTQ users.

"The reality is, there's very little transparency and very little accountability," said Jenni Olson, GLAAD's director for social media safety and author of the report. "And people feel helpless."

Los Angeles resident Peter Sapinsky, a gay musician who said he has faced harassment in the online gaming community, shared screenshots with The Associated Press of dozens of messages he's sent to YouTube about users and videos that use racist and homophobic slurs. YouTube has responded to only some of the messages, he said.

Sapinsky, 29, said some use YouTube to livestream themselves harassing people at Pride parades. They quickly delete those live videos once they've wrapped to evade being detected by YouTube for violating its policies against hate speech, he said. He listed a series of homophobic slurs he's heard in videos posted by users who are still operating on the site.

"YouTube doesn't do anything about it," Sapinsky said. "For someone who says they don't allow hate on the website, they sure do."

Hateful or violent speech directed at members of the LGBTQ community is prohibited on the platform, YouTube spokesperson Jack Malon said.

"Over the last few years, we've made significant progress in our ability to quickly remove hateful and harassing content," Malon said. "This work is ongoing, and we appreciate the thoughtful feedback from GLAAD."

A Twitter spokesperson said in a statement that the company was discussing the report's findings with GLAAD. A statement from TikTok did not directly address the report but said the company is working to create an "inclusive environment."

GLAAD recommended platforms start releasing the training methods for content moderators as well as the number of accounts and posts the companies remove for violating rules designed to protect LGBTQ users.

All of the social media platforms have outlined policies that are designed to prevent LGBTQ users from being harassed, threatened or discriminated against by other users because of their identity.

Twitter and TikTok also have policies against intentionally misgendering, using the wrong pronoun to describe someone, for example, or deadnaming, which involves reviving a transgender person's name from before the person transitioned. Meta, which owns Facebook and Instagram, said it removes those posts on request.

Louisiana court halts ban on abortion

Kevin McGill
ASSOCIATED PRESS

NEW ORLEANS – Louisiana authorities have once again been blocked from enforcing a near total ban on abortion, this time under a judge's order released Tuesday by a state court in the capital.

Judge Donald Johnson's order halts enforcement temporarily while lawyers for a Louisiana clinic and other supporters of abortion rights pursue a lawsuit challenging the legislation. Johnson set a hearing for Monday.

State Attorney General Jeff Landry criticized the ruling in a series of posts on Twitter.

"To have the judiciary create a legal circus is disappointing," Landry wrote in one post.

"The rule of law must be followed, and I will not rest until it is. Unfortunately, we will have to wait a little bit longer for that to happen," he added.

Kathaleen Pittman, director of the north Louisiana clinic that was the lead plaintiff in the lawsuit, expressed relief in a phone interview. Pittman said the Hope Medical Group for Women clinic in Shreveport is ready to resume counseling and abortions. Louisiana's two other clinics are in the capital, Baton Rouge, and New Orleans.

"We look forward to arguing for a preliminary injunction before Judge Johnson next Monday and, in the meantime, we take solace in the fact that crucial healthcare for women has been restored in the state of Louisiana," Joanna Wright, an attorney for the clinic, said in an email.

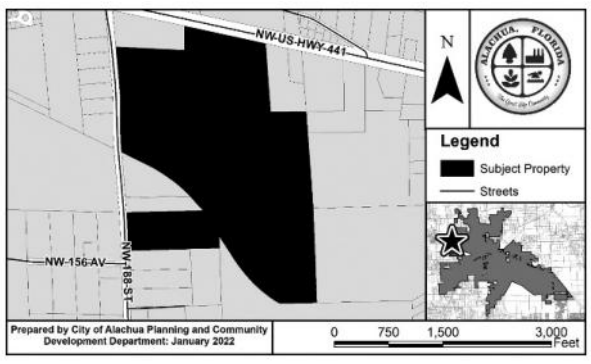
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-06

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 ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178173

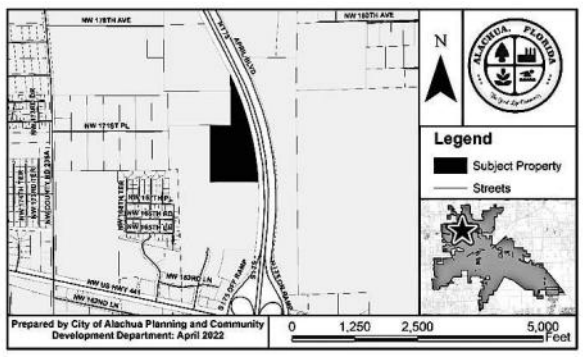
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178409

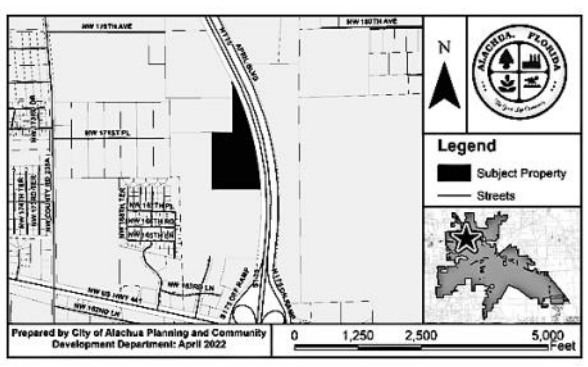
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178585

High Springs, Florida 32643
cdtrowell@gmail.com
352-538-4231
Name will appear on General Election ballot

Alachua County Soil and Water Conservation District Group 3 (Nonpartisan)
Walt Boyer
25169 SW 17th Avenue
Newberry, Florida 32669
walt@boyermanagementllc.co
352-575-5707
Name will appear on General Election ballot

John Chamberlain
7380 SW 13th Road Apt 321
Gainesville, Florida 32607
john.chamberlain@sfcollege.edu
352-328-4550
Name will appear on General Election ballot

Daniel "Danny" Gordon
910 NW 40th Drive
Gainesville, Florida 32605
dtg10e@my.fsu.edu
352-301-0587
Name will appear on General Election ballot

Alachua County Soil and Water Conservation District Group 4 (Nonpartisan)
Nevaeh Martinez Renwick
1900 SW 13th Street Apt 420D
Gainesville, Florida 32608
nevaehrenwick@gmail.com
904-635-5388
Name will appear on General Election ballot

Alachua County Today
is your best source for local news - 386.462.3355

NOTICE OF ELECTION AND QUALIFYING PERIOD CITY OF HIGH SPRINGS

NOTICE IS HEREBY GIVEN THAT THE CITY ELECTION FOR THE CITY OF HIGH SPRINGS, ALACHUA COUNTY, FLORIDA WILL BE HELD ON TUESDAY, NOVEMBER 8, 2022. THE PURPOSE OF THE ELECTION WILL BE TO FILL CITY COMMISSION SEAT #3 (CURRENTLY HELD BY COMMISSIONER LINDA JONES) FOR A THREE (3) YEAR TERM.

CANDIDATES MAY QUALIFY TO RUN FOR ELECTION TO THE SAID CITY COMMISSION SEAT BY FILING WITH THE CITY CLERK OF THE CITY OF HIGH SPRINGS DURING REGULAR HOURS, FROM 7:30 A.M., MONDAY, JULY 18, 2022 THROUGH 6:00 P.M., THURSDAY, JULY 21, 2022.

FOR FURTHER INFORMATION ON THE ELECTION CALL THE CITY CLERK'S OFFICE AT 386-454-1416 X 6.

(Published: Alachua County Today - July 7 and July 14, 2022)

City of ALACHUA

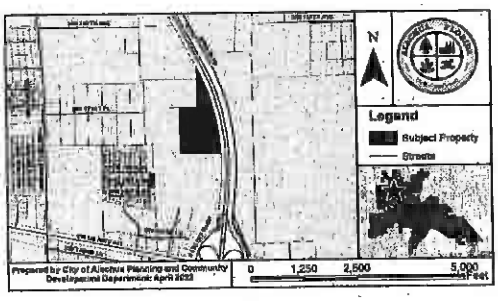
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE,



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 2022)

Mailed 7/11/22
KC

City of
ALACHUA
the good life community

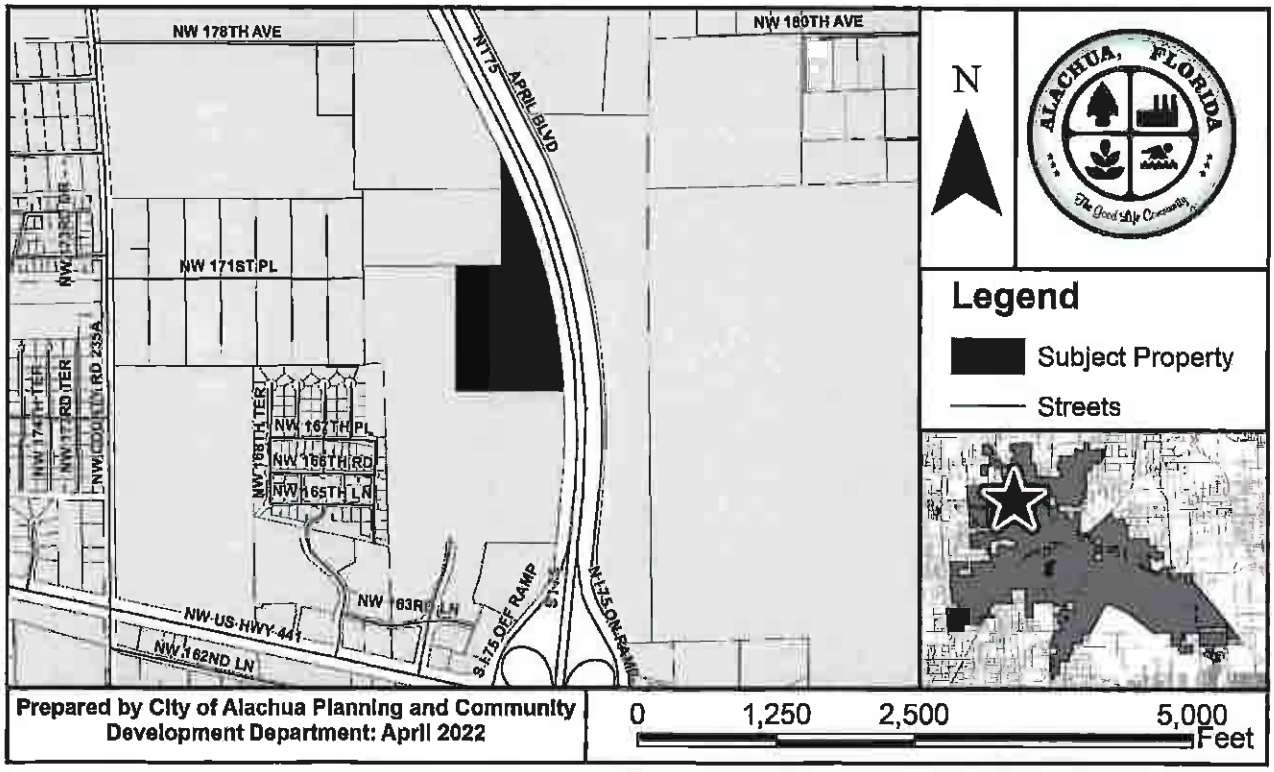
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY - 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

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

03053-020-000 & 03053-020-063
Heritage Oaks Property Owners Association Inc
15010 NW 173RD ST
ALACHUA, FL 32615

03049-000-000 & 03049-003-000
03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-010-000 & 03053-010-035
03053-010-050 & 03053-010-034
Heritage Oaks Property Owners Assn Inc
PO BOX 969
ALACHUA, FL 32615

03053-001-001
Alachua Gateway Center Surfacewater Management Association Inc
PO BOX 969
ALACHUA, FL 32616

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-008
Alachua County Farm Bureau Inc
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-014
Ford Nathaniel M Iii & Tiroshsa T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-038
HANCOCK TROY DANIEL
16548 NW 166TH RD
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-039
RIEHLE DANIEL R
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-051
Mouras Dennis James & Rebecca Jane
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
Samuel Dwight Brandon & Natasha June Marie
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
Limaye Swapna Raveendra & Raveendra V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000 & 03050-000-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03049-041-000 & 03053-001-009
03053-001-010
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

Allez à avery.ca/gabarits
Étiquettes d'adresse Easy Peel
Pal .avery.com/palepli

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Go to avery.com/templates
Use Avery Template 5160
Easy Peel Address Labels
AVERY 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 5/25/2022 (date) FOR THE HighPoint Crossing SSCPA & Rezoning (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.

Melissa Watson
(signature)

~~3 (three)~~ 6 (Six)
(number of signs)

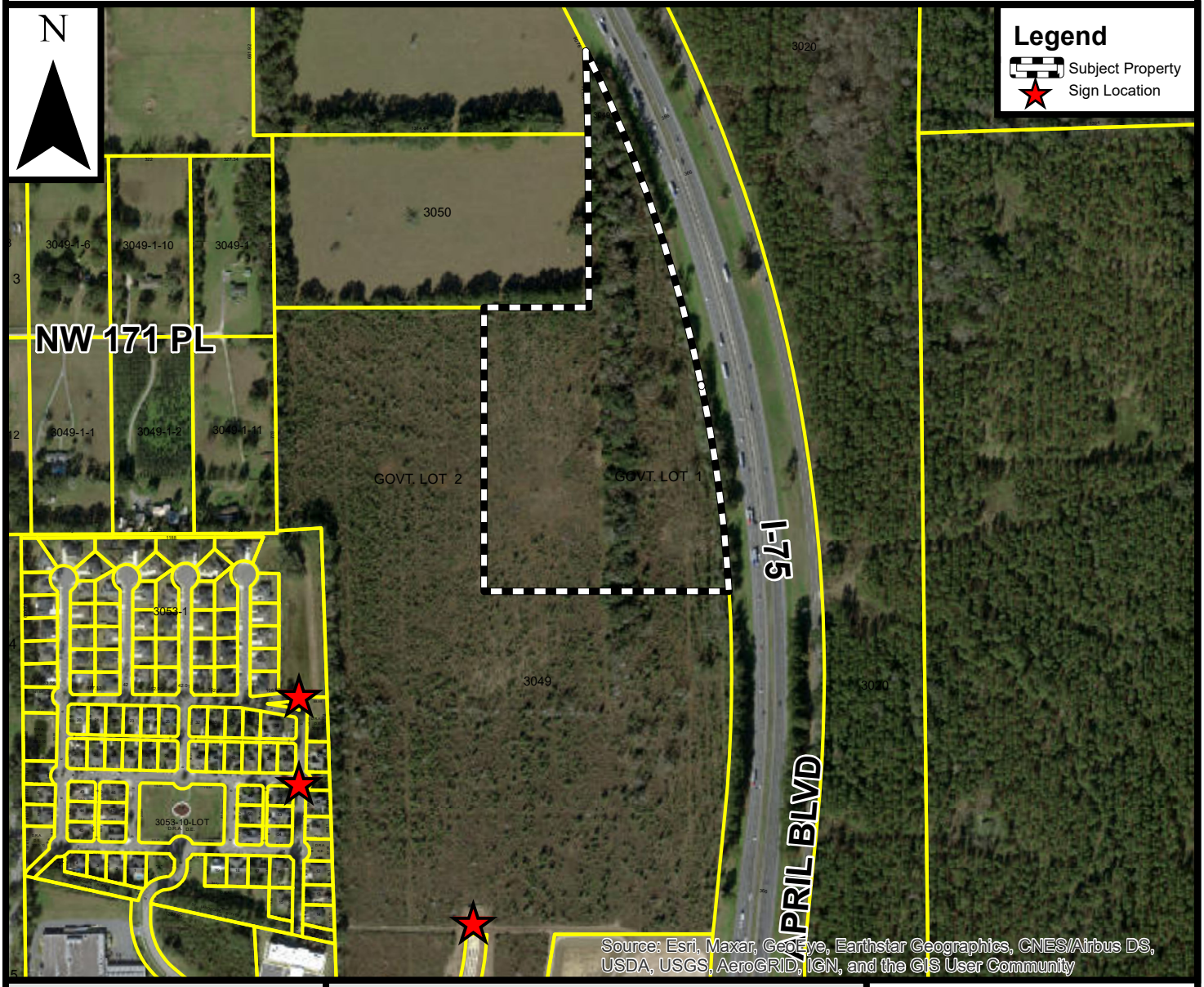
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua A One, LLC
SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

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.

0 225 450 900 Feet

DeSantis

Continued from Page 1A

trade practices will be punished according to the law."

The governor was joined Wednesday by incoming Florida House Speaker Paul Renner, who said a global elite is "weaponizing American capitalism against us."

"This is a pocketbook issue and we will not relent until we start dismantling this dangerous form of ESG," Renner said.

DeSantis Watch, a leftwing organization opposed to the governor, accused him of "doing the bidding of his large corporate donors and billionaire supporters."

"Florida is ground zero for the climate crisis but once again Ron DeSantis lacks the courage to take any real action to protect the livelihoods of the people of our state," DeSantis Watch Constituencies Director Natasha Sutherland said in a statement. "Today's executive order doesn't take on corporations, it does the bidding of the worst of them by refusing to address their environmental impacts, human rights records, or levels of corruption while the state invests our public tax dollars with them."

Follow Herald-Tribune Political Editor Zac Anderson on Twitter at @zacjanderson. He can be reached at zac.anderson@heraldtribune.com

Insurance

Continued from Page 1A

state House member and attorney general candidate.

"Working Floridians know he's turned his back on them, because the hits keep coming," Crist said of DeSantis. "You're paying too much for less coverage."

Crist is seeking the Democratic nomination for governor in the Aug. 23 primary, vying with Agriculture Commissioner Nikki Fried. The winner of that contest will face DeSantis in November.

Fried has said that as governor, she would work to reduce frivolous lawsuits and limit insurance fraud to bring down property coverage rates. She also would strengthen the Insurance Consumer Advocate's role.

Banker's announcement comes even as 27 companies are operating under the threat of having their financial ratings downgraded by Ohio-based Demotech, which rates insurance firms. While the downgrade was supposed to occur Tuesday, the company has told state officials it won't occur "until further notice."

Lindsey Curnutte, a DeSantis campaign spokeswoman, said the Republican governor was "working to clean up the mess Charlie's policies created." Crist, then a Republican, was governor from 2007-11 during a similarly challenging time for Florida homeowners.

"Charlie's attacks are ironic coming from the man who single-handedly booted property insurance companies out of Florida with his anti-free market policy experiment in 2007," Curnutte said..

A spokeswoman for the governor's office, Christina Pushaw, said officials are monitoring the situation with Demotech and the potential downgrade's effect on millions of Florida policyholders.

Echoing concerns aired by Florida's Chief Financial Officer Jimmy Patronis, DeSantis' office was critical of Demotech's "inconsistent application of its own methodology and its unilateral decision" involving Florida's insurers.

Crist, though, said that DeSantis should take more aggressive steps, including guaranteeing that no homeowner be left without insurance that would threaten possible mortgage foreclosure. The Republican governor also should allow anyone who loses coverage to join state-backed Citizens Property Insurance, Corp., at a rate that will not change for a year, and expand its coverage limits, Crist said.

Citizens already is being flooded with new customers, and projected to reach 1.2 million policies by the end of this year. Citizens' President and CEO Barry Gilway this month said the company was experiencing "almost incomprehensible growth."

The property insurance market's freefall comes even after DeSantis called the May special legislative session that steered $2 billion of taxpayer money into a fund to help insurers pay hurricane damage claims, limit lawsuits against companies and have homeowners shoulder more of the cost for roof replacements.

But even with the benefits enacted by the governor, homeowners' insurance rates continue to climb. Property insurance premiums in Florida are three times the national average, according to the Insurance Information Institute.

Crist, a Democratic member of Congress since 2016, was a combative advocate who took on insurance companies during his time in the governor's office.

He managed to get rates reduced early in his term, while allowing Citizens to take on more policies, but by the time he left office in 2011, rate were climbing again and his successor, Gov. Rick Scott, was committed to reducing Citizens' size, triggering even higher private insurance rates.

The size of Citizens then, however, was roughly 1.2 million policies — the same mark it is expected to reach this year, even with DeSantis' changes.

"Companies go to the Legislature and say if you let us do whatever we want to do...then over a couple of years, the rates will go down," Shaw said. "It's a promise the Legislature keeps falling for."

John Kennedy is a reporter in the USA TODAY Network's Florida Capital Bureau. He can be reached at jkennedy2@gannett.com, or on Twitter at @JKennedyReport

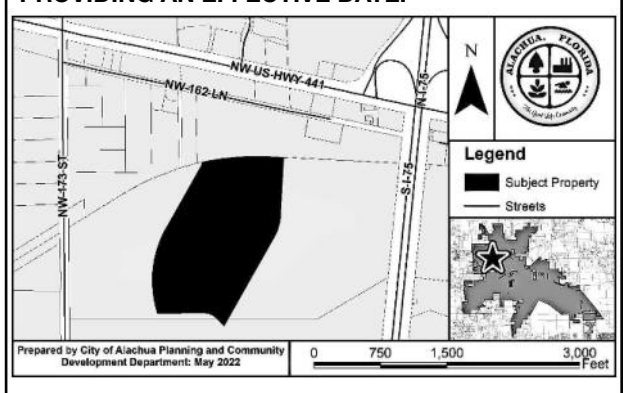
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400234

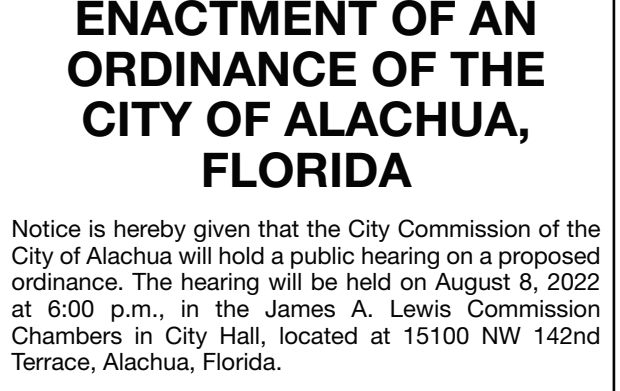
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400177

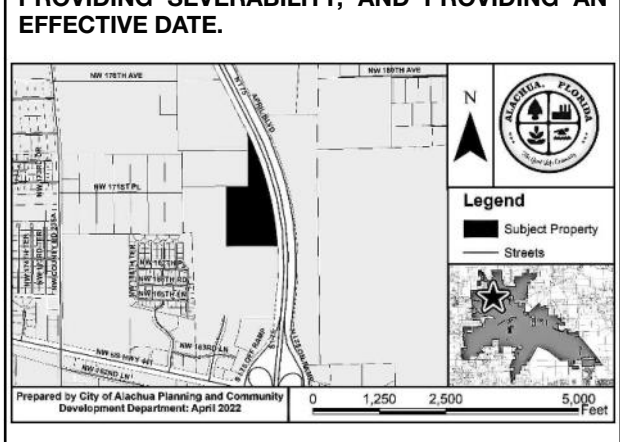
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400108

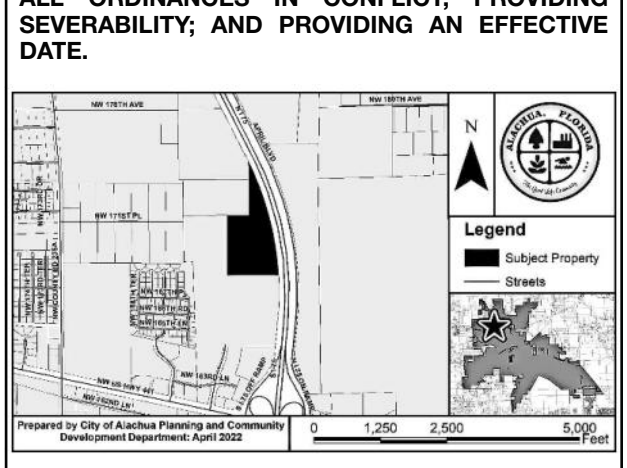
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400067

City of ALACHUA

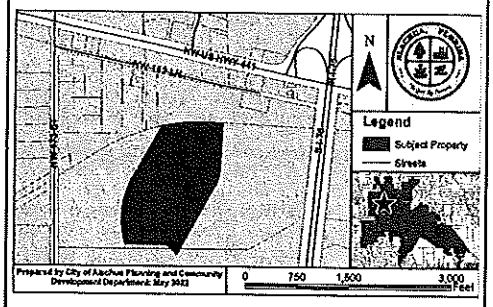
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441 AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

City of ALACHUA

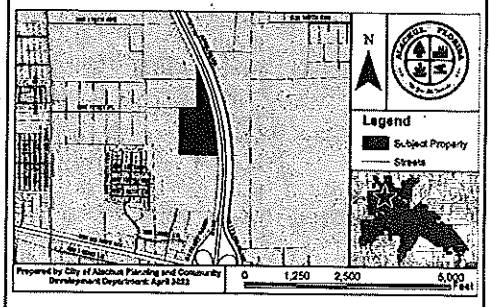
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

City of ALACHUA

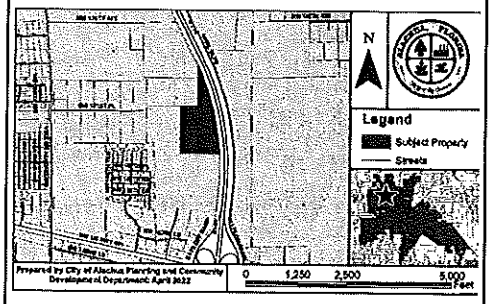
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(name)
SIGN ON 7/25/2022 FOR THE ORDS 22-16 & 22-17 - HPX SSCPA & RZ - CCOM2
(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.

Melissa Watson
(signature)

Three (3)
(number of signs)

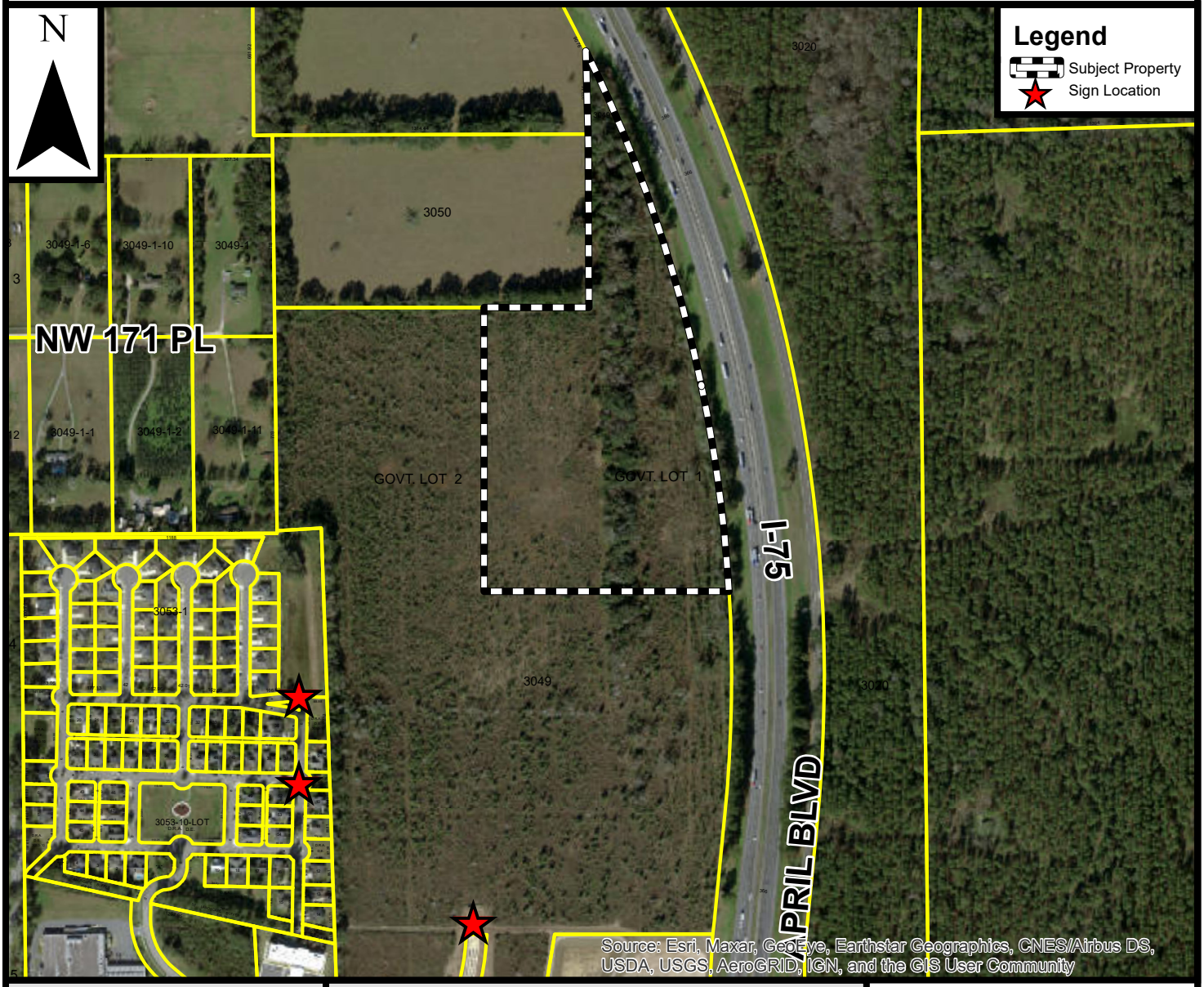
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua A One, LLC
SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared April 2022

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.

0 225 450 900 Feet

City of ALACHUA
the good life community

Mailed 7/25/22 KC

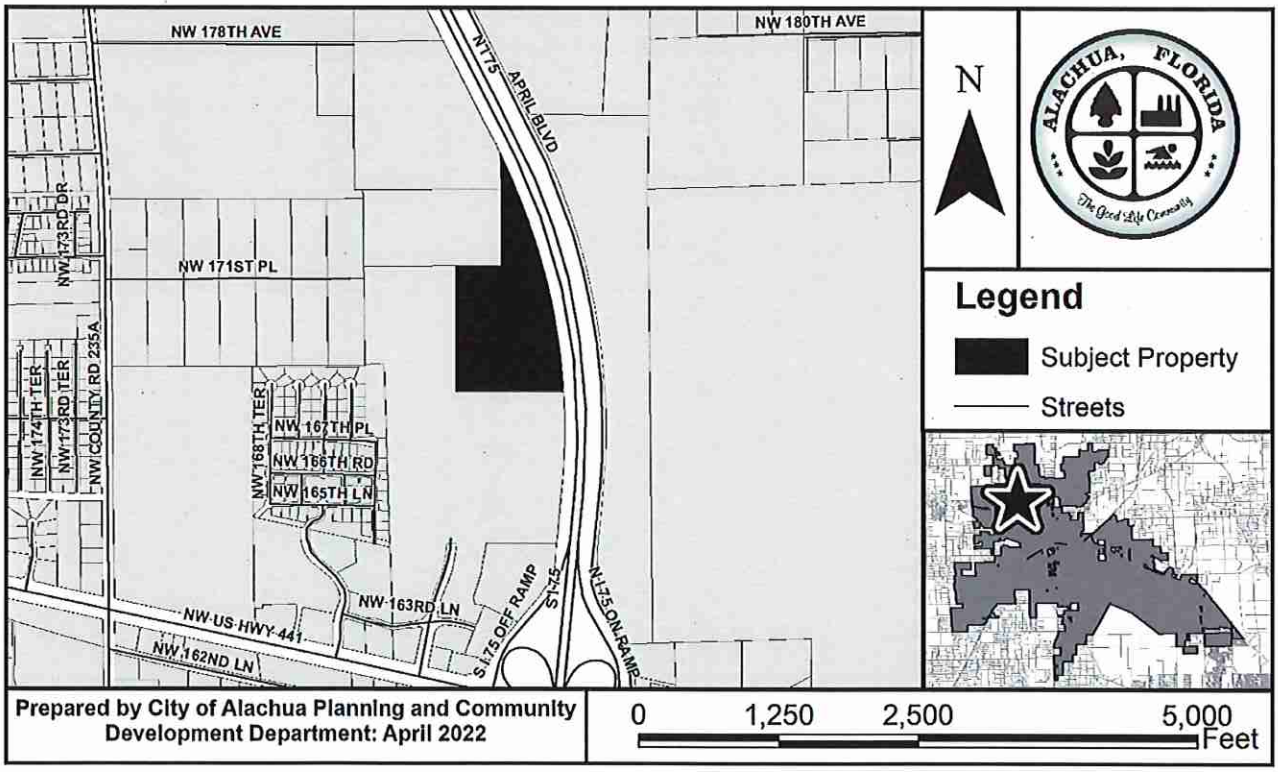
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

03049-001-010
BULLARD DONALD E & GLENDA M
PO BOX 417
ALACHUA, FL 32616

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA, FL 32615

03053-010-000 & 03053-010-035
03053-010-050 & 03053-010-034
Heritage Oaks Property Owners Assn Inc
PO BOX 969
ALACHUA, FL 32615

03053-001-008
Alachua County Farm Bureau Inc
16206 NW 163RD LN
ALACHUA, FL 32615

03053-010-015
MITCHELL NANCY
16530 NW 165TH TER
ALACHUA, FL 32615

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

03053-010-051
Mouras Dennis James & Rebecca Jane
16609 NW 166TH DR
ALACHUA, FL 32615

03049-001-002
BURGETTO GAETANO & STELLA M
16615 NW 171ST PL
ALACHUA, FL 32615

03053-000-000
CAVACEPPI SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA, FL 32616-1325

03053-001-007
ALACHUA FL 0716 LLC
100 2ND AVE SOUTH STE 1103-S
PETERSBURG, FL 33701

03053-020-000 & 03053-020-063
Heritage Oaks Property Owners Association Inc
15010 NW 173RD ST
ALACHUA, FL 32615

03053-001-001
Alachua Gateway Center Surfacewater Management
Association Inc
PO BOX 969
ALACHUA, FL 32616

03053-010-014
Ford Nathaniel M Iii & Tiroshsa T
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-036
HARBACH WENDY
16539 NW 167TH PL
ALACHUA, FL 32615

03053-010-017
STRATTAN KEVIN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-054
KORNER KEVIN T
16604 NW 165TH TER
ALACHUA, FL 32615

03049-001-011
KENNA VICKY ANN
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03053-010-018
WALLACE CHARLES E TRUSTEE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE, FL 32606

03053-001-002
Talal Properties LTD & Tarek Properties LTD
1326 E LUMSDEN RD
BRANDON, FL 33511

03049-000-000 & 03049-003-000
03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-010-037
BALCH-RANKIN BRANDY C
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA, FL 32615

03049-001-000
CABELLERO JR & JULIA H/W
16604 NW 171ST PL
ALACHUA, FL 32615

03053-010-011
SCHLICHT MILDRED O
16611 NW 165TH TER
ALACHUA, FL 32615

03053-010-040
HYDEN & HYDEN
16622 NW 166TH RD
ALACHUA, FL 32615

Étiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits

03053-010-053
DAVIS MAUREEN
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-010
ALLEN & COWART M/C
16631 NW 165TH TER
ALACHUA, FL 32615

03053-010-052
JAIN KAVITA
16644 NW 165TH TER
ALACHUA, FL 32615

03053-010-049
HINES JOSEPH & JENNIFER L
16649 NW 166TH DR
ALACHUA, FL 32615

03053-010-009
OSEJO RAMON J & JANICE F
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-020-055
ZAMORANO MICHELLE MARIE
16737 NW 166TH DR
ALACHUA, FL 32615

03053-020-064
Samuel Dwight Brandon & Natasha June Marie
16738 NW 166TH DR
ALACHUA, FL 32615

03053-020-056
COKER KORI DRAKE & ALBERT
16769 NW 166TH DR
ALACHUA, FL 32615

03053-020-057
FLYNN BONNITA M
16801 NW 166TH DR
ALACHUA, FL 32615

03053-020-062
Limaye Swapna Raveendra & Raveendra V
16818 NW 166TH DR
ALACHUA, FL 32615

03053-020-067
LILKENDEY JAMES H & FRANCES C
16819 NW 167TH ST
ALACHUA, FL 32615

03053-020-058
WEALING RITA L & GENE A
16831 NW 166TH DR
ALACHUA, FL 32615

03053-020-068
BODNER JENNIFER
16857 NW 167TH ST
ALACHUA, FL 32615

03053-020-061
CHANDRAN & RAJENDRAN W/H
16860 NW 166TH DR
ALACHUA, FL 32615

03053-020-059
KANJI EMIL S & JILL ANDREA
16863 NW 166TH DR
ALACHUA, FL 32615

03053-020-069
GALLMAN BRITTANY F & MATTHEW C
16879 NW 167TH ST
ALACHUA, FL 32615

03053-020-060
MCLAUGHLIN MARK & GRACE
16882 NW 166TH DR
ALACHUA, FL 32615

03053-020-070
WILSON BLAKE EDWARD
16884 NW 167TH ST
ALACHUA, FL 32615

03061-004-000
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03049-002-000
BOB'S MOBIL LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669-2205

03053-002-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03053-002-001
T & H PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03017-002-000 & 03050-000-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03049-041-000 & 03053-001-009
03053-001-010
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03061-004-001
T & H PROPERTY GROUP LLC
4220 EDISON LAKE PKWY
MISHAWAKA, IN 46545

Etiquettes d'adresse Easy Peel
Allez a avery.ca/gabarits

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Pat. avery.com/patents

Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: Ordinance 22-19, First Reading: Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission approve Ordinance 22-19 on first reading, upon making the following motion:

> *Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, Staff's recommendation, and the recommendation by the Planning and Zoning Board, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-19 on first reading.*

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 and is approximately 51.7 acres in size. The subject property is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.

The subject property presently has Future Land Use Designations of Agriculture and Rural/Agriculture (Alachua County), which permits up to 1 dwelling unit per 5 acres (10 total units maximum for the subject property). A related application for a Large Scale Amendment to the City's Future Land Use Map would amend the Future Land Use Designation from the existing designations to Moderate Density Residential, which permits up to 4 units per acre (206 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 155 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist of single family detached structures with associated improvements and minor accessory recreational uses. One ingress/egress to the development is proposed to connect to Peggy Road/CR 2054. Peggy Road/CR 2054 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> (6) Quality Design Through Density Increases

> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

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

At the July 12, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve. At the July 25, 2022 City Commission hearing, the Board voted to defer the item until the August 8, 2022 Commission hearing in order to ensure adequate public notice requirements had been met.

ATTACHMENTS:

Description

- Ordinance 22-19
- Staff Report and Staff Supporting Materials
- PD Master Plan
- Application and Supporting Materials
- PD Agreement
- Neighborhood Workshop Materials
- Public Notice Materials for the 07/12/22 PZB Hearing
- Newspaper Advertisements and Posted Notices for July 25, 2022 City Commission Hearing
- Mailed Notices for August 8, 2022 City Commission Hearing

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; 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 by William and Margaret Kirkland ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Peggy Road Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 155 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on June 30, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on July 12, 2022, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on July 14, 2022 and on _____; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on August 8, 2022, and _____, 2022, and provided for and received public participation at both public hearings; and

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") and Agricultural ("A")(Alachua County) to Planned Development–Residential ("PD-R") for Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

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

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

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'Residential Lot Area' 8 du/acre	Single Family Detached Residential on Platted Lots, Stormwater Drainage Areas	155 dwelling units	±21	*Minimum Lot Area* 5,500 square feet *Minimum Lot Width* 50 feet *Setbacks*	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Front (Primary) = 20' Side = 5' Rear=15'	
Development Area 'Common Area/Stormwater/ Open Space' 0 du/acre	Active and Passive Recreation, Landscaping, Utilities, Stormwater Management Facilities	NA	±25	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	±48%
Development Area 'Right-of-Way' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±6	**Streets** Minimum Right-of-Way Width – 50 feet Minimum Wearing Surface – 24 feet FDOT Type F Curb and Gutter 5' minimum sidewalk on both sides of all streets	±12%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be

implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's

LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made.

16. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

17. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

18. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. 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 5. Repealing Clause

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

Section 6. Providing for Severability

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

Section 7. Effective Date

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

PASSED on first reading on the 8th day of August , 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____, 20____.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

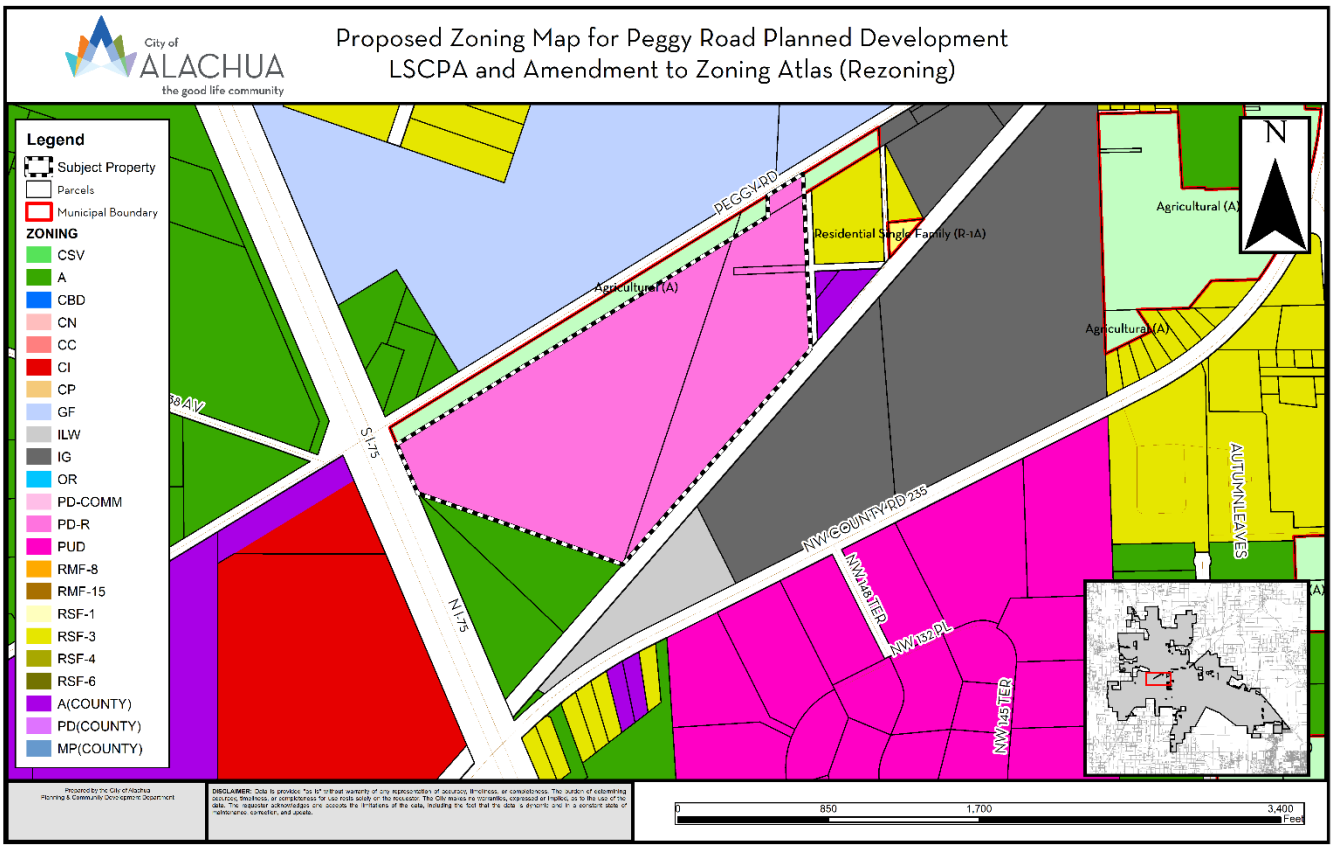
Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

EXHIBIT "B"


City of ALACHUA
the good life community
Proposed Zoning Map for Peggy Road Planned Development
LSCPA and Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
Parcels
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)
PEGGY RD
Residential Single Family (R-1A)
Agricultural (A)
Agricultural (A)
Agricultural (A)
S.R. 235
N.W. COUNTY RD 235
NW 148 TER
NW 152 DL
NW 145 TER
AUTUMN LEAVES
N
0
850
1,700
3,400
Feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, of eda consultants, inc.
PROPERTY OWNER:	William and Margaret Kirkland
LOCATION:	South of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75
PARCEL ID NUMBERS:	03924-000-000, 03865-000-000, 03917-200-002
ACREAGE:	± 51.7
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 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 for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development 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, subject to the 26 conditions provided in Exhibit "A" and located on page 36 of the July 12, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 and is approximately 51.7 acres in size. The subject property is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.

The subject property presently has Future Land Use Designations of Agriculture and Rural/Agriculture (Alachua County), which permits up to 1 dwelling unit per 5 acres (10 total units maximum for the subject property). A related application for a Large Scale Amendment to the City's Future Land Use Map would amend the Future Land Use Designation from the existing designations to Moderate Density Residential, which permits up to 4 units per acre (206 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 155 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist of single family detached structures with associated improvements and minor accessory recreational uses. One ingress/egress to the development is proposed to connect to Peggy Road/CR 2054. Peggy Road/CR 2054 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) *Greater Freedom to Provide Mix of Uses and Housing Types*
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

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

EXISTING USES

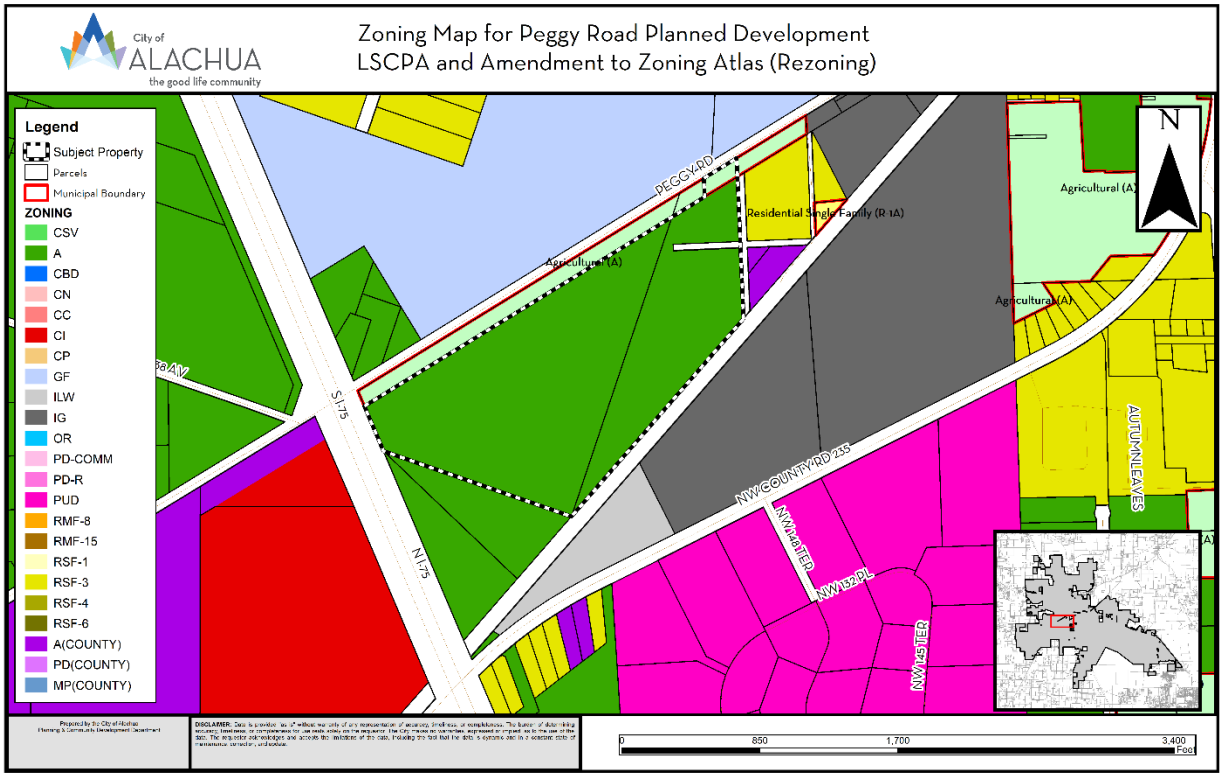
There is one existing residential structure on the subject property, which has historically been used as a residence with minor agricultural activities also taking place on the property.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

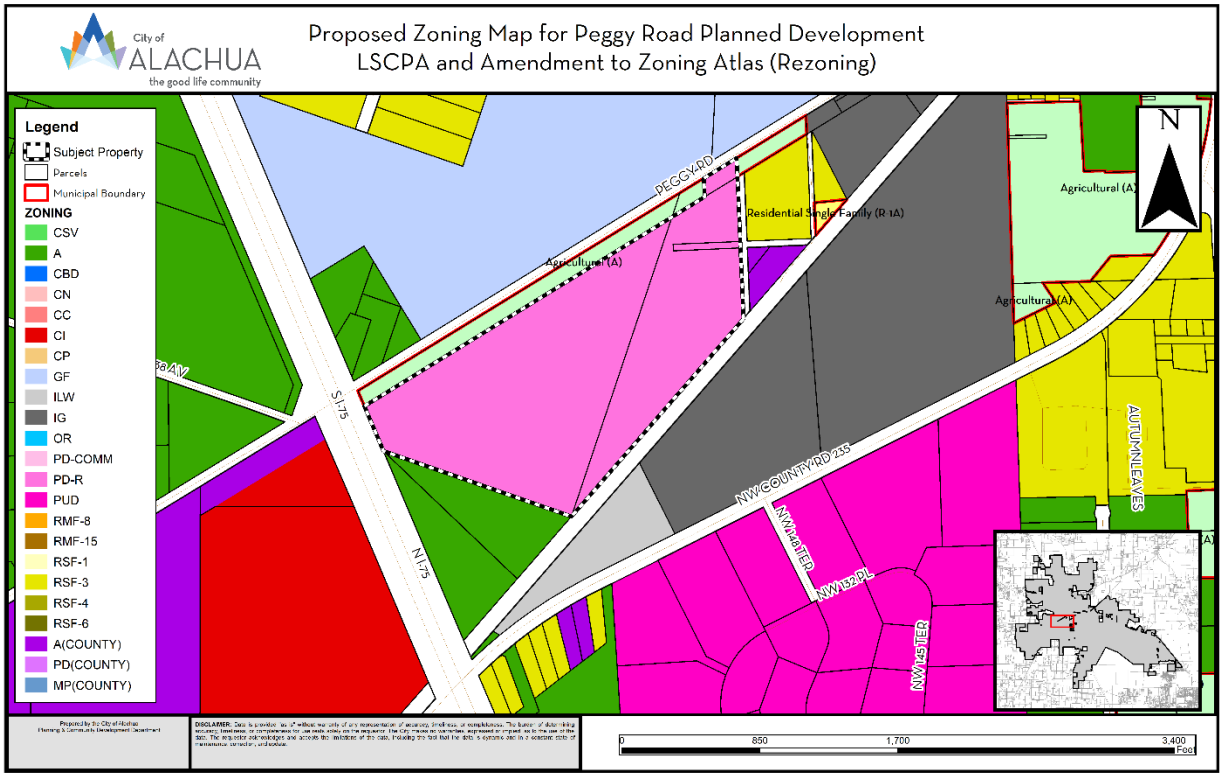
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts	Proposed Zoning District
Zoning District:	Agricultural (A)/Agricultural (A)(Alachua County) 51.7 acres	Planned Development – Residential (PD-R) 51.7 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 10 dwelling units*	Established by PD Master Plan *155 dwelling units*
Floor Area Ratio:	N/A	Established by PD Master Plan *0 square feet*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family attached and detached, townhouse, stormwater management facilities, common areas, open space

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 south of Peggy Road and Legacy Park/Hal Brady Recreation Facility, north of the CSX rail right-of-way and Sandvik Mining, and east of Interstate- 75.

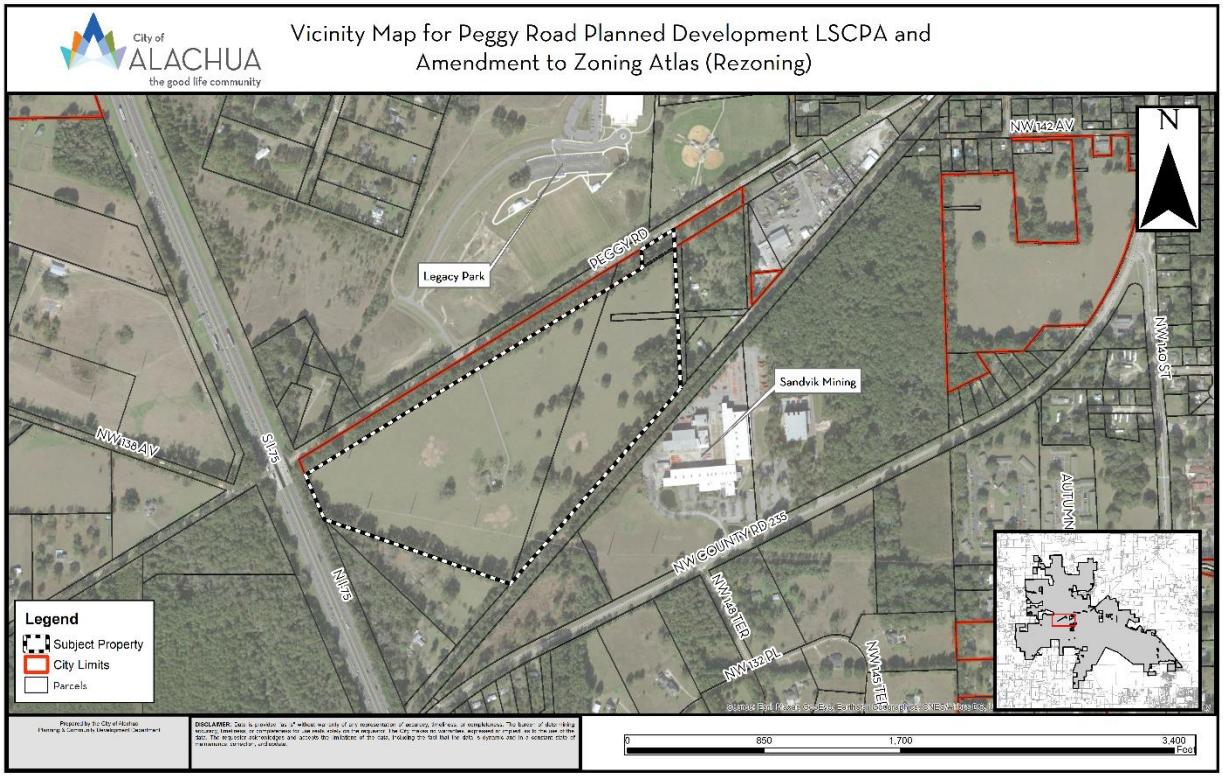
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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.

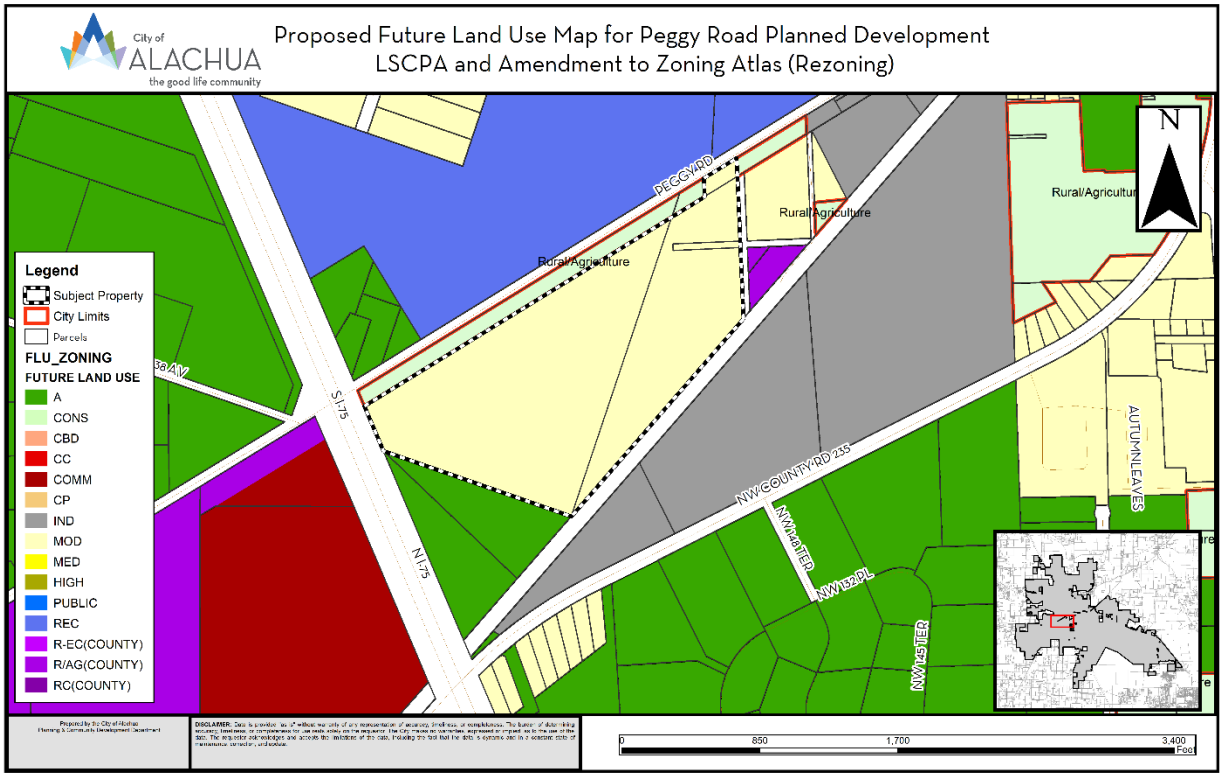
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Rail Right-of-way Legacy Park	Recreation Rural/Agriculture	GF (Government Facilities) A (Agricultural) (Alachua County)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Moderate Density Residential	RSF-3 (Residential Single Family -3) A (Agricultural) (Alachua County)
South	Rail Right-of-Way Sandvik Mining	Industrial	IG (Industrial General) ILW (Light and Warehouse Industrial)

Map 3. Vicinity Map



Map 4. Proposed Future Land Use 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 February 24, 2022, at the Legacy Park Multi-Purpose Center Meeting Room 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 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.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *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 Policy 1.2.a: The proposed zoning to Residential Planned Development is permitted under this policy.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

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

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

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1. and are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

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

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

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations

on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for residential and minor agricultural uses. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any 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.

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: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

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: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

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.

<u>Recreation Element</u>

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.

<u>Transportation Element</u>

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 has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

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

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 a 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.

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

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The

distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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 a 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 and Policies 1.3.a – e:

As a condition of the Planned Development zoning, the applicant will be required to provide a listed special and habitat survey at time of Final PD plan (preliminary plat). Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

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

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

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

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed,

except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.

d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
        i. Clustering of units shall be located along the perimeter area of the wetland; and
        ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or

associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

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

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

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

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

Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

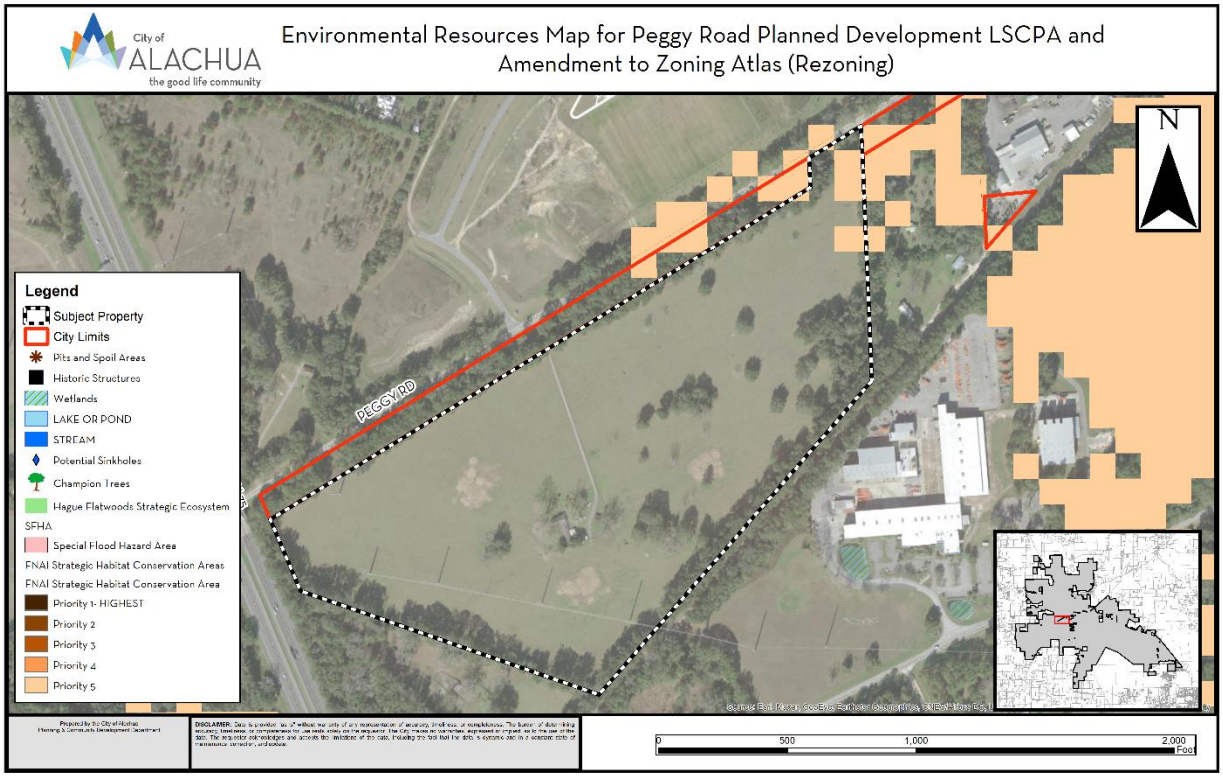
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the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

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: 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. There are no identifiable wetlands on the 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 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, other than those described below. 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. If any 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:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	97.4
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	2.6

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D 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: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), 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: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

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 currently 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: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

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. A companion application proposes to amend the subject's property to Moderate Density Residential, which permits Planned Developments.

(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 be adjacent to existing residential uses, and in the vicinity of improved recreational facilities.

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

Evaluation: The subject property is either adjacent to existing development or adjacent to transportation infrastructure.

(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 PD-R Zoning are compatible with adjacent lands or uses or appropriate buffers and separation are provided.

(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 single-family residential uses near existing residential development and existing major employment centers (warehouses and central city area).

(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: Similar residential development exists in the vicinity including Clover Ranch Estates, and residential development in the downtown 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.

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 adjacent to developed residential properties, and is located near major employment centers.

The subject property is located adjacent to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R are consistent with surrounding area, which consists primarily of residential and industrial uses.

(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 to the north and east are all developed residential areas; the lands to the south and east are low density residential uses. The proposed zoning application provides for additional residential adjacent to existing residential.

(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 PD Utility plan indicates that the City's water and wastewater lines will be extended 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: There are no significant impacts on the environment that would be caused by this application.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*

The PD Master Plan:

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

Evaluation: The PD Master Plan identifies three (3) development areas: Residential Lot Area, Common Area/Stormwater/ Open Space, and Right-of-Way.

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

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

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

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

Evaluation: There are no environmentally sensitive lands to be mapped.

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

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

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

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

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

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

(2) ***Consistency with the Comprehensive Plan***

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

(3) *Compatibility with Surrounding Residential Areas*

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

Evaluation: The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas to the east and north of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. A minimum 50' Type B landscape buffer will be provided along the project's eastern perimeter where the proposed lots will be closest to existing residential development.

(4) *Development Phasing Plan*

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

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years.

(5) *Conversion Schedule*

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

Evaluation: No conversion scheduled is proposed.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on

the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the three (3) roadway segments affected by this project and monitored for concurrency: Segment 14 (CR 2054 from SR 235 to West City Limit), Segment 8 (SR 235 from NW 143rd Place to US 441), and Segment 17 (CR 235A from US 441 to CR 235).

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

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility

capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

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

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) ***Minimum Area***

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 51.7 acres in area, exceeding the minimum 10 acre size requirement.

(2) ***Uses***

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

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

(3) *Densities/Intensities*

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

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future Land Use designation.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

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

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. A 50' separation between any proposed lot and any existing residential use.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

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

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation – 155 dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. 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.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
8 (108)	SR 235 (From NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
17	CR235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) 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 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	1,462 (731/731)	118 (31/87)	146 (93/53)
Potential Trips		**1,462 (731/731)**	**118 (31/87)**	**146 (93/53)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 155 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 155 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 155 x .76 = 157 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	15,120	14,400	15,120
Existing Traffic[3]	4,161	9,400	5,302
Reserved Trips[4]	35	5	112
Available Capacity[4]	10,924	4,995	9,706
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	1,462	1,023	439
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**9,462**	**3,963**	**9,267**
PM Peak Hour Traffic Analysis	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	1,359	1,290	1,359
Existing Traffic[3]	395	893	504
Reserved Trips[4]	0	1	12
Available Capacity[4]	964	396	843
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	146	102	44
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**818**	**294**	**799**

1 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.
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 Department of Transportation, District Two, Level of Service Reporting Tool , accessed April 14, 2022
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 155 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 155x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 155 x .76 = 157 (26% enter/ 74 % exit); Trip Assignment: Segment 14 = 100%, Segment 8 = 70%, Segment 17 = 30%.
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 8, 14, and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	239,932
Potential Potable Water Demand from Proposed Amendment **	42,625
Residual Capacity	**708,026**
Percentage of Permitted Design Capacity Utilized	**69.21%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 155 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 42,625 gallons per day at build out. This analysis is based on the practicable development potential of 155 residential dwellings that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. 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.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	216,718
Projected Potential Wastewater Demand from Proposed Amendment **	38,750
Residual Capacity	**486,532**
Percentage of Permitted Design Capacity Utilized	**67.56%**

Sources:
** City of Alachua June 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 155 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 38,750 gallons per day. This analysis is based on the practicable development potential of 155 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. 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.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	5.10
Potential Demand Generated by Development[3]	1.97
Residual Recreational Capacity After Impacts	**74.63**

Sources:
1 *City of Alachua June 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 155 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.78 acres
Acreage Required to Serve Demand Generated by Development[2]	0.39 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.17 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.95 %**

1 *Source: City of Alachua June 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.97 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 1.97 recreational acres, and for improved passive park space by .39 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	36,992.38	6,751.11
Projected Solid Waste Demand from Application[3]	1,583.56	289
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, April 1, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 155 dwellings x.73 tons/yr per capita)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 289tons per year. Concurrency and impacts to the solid waste

system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment on May 23, 2022. Final determination is required prior to issuance of any final development order 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. At this time, it is anticipated that the proposed amendment will result in a demand of 42 total student stations (19 for elementary, 9 for middle, and 14 for high school).

Any future determination must find 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 any final subdivision plat, 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

WILLIAM AND MARGARET KIRKLAND

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

PEGGY ROAD – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

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

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'Residential Lot Area' 8 du/acre	Single Family Detached Residential on Platted Lots, Stormwater Drainage Areas	155 dwelling units	±21	*Minimum Lot Area* 5,500 square feet *Minimum Lot Width* 50 feet *Setbacks* Front (Primary) = 20' Side = 5' Rear=15'	±40.00%
Development Area 'Common Area/Stormwater/ Open Space' 0 du/acre	Active and Passive Recreation, Landscaping, Utilities, Stormwater Management Facilities	NA	±25	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	±48%
Development Area 'Right-of-Way' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±6	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet FDOT Type F Curb and Gutter 5' minimum sidewalk on both sides of all streets	±12%

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

    b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

        i. Block lengths may exceed 600 feet when all of the following conditions are met:

            1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

            2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

            3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

            4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

        ii. Pavement widths may not be less than 24 feet.

        iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made.

16. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

17. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

18. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

WILLIAM AND MARGARET KIRKLAND

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

PEGGY ROAD – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 22, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Notice of Hearing Scheduled for:
-Peggy Road Planned Development (LSCPA)
-Peggy Road Planned Development (PD-R Rezoning)

Dear Mr Sweger:

On June 8, 2022 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 a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of PD Master Plans, 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 27, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, June 27, 2022.*** . These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, July 11, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: -Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA)
-Peggy Road Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua. A Project Assistance Team (PAT) meeting is scheduled to be held on May 25, 2022 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Wednesday, June 8, 2022.** 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. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

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

LSCPA Review Comments

1. *General*
   a. Page 1 of Justification Report states that project acreage is 151.7 acres. This appears to be typographical error. Please correct.

2. *Concurrency Impact Analysis*
   a. Identify edition of ITE used for automobile trip generation rates.
   b. Revise concurrency impact analysis with May 2022 data.
   c. Different average household sizes are used for solid waste generation and for recreation uses. Please utilize same household size for concurrency calculations.

PD-R Rezoning Review Comments

1. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Consider also allow stormwater facilities within residential lot area for additional flexibility.
         2. Please clarify what uses are permitted within 50' landscape buffer shown on eastern perimeter. Will any plantings be provided? Suggest Type B perimeter buffer.

2. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses. Please indicate how close any proposed lot will be on each perimeter to any lot utilized for residential purposes.
   b. Per Section 3.6.3 (A)(4)(b), Staff is proposing a minimum 50' setback from project perimeter for active recreation uses.
   c. Please verify if any common area buildings will be included such as pool house/ community center, gazebos or shade structures, etc. If so, please provide proposed square footage.
   d. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.

Please provide response to these standards.

3. *Concurrency Impact Analysis*
    a. Provided concurrency analysis assumes a 50/50 split of trips in the east and west directions. However, Staff believes this should be closer to a 70/30 split of trips with 70% of the trips being assigned to an eastward movement towards SR235 and 30% of trips being assigned to a westward movement.
    b. Segment 17 must also be analyzed for traffic concurrency.

4. *Development and Subdivision Standards*
    a. Per Section 7.3.2 (A), sidewalks shall be provided along arterial and collector streets. Please note that sidewalks will be required along the project area's frontage on Peggy Road.

5. *Miscellaneous / General Comments*
    a. Proposed PD Master Plan displays development areas using different colors, however, when recorded in the Public Records, the PD Master Plan will be in black and white and it may be difficult to differentiate the development areas on the PD Master Plan.
    b. Provide setbacks for stormwater facilities of 5'.
    c. Clarify Note 4 regarding active and passive recreation uses and permitted locations.

6. Potential Development Conditions
    a. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made. Please coordinate a potential connection with the City of Alachua Recreation Department.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Shane L. Andrew, Superintendent

Alachua County Public Schools

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

www.sbac.edu
(352) 955-7300

Mission Statement: We are committed to the success of every student!

May 23, 2022

RE: ACPS – Peggy Road Rezone

Alachua County Public Schools ("ACPS") has received notification of rezoning within the City of Alachua. The project encompasses 51.7 acres identified as Parcels. 03924-000-000, 03865-000-000 and 03917-200-002. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 155 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,134 high students and is operating at 88% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 336 middle students and is operating at 43% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 9 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,303 elementary students and is operating at 80% of its permanent capacity of 1,625 student stations. At buildout, this project is projected to generate 19 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Shane Andrew
Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Acceptance of Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA) and Rezoning (RZ) Applications

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua.

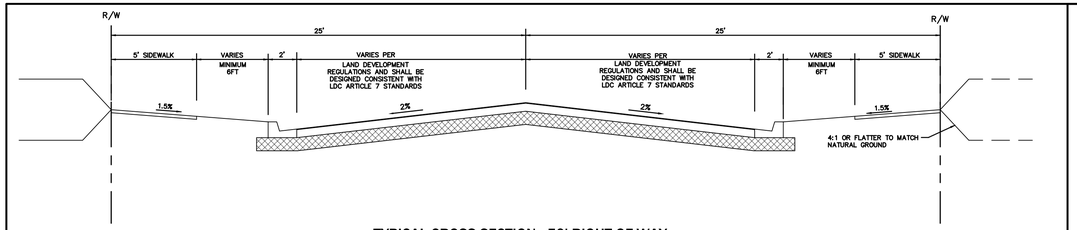
According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the applications are complete.

The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the applications will be performed and any issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter if such meeting is determined to be necessary. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

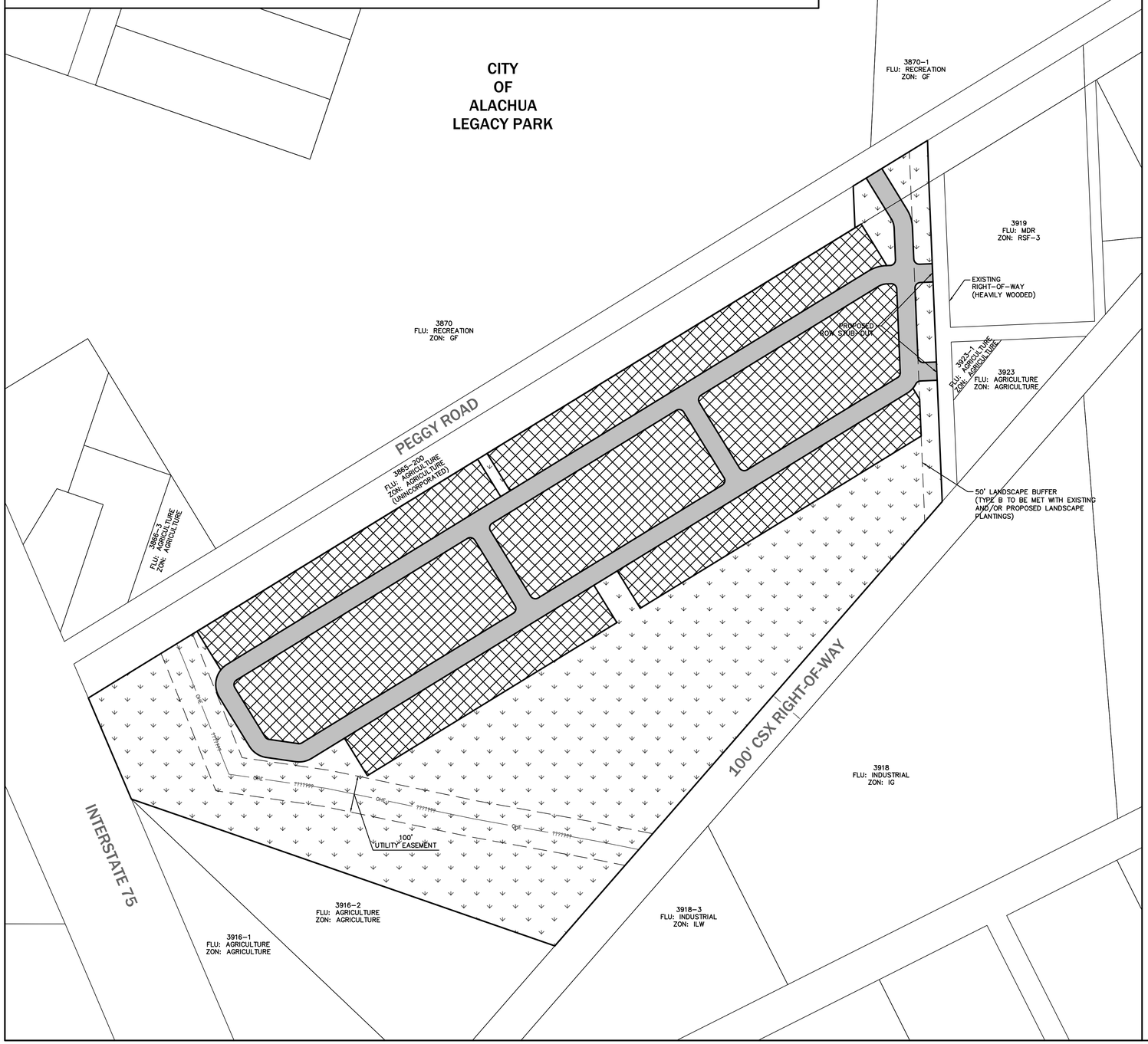
Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.



GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,500 S.F.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS & PICNIC AREAS ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER..
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE PERMISSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL LOT LINES (EXISTING & PROPOSED).
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST APPLICABLE STANDARDS AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/ STORMWATER/ OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

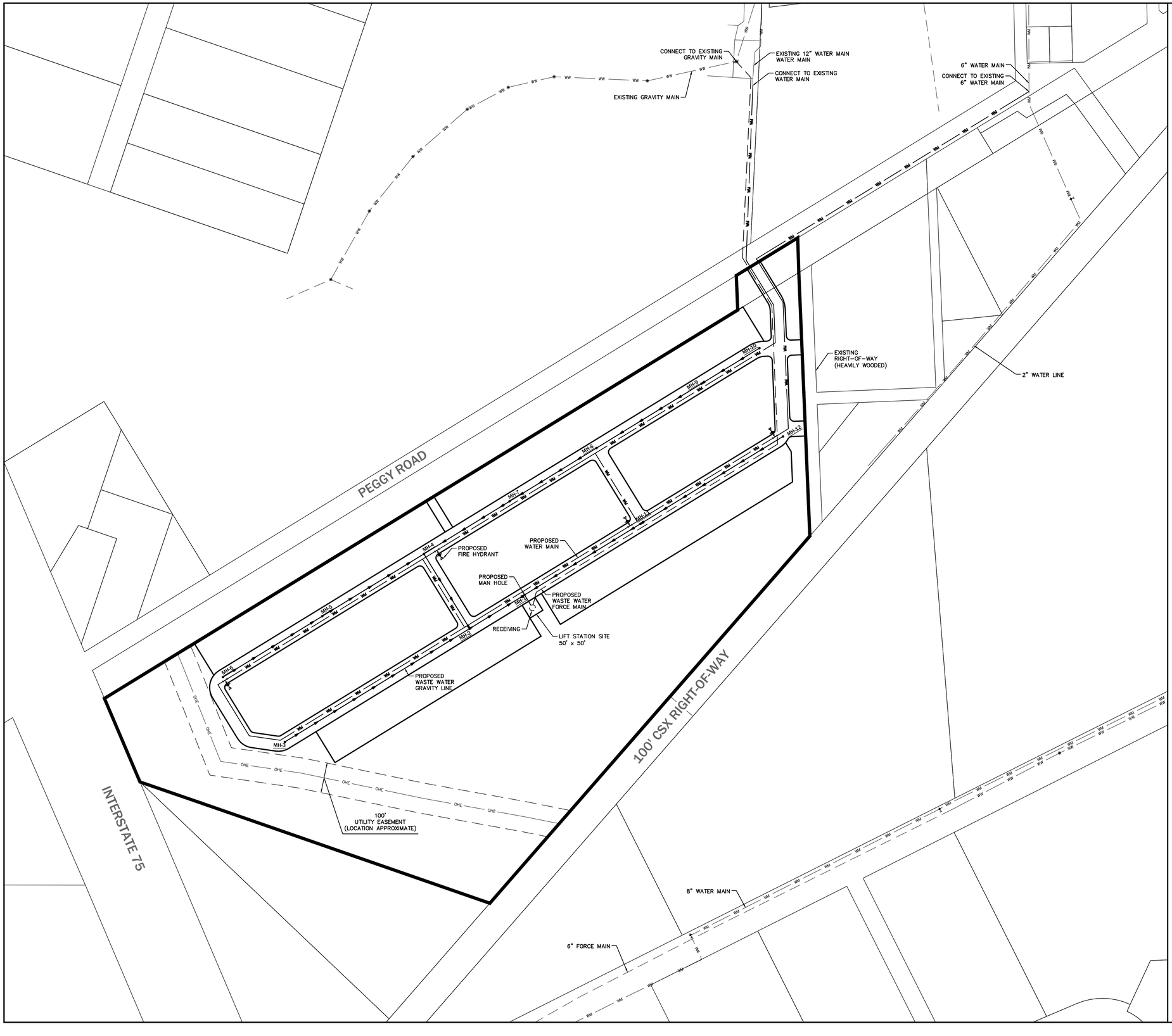
Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: PD MASTER PLAN

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/23/22

Sheet No.: P100

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-011\Plans\Current DWG\PD PLAN\A22011PD1.dwg, P100 - PD MASTER PLAN, 6/23/2022 11:45:31 AM, TAR, _DWG to PDF.pc3



LEGEND

- EXISTING WASTE WATER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED WATER MAIN LINE
- PROPOSED WASTE WATER GRAVITY MAIN
- PROPOSED WASTE WATER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: SR	Sheet No.: P200
Drawn: LBO	
Checked: TAR	
Date: 02/23/22	

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-011\Plans\Current DWG\PD PLAN\A22011PD1.dwg, UTILITY PLAN, 2/23/2022 4:03:51 PM, TAR, _DWG To PDF.pc3

ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – ADT & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

SANITARY SEWER

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

SOLID WASTE

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: NOTES AND TABLES

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/06/22

Sheet No.: P210

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-011\Plans\Current DWG\PD PLANNING\22011PD1.dwg, P210 - NOTES AND TABLES, 6/7/2022 12:23:42 PM, engineer18, _AutoCAD PDF (General Documentation).pc3

EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD
CITY OF ALACHUA,
FLORIDA

Sheet title: EXISTING CONDITIONS MAP

Designed:	SR
Drawn:	LBO
Checked:	TAR
Date:	06/06/22

Sheet No.: P300

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\PD PLAN\A22011PD1.dwg, P300 - EXISTING CONDITIONS MAP, 6/7/2022 12:24:02 PM, engineer18, AutoCAD PDF (General Documentation).pc3

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: Peggy Road Planned Development
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Existing Use of Property: Residential & Grazing land soil capability Class II
5. Future Land Use Map Designation : Moderate Density Residential (Proposed)
6. Existing Zoning Designation: City of Alachua Agriculture and Alachua County Agricultural zoning
7. Proposed Zoning Designation: PD-R
8. Acreage: 51.7 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): William & Margaret Kirkland
   Mailing Address: PO Box 1360
   City: Alachua State: FL ZIP: 32616

   * 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: Garden Street Communities Southeast, LLC
   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

Clay Sweger

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 21st day of February, 2022, by Clay Sweger

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

as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell

Signature of Notary Public, State of Florida

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): Clay Sweger, AICP, LEED AP Title: Director of Planning

   Company (if applicable): eda consultants, inc.

   Mailing address: 720 SW 2nd Ave, South Tower, Ste 300

   City: Gainesville State: FL ZIP: 32601

   Telephone: 352-373-3541 FAX: -- e-mail: csweger@edafl.com

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

   Name of Owner (title holder): William & Margaret Kirkland

   Mailing Address: PO Box 1360

   City: Alachua State: FL ZIP: 32616

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

B. PROJECT

1. Project Name: Peggy Road PD Rezoning Application
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Section 22 Township 08 Range 18 Grant N/A Acreage: 51.7 +/-
5. Existing Use of Property: Residential & Grazing land soil capability Class II
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: Planned Development - Residential (PD-R)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 155

   □ 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: Irby

    Middle: Mebane

    High: Santa Fe

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	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations**
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations**
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x	0.06	Elementary School Multiplier*		Student Stations**
Middle School		units	x	0.03	Middle School Multiplier*		Student Stations**
High School		units	x	0.03	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.

Signature of Applicant

Signature of Co-applicant

Clay Sweger
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 31st day of February, 2022 by Clay Sweger

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

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell
Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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:_____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15151 Peggy Rd

Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002

Acreage: 52.87 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua State: FL ZIP: 32616

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment / Land Use Change & 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.

William L. Kirkland
Signature of Applicant

Margaret M. Kirkland
Signature of Co-applicant

William L. Kirkland
Typed or printed name and title of applicant

Margaret M. Kirkland
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of Feb 22 by William L. Kirkland who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # GG 178433
Expires March 17, 2022
Bonded Thru Budget Notary Services

Kristy Lee Thornton
Signature of Notary Public, State of Florida

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03865-000-000
Prop ID	15034
Location Address	15151 PEGGY RD ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LESS R/W FOR SR-93 OR 545/49 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	00-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	30.600
Homestead	Y

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$102,146	$91,698	$91,698	$108,500	$101,700
Land Value	$2,900	$2,900	$2,900	$2,900	$2,900
Land Agricultural Value	$7,400	$7,400	$7,400	$7,400	$4,400
Agricultural (Market) Value	$85,840	$85,840	$85,840	$85,800	$85,800
Just (Market) Value	**$190,886**	**$180,438**	**$180,438**	**$197,200**	**$190,400**
Assessed Value	$101,708	$100,406	$98,315	$96,620	$91,790
Exempt Value	$50,000	$50,000	$50,000	$50,000	$50,000
Taxable Value	$51,708	$50,406	$48,315	$46,620	$41,790
Maximum Save Our Homes Portability	$10,738	$1,592	$3,683	$22,180	$17,210

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	29.60	1289376	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,325	**HC&V**	04-FORCED AIR
Heated Area	1,535	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE; 20-FACE BRICK	**Bathrooms**	2.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1973
Floor Cover	06-VINYL TILE; 14-CARPET	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	525	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1973

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,535	3	0100	SINGLE FAMILY	$66,673
FOP	FINISHED OPEN PORCH	104	3	0100	SINGLE FAMILY	$1,355
UGR	UNFINISHED GARAGE	960	3	0100	SINGLE FAMILY	$18,763
UOP	UNFIN OPEN PORCH	240	3	0100	SINGLE FAMILY	$2,084
UST	UNFINISHED STORAGE	486	3	0100	SINGLE FAMILY	$9,499

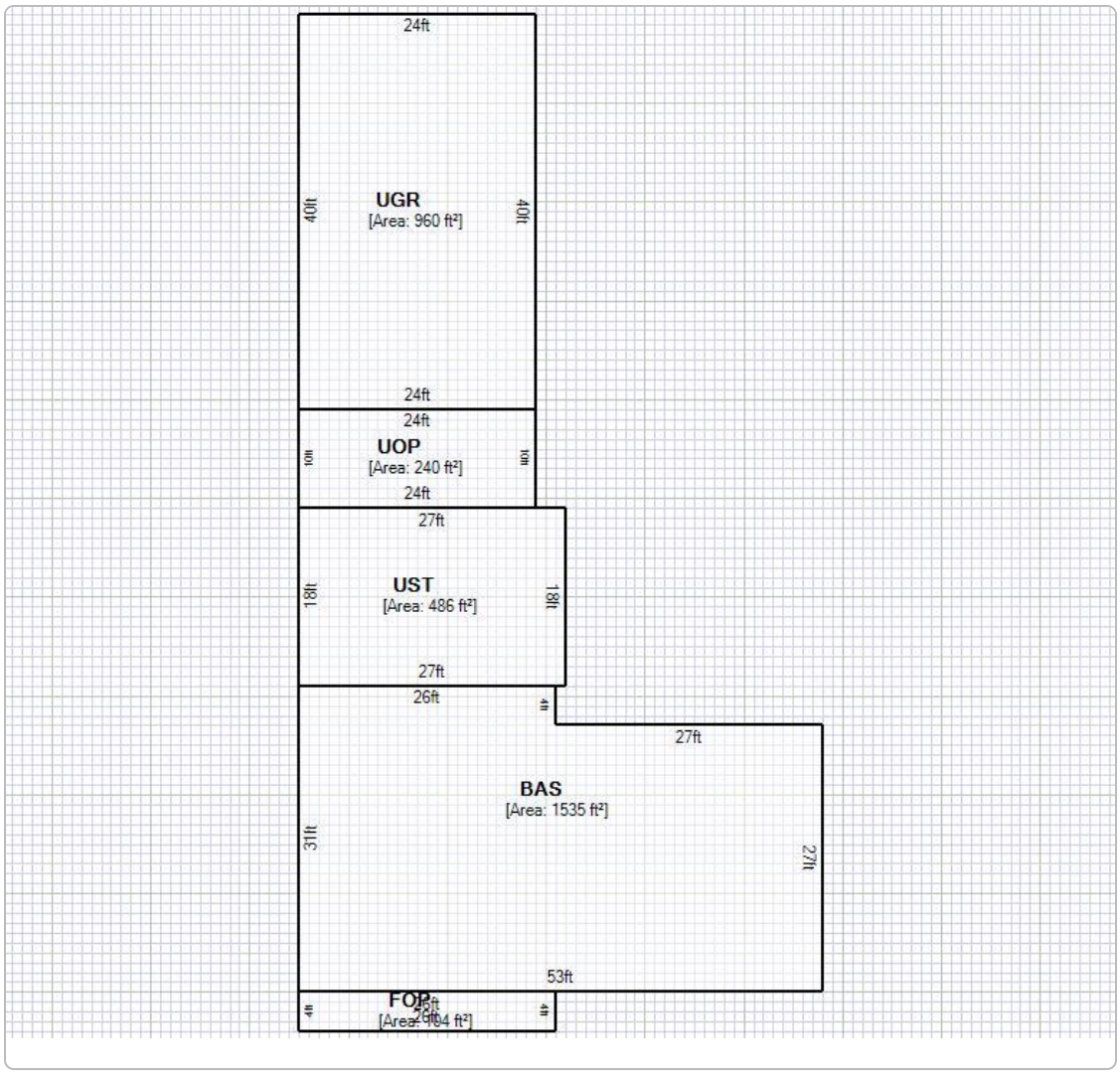
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	$252
2221	STG 1	315		R2	RES	$888

Permits

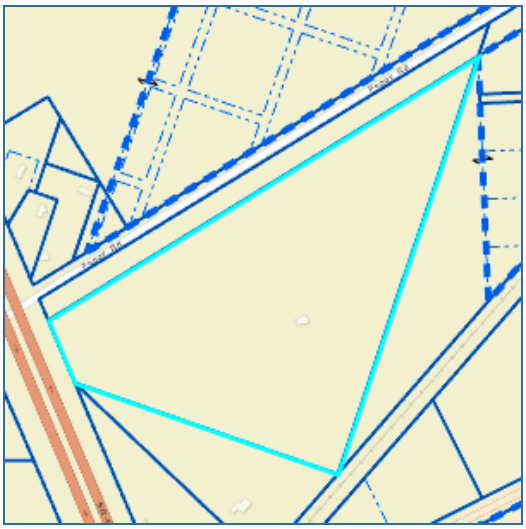
Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	$12,865

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

Sketches



Map



No data available for the following modules: Extra Features, Sales, Photos.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/23/2022, 5:29:57 AM

Version 2.3.177

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03924-000-000
Prop ID	15420
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO INTERSECTION ACL RR NE/LY ALONG RR 1109 FT N 1074 FT TO POB ALSO LOTS 1 2 BK 2 & LOTS 1 2 3 4 5 6 7 BK 3 ALACHUA REALTY CO ADD PB A-106 OR 545/0049 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	22-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	21.000
Homestead	N

View Map

Owner Information

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$5,300	$5,300	$5,300	$5,300	$3,200
Agricultural (Market) Value	$60,900	$60,900	$60,900	$60,900	$60,900
Just (Market) Value	**$60,900**	**$60,900**	**$60,900**	**$60,900**	**$60,900**
Assessed Value	$5,300	$5,300	$5,300	$5,300	$3,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$5,300	$5,300	$5,300	$5,300	$3,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	21.00	914760	0	0	A

Map

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

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03917-200-002
Prop ID	504466
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM NE COR OF LOT 1 BLK 2 OF ALACHUA REALTY CO S/D PB A-106 POB N 02 DEG 08 MIN 31 SEC E 83.27 FT TO SLY R/W OF PEGGY ROAD N 59 DEG 29 MIN 24 SEC E 234.80 FT S 02 DEG 08 MIN 31 SEC E 78.43 FT TO THE NE COR OF LOT 1 BLK 2 S 58 DEG 27 MIN 44 SEC W 237.13 FT (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	22-08-18
Tax District	SUWANNEE (District 0300)
Millage Rate	20.2241
Acreage	0.440
Homestead	N

View Map

Owner Information

KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.44	19166.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/14/2021	$45,000	WD	4942	1289	01 - EXAMINATION OF DEED	Vacant	HUNTER CHRISTINE A	KIRKLAND WILLIAM & MARGARET	Link (Clerk)
1/15/1993	$4,000	QD	1895	2500	Q - QUALIFIED	Vacant	* CSX TRANSPORTATION INC	HUNTER BILLY RAY, HUNTER CHRIS	Link (Clerk)

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

Map

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

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03865 000 000	15151 PEGGY RD	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	101,708	50,000	51,708	406.75
LIBRARY GENERAL	1.0856	101,708	50,000	51,708	56.13
SCHOOL CAP36 PROJECT	1.5000	101,708	25,000	76,708	115.06
SCHOOL DISCRNRY & CN	0.7480	101,708	25,000	76,708	57.38
SCHOOL GENERAL	3.5950	101,708	25,000	76,708	275.77
SCHOOL VOTED	1.0000	101,708	25,000	76,708	76.71
CHILDREN'S TRUST	0.5000	101,708	50,000	51,708	25.85
SUWANNEE RIVER WATER MGT DIST	0.3615	101,708	50,000	51,708	18.69
CITY OF ALACHUA	5.3900	101,708	50,000	51,708	278.71

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,311.05

LEGAL DESCRIPTION

GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LES
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	256.89

NON-AD VALOREM ASSESSMENTS $277.67

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,588.72

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03865 000 000	15151 PEGGY RD

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $1,525.17 Paid 11/16/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15420

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03924 000 000	UNASSIGNED LOCATION RE	1700

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	5,300	0	5,300	41.69
LIBRARY GENERAL	1.0856	5,300	0	5,300	5.75
SCHOOL CAP36 PROJECT	1.5000	5,300	0	5,300	7.95
SCHOOL DISCRNRY & CN	0.7480	5,300	0	5,300	3.96
SCHOOL GENERAL	3.5950	5,300	0	5,300	19.05
SCHOOL VOTED	1.0000	5,300	0	5,300	5.30
CHILDREN'S TRUST	0.5000	5,300	0	5,300	2.65
SUWANNEE RIVER WATER MGT DIST	0.3615	5,300	0	5,300	1.92
CITY OF ALACHUA	5.3900	5,300	0	5,300	28.57

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $116.84

LEGAL DESCRIPTION

COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO IN
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $116.84

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15420

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03924 000 000	UNASSIGNED LOCATION RE

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0025868 $112.17 Paid 11/16/2021

PROOF OF TAX PMT FOR 3917-200-1 & 3917-200-2 (3917-206-2 WAS CREATED AFTER 2021 TAX PAYMENT VIA DEED DATED 10/14/21 (OR BK 4942 PG 1289)

John Power | TAX COLLECTOR
Serving Alachua County

2021 PAID REAL ESTATE 15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03917 200 001	UNASSIGNED LOCATION RE	0300

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	8,350	0	8,350	65.68
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	8,350	0	8,350	29.79
LIBRARY GENERAL	1.0856	8,350	0	8,350	9.06
SCHOOL CAP36 PROJECT	1.5000	8,350	0	8,350	12.53
SCHOOL DISCRNRY & CN	0.7480	8,350	0	8,350	6.25
SCHOOL GENERAL	3.5950	8,350	0	8,350	30.02
SCHOOL VOTED	1.0000	8,350	0	8,350	8.35
CHILDREN'S TRUST	0.5000	8,350	0	8,350	4.18
SUWANNEE RIVER WATER MGT DIST	0.3615	8,350	0	8,350	3.02

TOTAL MILLAGE 20.2241 — AD VALOREM TAXES $168.88

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

LEGAL DESCRIPTION

COM NE COR OF BLK 1 OF ALACHUA REALTY CO S/D PB A-106 POB S 59 DEG W 729.26 FT T
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69

NON-AD VALOREM ASSESSMENTS $90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$259.57

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03917 200 001	UNASSIGNED LOCATION RE

HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

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

Receipt # 21-0020548 $249.19 Paid 11/12/2021

FORM 1104 WARRANTY DEED-(Statutory Form.)

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $1.10

$1.10

STATE OF FLORIDA DOCUMENTARY SUR TAX $5.50

STATE OF FLORIDA DOCUMENTARY SUR TAX $11.00

REGISTERED U.S. PAT. OFFICE Rutland, Publishers, Rutland, Vt.

This Indenture

Wherever used herein, the term "party" shall include the heirs, successors and/or assigns of the respective parties hereto; the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 16th *day of* December *A. D. 1968*

Between

JAMES G. TYRE, a single man,

of the County of Alachua *in the State of* Florida
party of the first part, and

WILLIAM KIRKLAND and his wife, MARGARET M. KIRKLAND, husband and wife,
1432 SE 43rd Place, Gainesville, Florida
of the County of *in the State of*
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of ---------Ten and No/100 ($10.00)---------- *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* Alachua *, State of Florida, to wit:*

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the Public Records of Alachua County, Florida.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

James G. Tyre
JAMES G. TYRE

James Stuart Wershow

STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEC 16'68
5400
COMPTROLLER
P.D. 190149

ALACHUA COUNTY

1968 DEC 16 AM 11:

State of Florida

County of ALACHUA

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*

JAMES G. TYRE, a single man,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he *acknowledged before me that* he *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* Gainesville *County of* Alachua *, and State of Florida, this* 16th *day of* December *, A. D. 19*

James Stuart Wershow
Notary Public

My Commission Expires
Notary Public, State of Florida-at-Large
My Commission Expires Nov. 13, 1971
Bonded thru American Fire & Casualty Co.

THIS INSTRUMENT PREPARED BY
JAMES S. WERSHOW, ATTORNEY AT LAW
212 S. E. 1ST STREET, GAINESVILLE, FLA. 32601

23 Dec 1968

OFF REC 545 PAGE 49

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3373928 2 PG(S)
10/20/2021 8:47 AM
BOOK 4942 PAGE 1289
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1044926
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $315.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **14th day of October, 2021** between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Crystal L. Curran

Christine A. Hunter

WITNESS
PRINT NAME: Susan K King

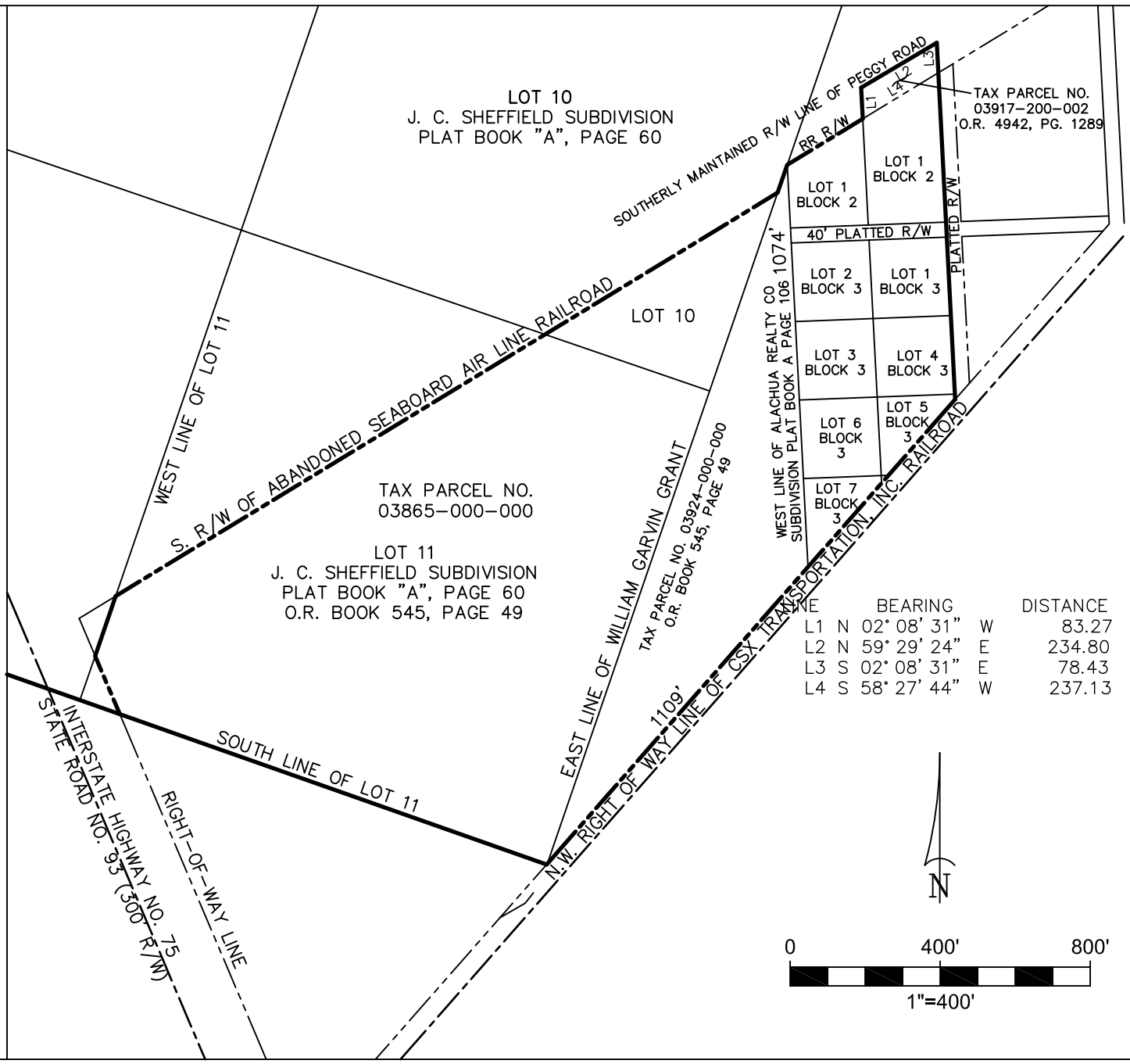
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.

Signature of Notary Public
Print, Type/Stamp Name of Notary

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

Crystal L. Curran
Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: _____



J:\BOB\2022-011Overall.dwg plot

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		2/7/2022	2022-011		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF LOT 1 OF SECTION 22, TOWNSHIP 8 SOUTH RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND A PORTION OF THE WILLIAM GARVIN GRANT

FOR: GARDEN STREET COMMUNITIES

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization No. LB 2389

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

Contact:

Clay Sweger, AICP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ATT.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

Rezoning Justification Report

Request:	A proposed rezoning from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agricultural (03917-200-002) to City of Alachua Planned Development – Residential (PD-R).
Location:	15151 Peggy Road
Parcel Numbers:	03924-000-000; 03865-000-000; 03917-200-002
Acreage:	51.7 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	June 6, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

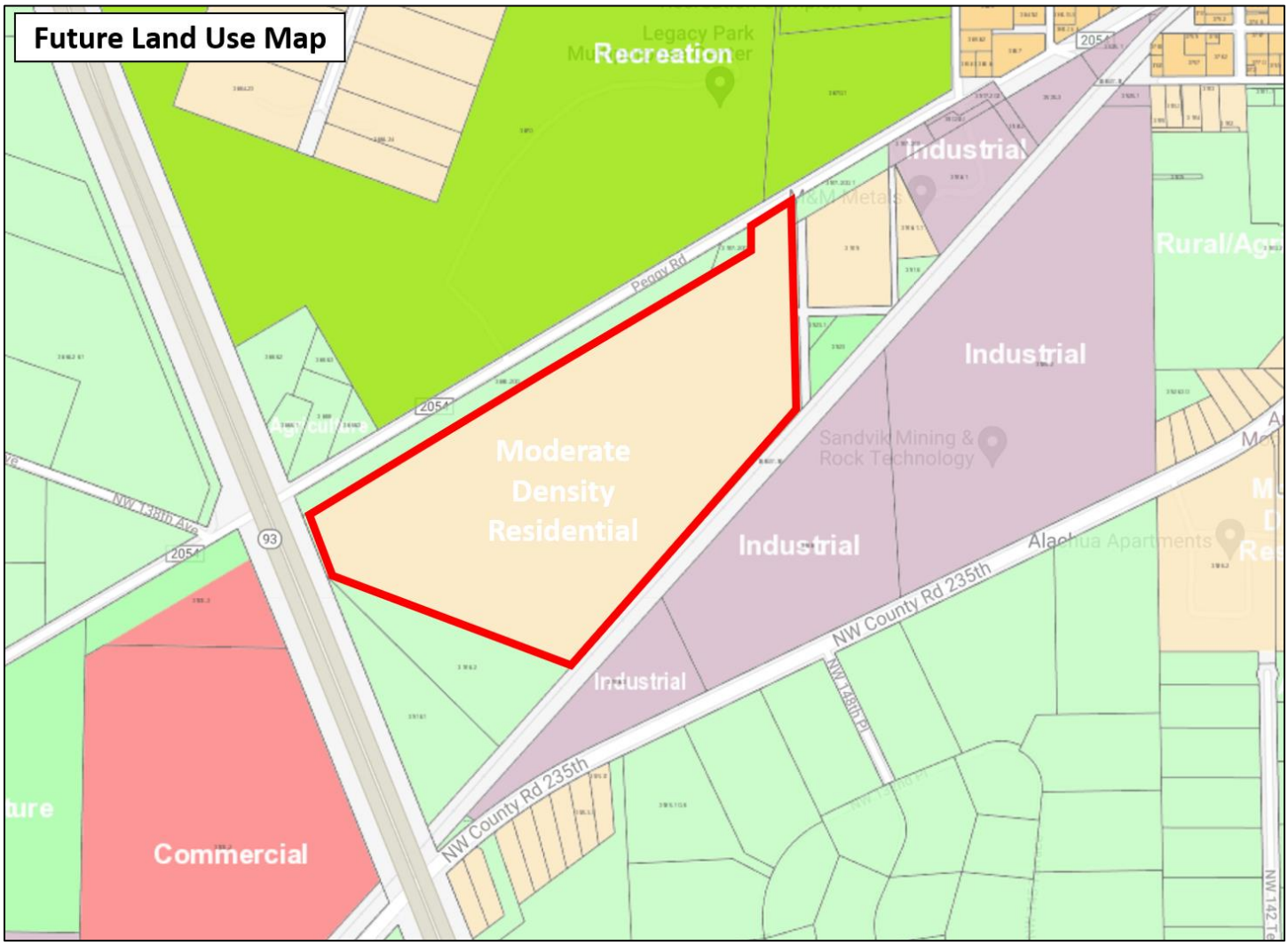
The subject property is located at 15151 Peggy Road (CR 2054) in the City of Alachua. The property is located east of I-75, north of NW County Road 235, and south of Peggy Road (CR 2054) near the Legacy Park Multipurpose Center. The proposal concerns an approximately 51.7 (+/-) acre property that contains a residential structure and is also utilized as grazing land. The tax parcel numbers associated with the project are 03924-000-000; 03865-000-000 & 03917-200-002. The parcel is located within Section 22, Township 8, Range 18.

An aerial photo showing the existing conditions of the subject property and surrounding properties is indicated below:

Statement of Proposed Change

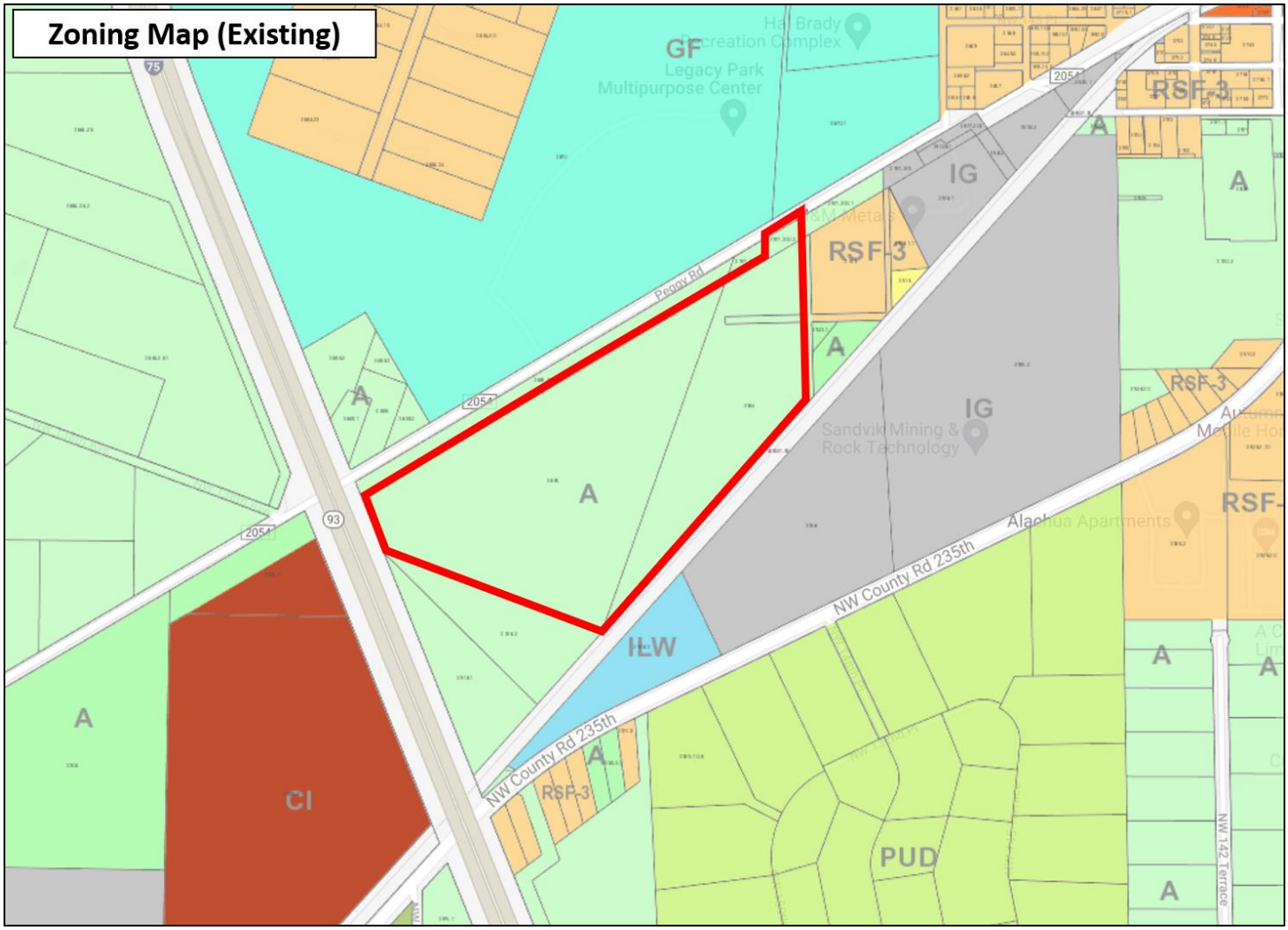
The property owners request a rezoning from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agricultural to Planned Development – Residential (PD-R) on approximately 51.7 acres for consistency with the proposed future land use designation of Moderate Density Residential on Tax Parcels 03924-000-000; 03865-000-000 & 03917-200-002.

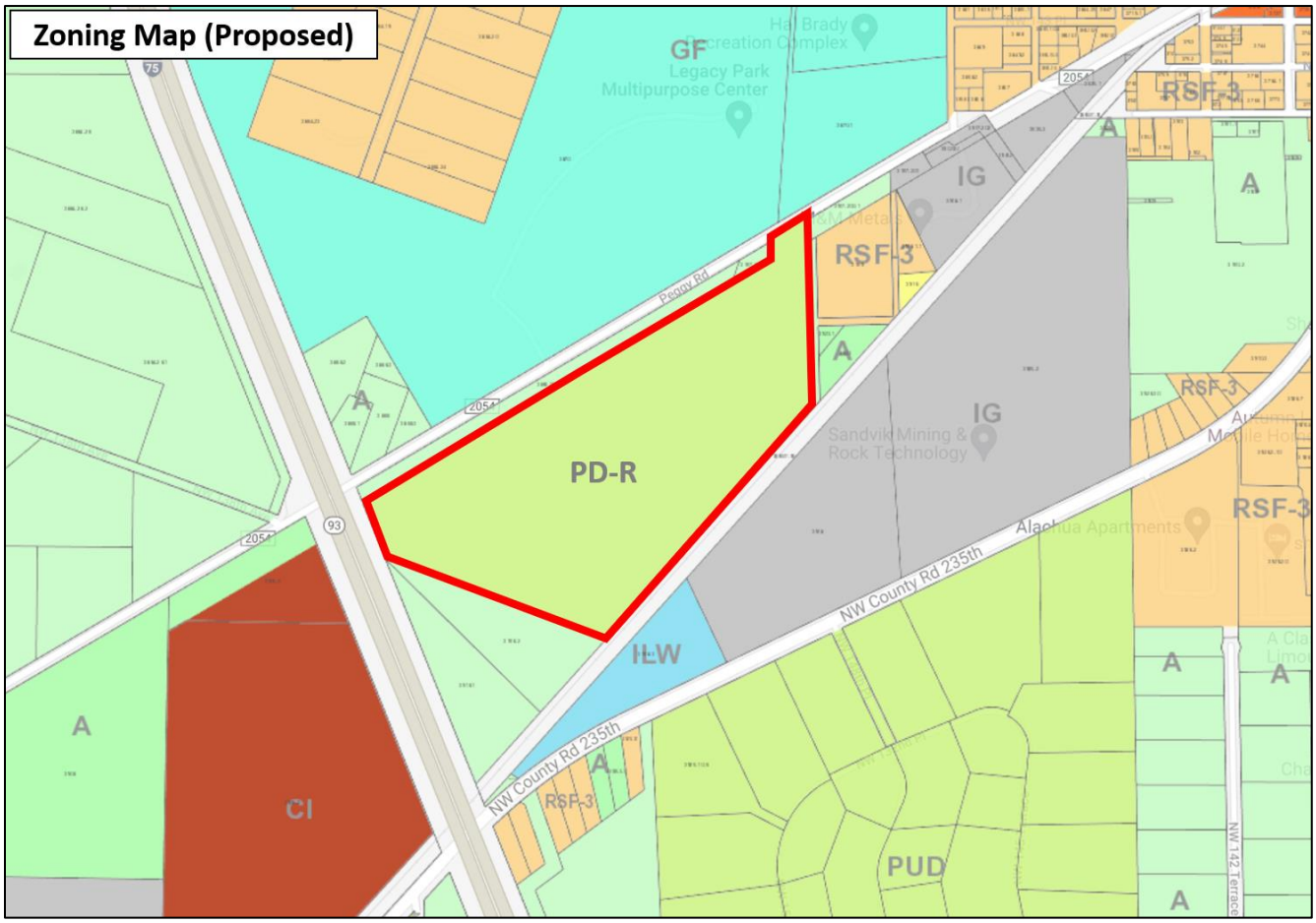
The proposed Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel has a Moderate Density Residential future land use designation (proposed concurrently) and is bounded by a mix of residential, recreation, non-residential and agricultural designations.

The existing and proposed Zoning Maps for the project site and surrounding area are shown on the following pages:


Zoning Map (Existing)
GF
Legacy Park
Multipurpose Center
Hal Brady
Recreation Complex
RSF-3
IG
A
Peggy Rd
2054
93
Sandvik Mining &
Rock Technology
Alachua Apartments
NW County Rd 235th
ILW
CI
PUD
NW 142 Terrace



The proposed rezoning would place a Planned Development – Residential (PD-R) zoning on the property that would be consistent with the future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation allows for a variety of residential use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate Density future land use category as shown below:

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

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached 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**; and,*
8. Supporting community services such as schools, houses of worship, parks, and community centers.

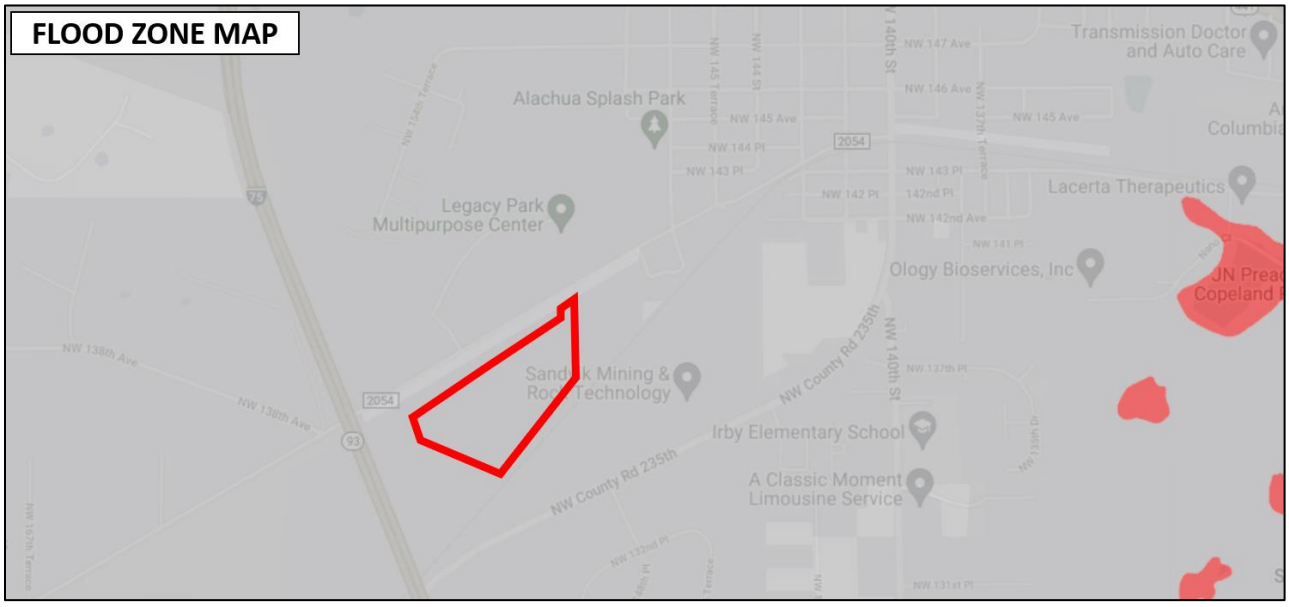
As described in the policy listed above, the Moderate Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation and is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed zoning district is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas and is well suited to accommodate an urban residential development type that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site (with connections made at developer expense).

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

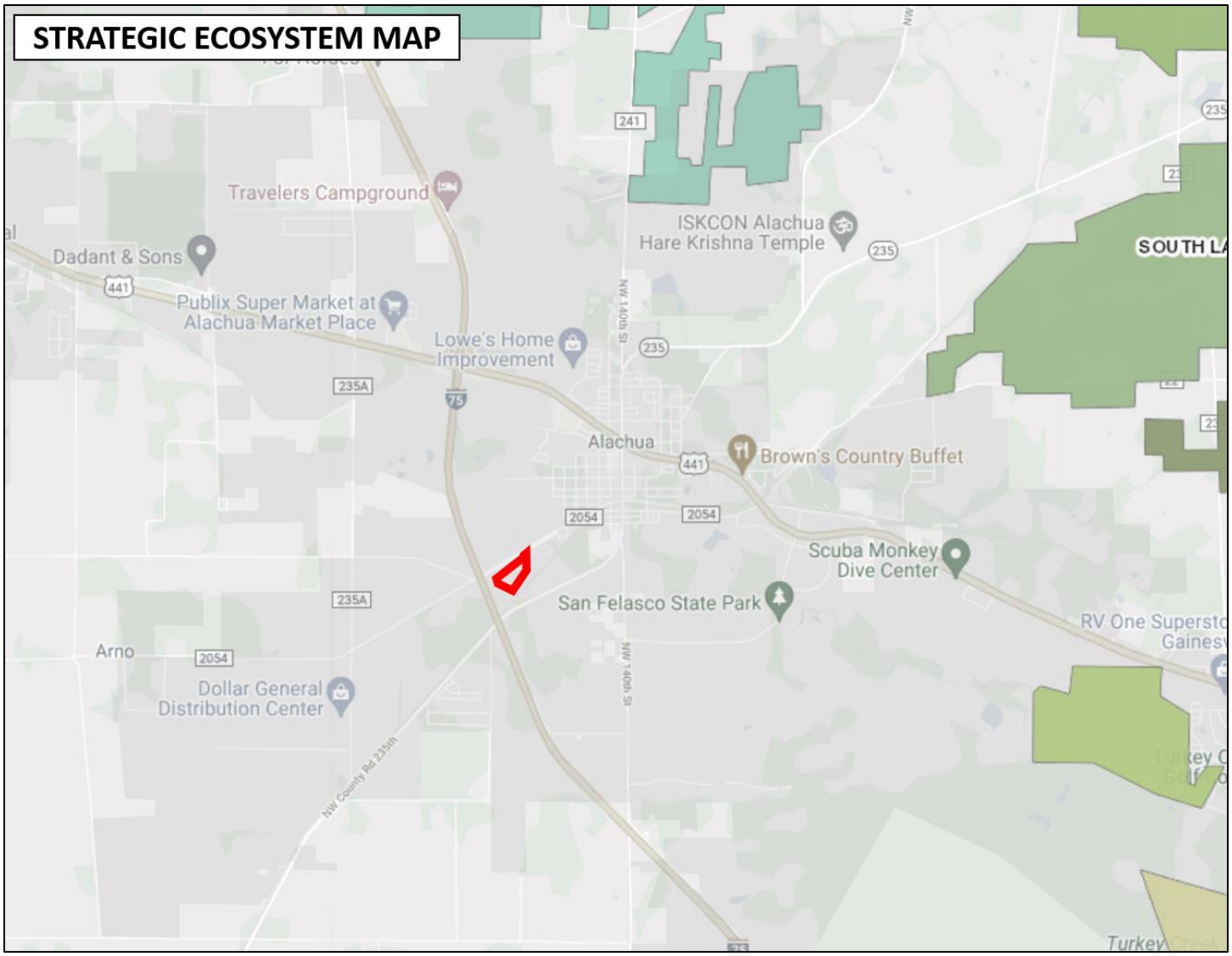
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



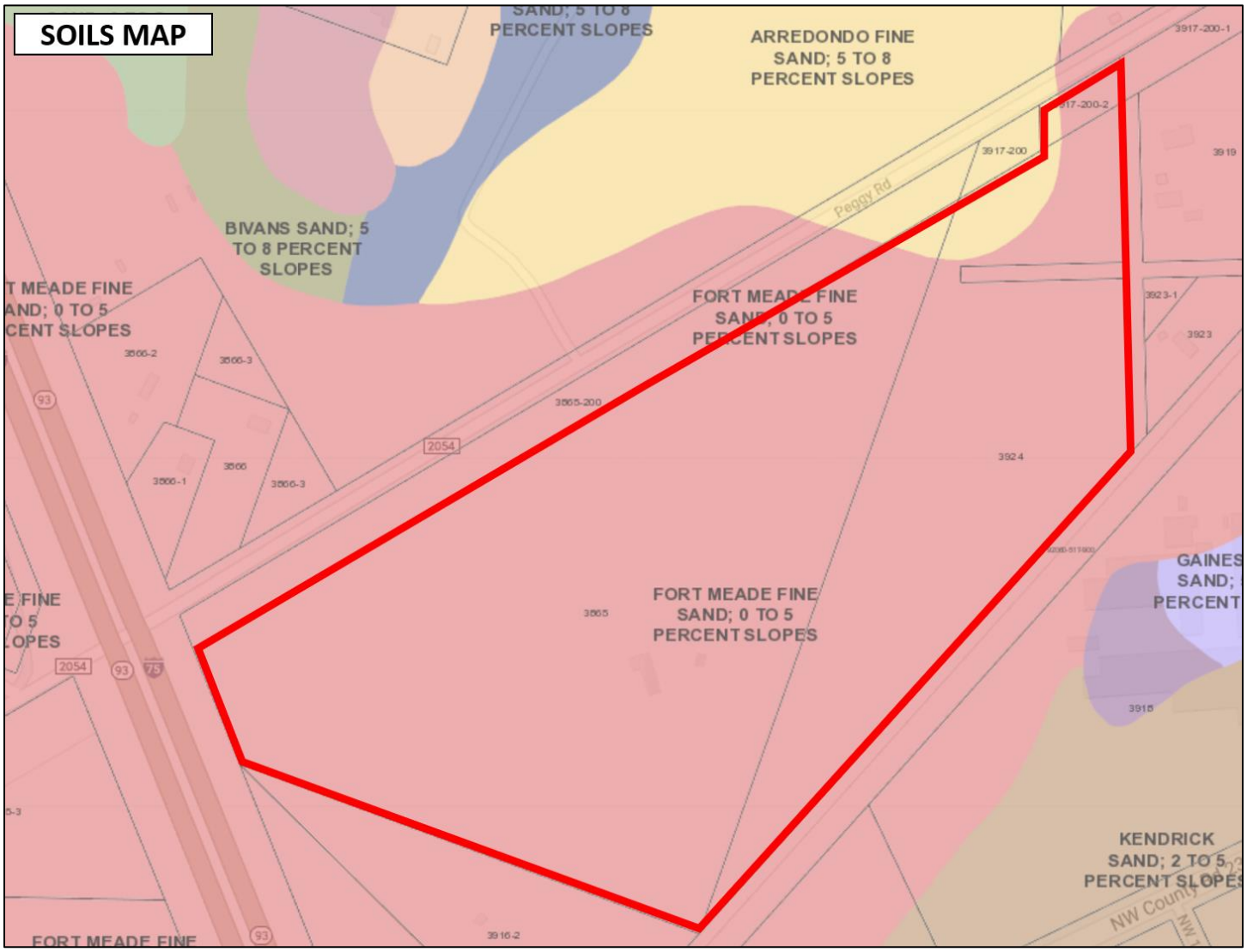
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as

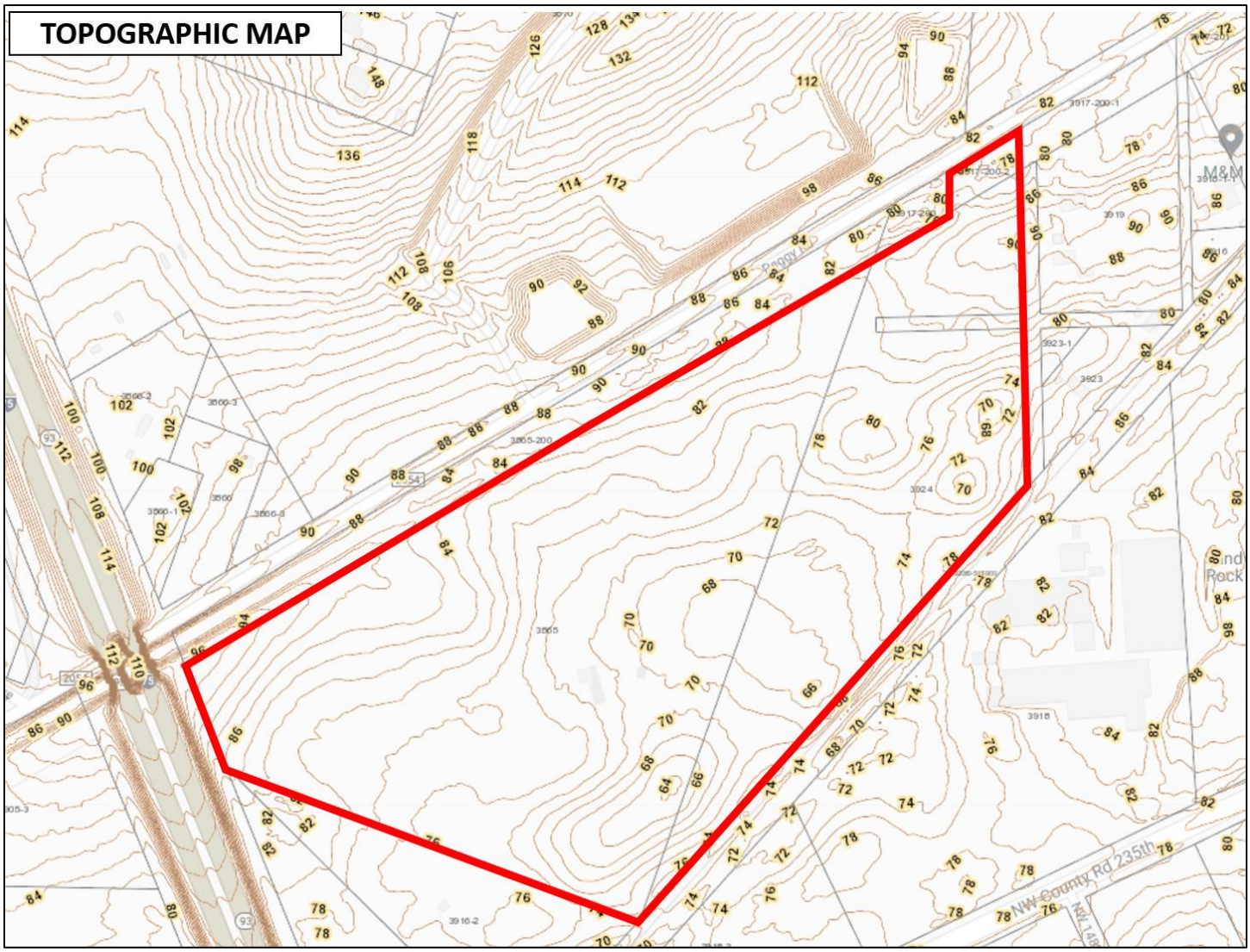
sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site generally slopes from north to south on the property with typical slopes spanning over a large expanse of land and thus, poses no impediments to site development.



Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The following figure illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory map below:

Existing vs. Proposed Zoning Designations

The proposed rezoning to PD-R on the 51.7-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agriculture (City & County)	51.7 (+/-)	1 Unit / 5 Acres	10 Units

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
PD-R	51.7 (+/-)	3 UPA	155 Units

Based on existing development and the existence of public facilities intended to serve development, the site is located within the urbanizing portion of the City of Alachua, abutting Peggy Road (CR 2054) and in proximity to employment sectors of the City. A major civic facility owned and maintained by the City of Alachua (Legacy Park Multipurpose Center) is immediately north of the project site. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land areas with a mix of residential, non-residential and civic designations are located within 1/8 mile of the subject property, and development of this land will support the concept of urban development.

The proposed PD-R zoning designation will allow single family detached development at the gross density indicated above. Further, as single family detached development is in high demand, the zoning change will help facilitate this development type.

Public Facilities Analysis

A rezoning change may result in changes in overall impacts on public facilities if the proposed zoning changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning districts.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed zoning designation is described below:

Proposed Zoning Designation	Acreage	Max Dev. Scenario
Planned Development - Residential (PD-R)	51.7 (+/-)	155 Units

Traffic:

Development Scenario: PD-R Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC

210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894

Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

STORMWATER

Goal 3: Stormwater The City shall 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.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning designation.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land
Recreation & Agriculture future land use designations

East: Residential
Moderate Density Residential & Agriculture future land use designations

West: Residential & Interstate 75
Residential and Agriculture future land use designations

South: CSX Railway & Industrial
Industrial future land use designation

The proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation and is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

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

The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached 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;** and,*
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Consistency: As described in the policies listed above, the proposed Planned Development-Residential (PD-R) zoning designation is appropriate for the subject property and will implement the underlying future land use map designation as illustrated in the previous land use map exhibits. The proposed zoning map designation is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The subject property is located adjacent to the City of Alachua Legacy Park Multipurpose Center, which according to the City of Alachua, 'provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.' The property is also served by all necessary public facilities to serve future development of the site with connections to be provided at the developer's expense.

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

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Consistency: As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be detached, single-family homes, which are consistent with Policy 2.1.a.1.

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

Consistency No non-residential activities are being proposed within the proposed PD-R zoning area at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

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

Consistency: The subject PD-R will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Permitted onsite activities are indicated on the PD Master Plan.

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

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

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

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

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

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

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

Consistency: As illustrated in the proposed PD Master Plan submitted with this report, the proposed development will meet or exceed the required 10% minimum. Permitted uses in the open space area are identified on the PD Master Plan.

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.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public streets for vehicular access (Peggy

Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities will be provided at the developer's expense. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

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.

Consistency: There are no steep slopes onsite that will impede site development.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Consistency: There are currently two types of soils located onsite. According to the NRCS soil database, each of the two (2) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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.

Consistency: There are no FEMA flood zone areas located on the project site.

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.

Consistency: There are no wetland areas located on the project site.

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.

Consistency: No listed species are known onsite.

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, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to existing public streets for vehicular access (Peggy Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities will be provided at the developer's expense. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

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.*

Consistency: An analysis of the proposed rezoning impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on the maximum development scenarios reveals that the proposed future zoning map changes will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed PD zoning will be residential in nature and should not create any air quality issues and will meet the City's air quality standards. The proposed zoning does not permit any industrial-type, non residential uses, which are more likely to create concerns with air quality.

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, there are two soil types present on the site. Neither of these soil types has limitations for urban development.

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

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: The proposed zoning of PD is residential in nature and will not include the utilization of hazardous materials. Since the PD-R zoning does not permit industrial-type uses or many automotive-oriented uses therefore, future activities on site will not utilize hazardous materials.

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

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

Consistency: No wetlands are located on the subject property.

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: The required open and green space requirements shall be met upon subsequent development of the site.

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

Consistency: Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.

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

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report).

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(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.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed PD-R zoning is an appropriate implementing district for the Moderate Density Residential future land use category (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to PD-R, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The proposed rezoning will promote the overall pattern of development in the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed maximum PD density range of approximately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the development of this site as a residential PD will help promote a logical urban development pattern in the area.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a collector roadway, within close proximity to a major civic use that is intended to serve local residents (Legacy Park Multipurpose Center) and is in direct proximity to other urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land
Recreation & Agriculture future land use designations

East: Residential
Moderate Density Residential & Agriculture future land use designations

West: Residential & Interstate 75
Residential and Agriculture future land use designations

South: CSX Railway & Industrial
Industrial future land use designation

The proposed PD-R zoning designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. In addition, a major civic use that is intended to serve local residents (Legacy Park Multipurpose Center) is located immediately north of the project area. The development of this site as a residential PD will help continue this development pattern.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed maximum PD density range of approximately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the development of this site as a residential PD will help promote a logical urban development pattern in the area.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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.

Response: This proposed rezoning to PD-R is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a county collector roadway (Peggy Road / CR 2054). Development of this land as a residential neighborhood will promote local economic development and housing stock. In addition, no regulated natural resources or ecosystems have been identified on the property and all future development shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by existing roadways for vehicular access via Peggy Road (CR 2054). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed rezoning of the property to PD-R will provide an addition to the local housing stock in the City along Peggy Road / CR 2054 in an area with centralized services available.

(i) Spot Zoning

Consistency: The subject property is located abutting other residentially zoned property to the east and is south of a property with a complementary GF zoning (Legacy Park). In addition, the proposed zoning is compatible with nearby non-residential zoning that provide employment opportunities for the future residents of the neighborhood.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report, this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

> *(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;*

Consistency: The proposed Planned Development will include a maximum of 155 single family residential units. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

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

Consistency: The intent of this PD-R rezoning application is to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

> *(1) Master Plan. The PD Master Plan:*
>
> > *(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;*

Consistency: As shown on the PD Master Plan, the subject property will contain single family detached units with an allowance for a flexible range of sizes along with a gridded street network and provision of usable open spaces. No nonresidential uses are proposed in the PD.

> > (b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the*

total number, type, and mix of land uses for the entire PD Master Plan;

Consistency: The PD Master Plan illustrates that up to 155 dwelling units are being requested for the project, which is consistent with the site's underlying Moderate Density Residential FLU. No nonresidential uses are proposed within the PD zoning area.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised of active and passive recreation uses, as indicated and labeled on the PD Master Plan.

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

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site, and if any are found in the future, the project will comply with all applicable regulations.

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

Consistency: The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

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

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

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

Consistency: As shown on the PD Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the Peggy Road / CR 2054 right of way.

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

Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed rezoning to the PD-R district is compatible with the site's proposed Moderate Density Residential FLU designation (concurrent application).

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of

compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the east and southwestern portions of the project. As indicated on the PD Master Plan, green space areas / setbacks have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the proposed PD design will ensure compatibility with surrounding residential areas.

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

Consistency: This Planned Development proposes that the project may be developed in one (1) phase.

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

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) Public facilities.

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

Consistency: As indicated in this report, adequate capacity exists for the intended residential development along the applicable roadway segments.

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

Consistency: As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

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

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

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

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

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

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan.
(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

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

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

Consistency: The proposed PD-R project site is approx. 51.7 (+/-) acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

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

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's proposed Moderate Density Residential FLU designation (concurrent application).

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

Consistency: This Rezoning application requests to change the 51.7 (+/-) acre site's existing zoning designation from City of Alachua Agriculture and Alachua County Agricultural to PD-R at a density consistent with the subject parcels' proposed Moderate Density Residential FLU (concurrent application).

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed development will include a maximum of 155 single-family residential units. The proposed PD-R zoning is necessary to allow for more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed PD-R zoning will allow more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility with any adjacent use. In addition, as seen on the PD Master Plan, there are sizable setbacks between existing adjacent residential units and the proposed lots within the PD through the provision of green spaces, which far exceed any setback prescribed for adjacency between residential uses.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Consistency: Unless otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

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

<u>Consistency</u>: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards is necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

> *(b) Public facilities standards. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:*
>
> *(i) Potable water. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*
>
> *(ii) Wastewater. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or* other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

<u>Consistency</u>: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

> *(iii) Streets. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*
>
> *a. The reduction or modification is necessary as a traffic-calming measure;*
> *b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;*
> *c. Access for emergency service vehicles is not substantially impaired;*
> *d. Adequate off-street parking is provided for the uses proposed; and*
> *e. Adequate space for public utilities is provided within the right-of-way.*

<u>Consistency</u>: The PD Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

The PD Master Plan is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet

in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers or similar hard surface) with the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have a fully functional external access point and stub-outs to adjacent properties to the east.

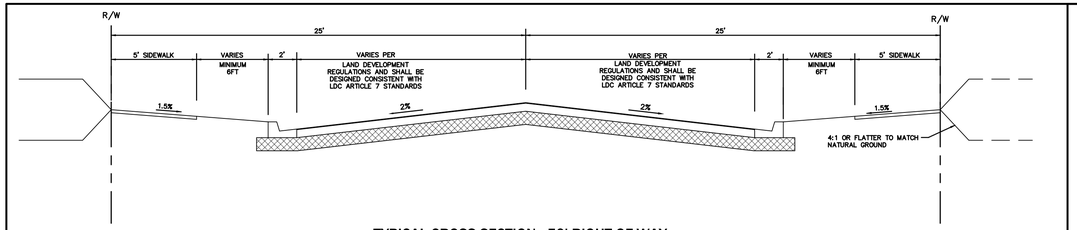
This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages) and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

> *(iv) Stormwater. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.*

<u>Consistency</u>: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

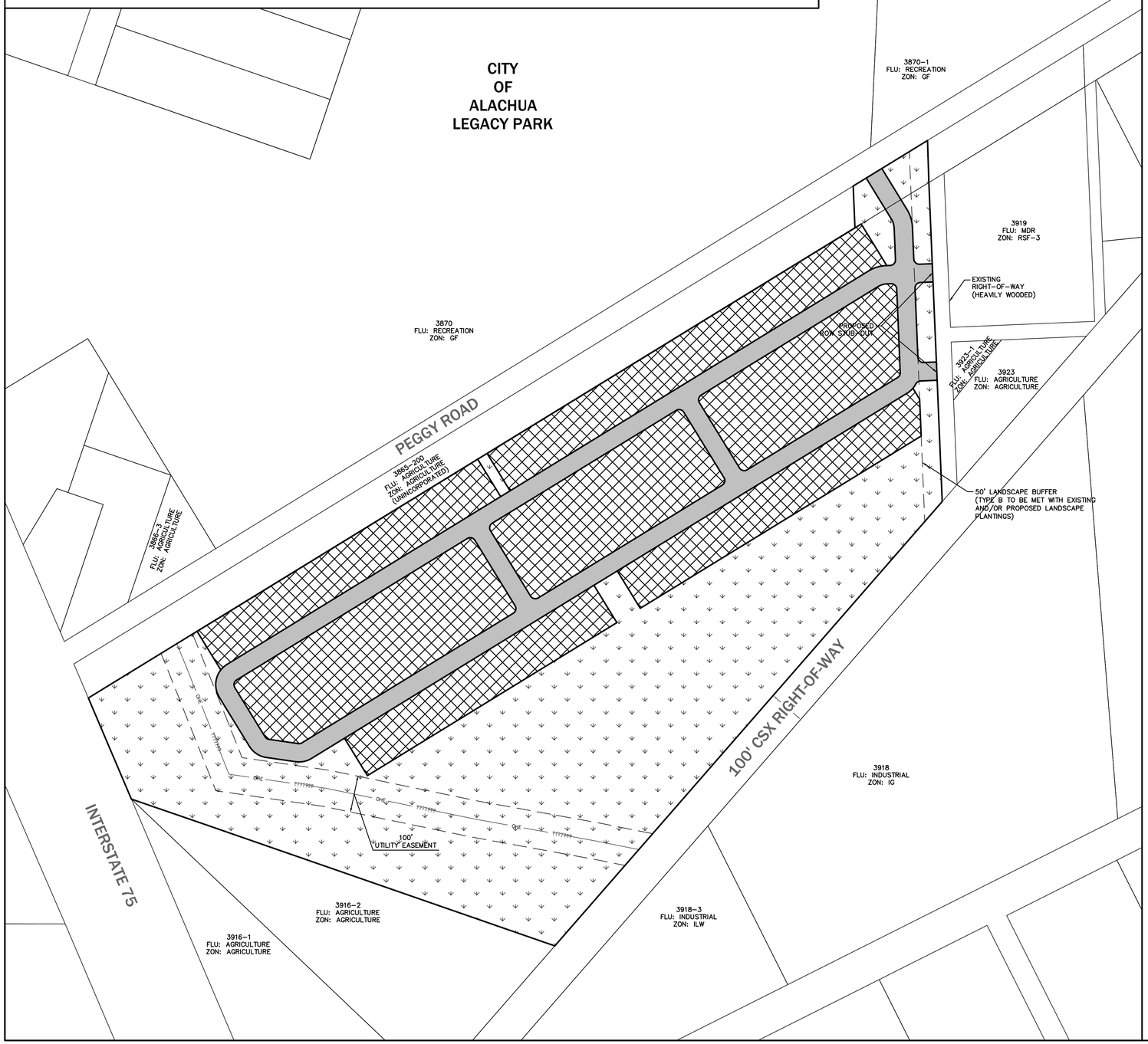
> *(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.*

<u>Consistency</u>: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.



TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.



GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,500 S.F.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS & PICNIC AREAS ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER..
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE PERMISSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL LOT LINES (EXISTING & PROPOSED).
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST APPLICABLE STANDARDS AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/ STORMWATER/ OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

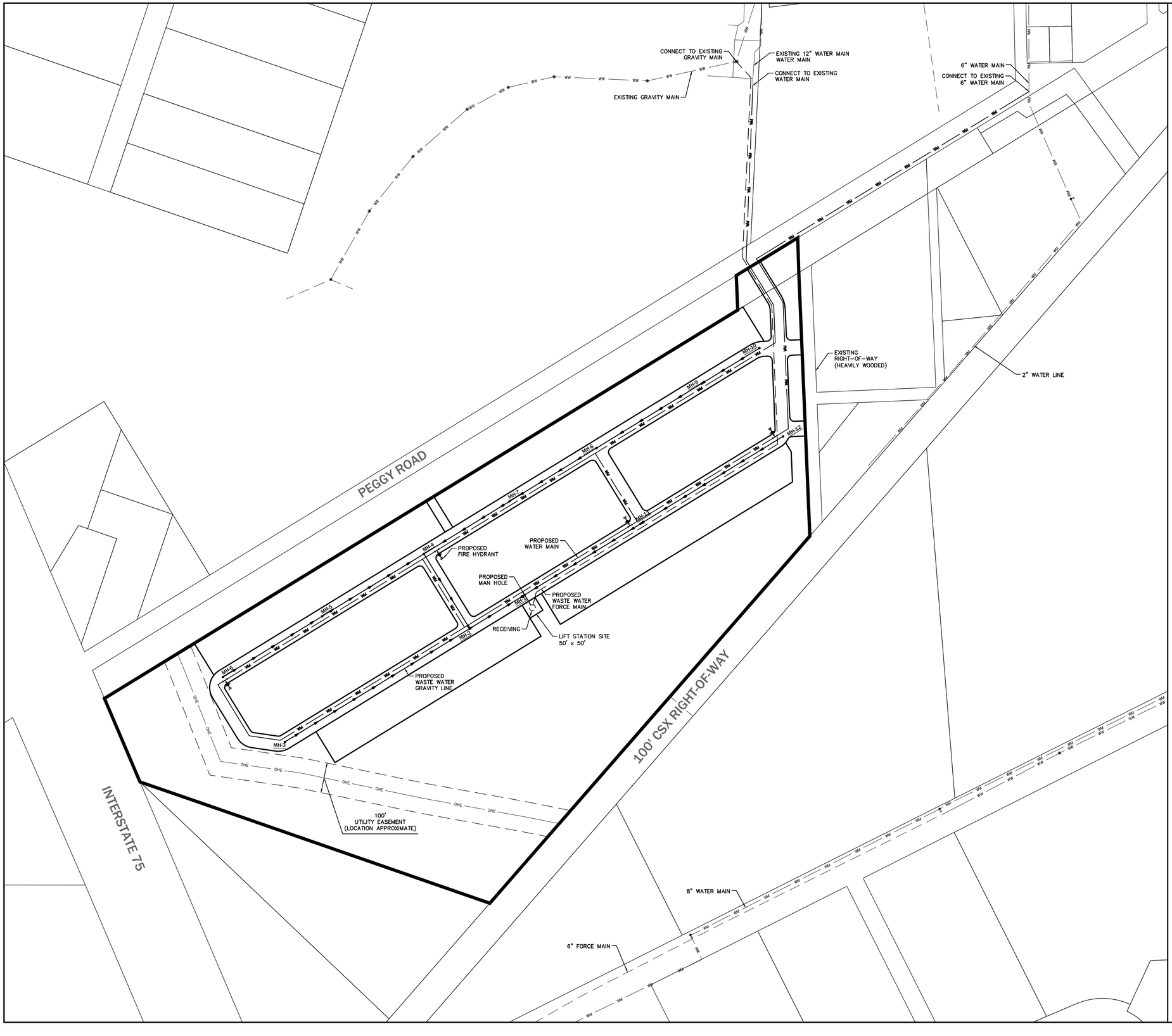
Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: PD MASTER PLAN

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/23/22

Sheet No.: P100

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-011\Plans\Current DWG\PD PLAN\A22011PD1.dwg, P100 - PD MASTER PLAN, 6/23/2022 11:45:31 AM, TAR, _DWG to PDF.pc3



LEGEND

- EXISTING WASTE WATER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED WATER MAIN LINE
- PROPOSED WASTE WATER GRAVITY MAIN
- PROPOSED WASTE WATER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: SR	Sheet No.: P200
Drawn: LBO	
Checked: TAR	
Date: 02/23/22	

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-011\Plans\Current DWG\PD PLAN\A22011PD1.dwg, UTILITY PLAN, 2/23/2022 4:03:51 PM, TAR, _DWG To PDF.pc3

ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – ADT & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	155	Single Family	0.94 / Unit	146

Source: ITE, 11th Edition

Total Trip Generation:

- **1,462 ADT**
- **146 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143rd Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

SANITARY SEWER

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD*

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity[2]	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD*

SOLID WASTE

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	289 Tons

1. *Formula: (0.73 tons / year per capita @ 2.55 residents per unit)*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. *Source: City of Alachua Public Services Department, May 2022*
2. *Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title: NOTES AND TABLES

Designed: SR
Drawn: LBO
Checked: TAR
Date: 06/06/22

Sheet No.: P210

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-011\Plans\Current DWG\PD PLANNING\22011PD1.dwg, P210 - NOTES AND TABLES, 6/7/2022 12:23:42 PM, engineer18, _AutoCAD PDF (General Documentation).pc3

EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

eda consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 150'

0 75 150 300

GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD
CITY OF ALACHUA,
FLORIDA

Sheet title: EXISTING CONDITIONS MAP

Designed:	SR
Drawn:	LBO
Checked:	TAR
Date:	06/06/22

Sheet No.: P300

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\PD PLAN\A22011PD1.dwg, P300 - EXISTING CONDITIONS MAP, 6/7/2022 12:24:02 PM, engineer18, AutoCAD PDF (General Documentation).pc3

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR PEGGY ROAD PLANNED DEVELOPMENT (PD-R) _ PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2022 by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **WILLIAM AND MARGARET KIRKLAND**, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Peggy Road Planned Development ("PD-R" or "Project")**, which is proposed to consist of ±51.7 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Agricultural ("A") and Agricultural ("A")(Alachua County) to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on July 12, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on July 25, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-19;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-19;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-19, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached or attached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-19, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. This PD Agreement shall be recorded in the Public Records of Alachua County, Florid and its terms shall run with the land set forth on attached Exhibit "A", the PD, or the Project. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-19.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by

the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developers:

William and Margaret Kirkland
PO BOX 1360
Alachua, FL 32616

11. This PD Agreement shall be binding on the Owner/Developer and its successors, assigns and anyone acting on behalf of the Owner/Developer or its successors or assigns. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement 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 PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City

and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-19 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
William Kirkland

_____ By:_____

_____
(NAME)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

OWNER/DEVELOPER:
Margaret Kirkland

_____ By:_____

_____
(NAME)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager/Clerk

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002

LEGAL DESCRIPTION:

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

EXHIBIT “B”

[EXECUTED/SIGNED ORDINANCE 22-19]

EXHIBIT “C”

PD MASTER PLAN TO BE INSERTED

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, February 24, 2022

Time: 5:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

Contact:

Clay Sweger, AICP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - February 10, 2022)

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning & Comprehensive Plan Amendment

Date & Time: February 24, 2022, 5:30 PM

Location: Legacy Park Multi-Purpose Center Meeting Room
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
William Kirkland	15151 Peggy Road	386-462-2730	BigMonkey0676@yahoo.com
Margaret Kirkland	15151 Peggy Road	386462.2730	" " "
Stephen F. Smith	13122 NW CR235	352328-5151	SSmith3205@ATT.COM
Robert Hartley	P.O. Box 1627 Al	352-258-5009	
Gerald Cyr	Gainesville.	813-477-5674	gcyr@gardenstreetcommunities.com

Neighborhood Meeting Minutes

Project: Peggy Road Land Use Change & Rezoning

Meeting Date & Time: February 24 at 5:00 p.m.

Community Participants: 5 participants in total
Gerald Cyr – Developer
William Kirkland
Margaret Kirkland
Stephen Smith
Robert Hartley

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?
A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?
A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?
A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.
A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

Q: Where are utilities coming from?
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?
A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

offering a sense of privacy

Teatime, Tranquility and Treasures at Willow's Rest opened to the public two weeks ago and is already so popular that the owners suggest reservations during the lunch hour. "We have

9 a.m.to 4 p.m. Additional information or reservations can be made by calling 386-243-9199.

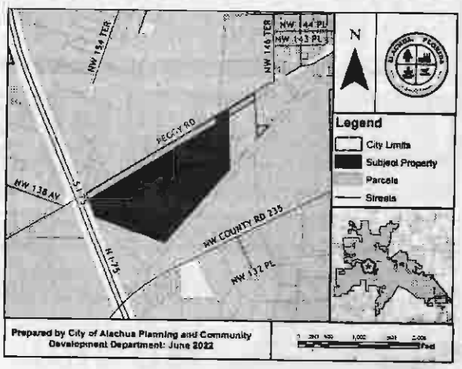
# # #

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 & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).



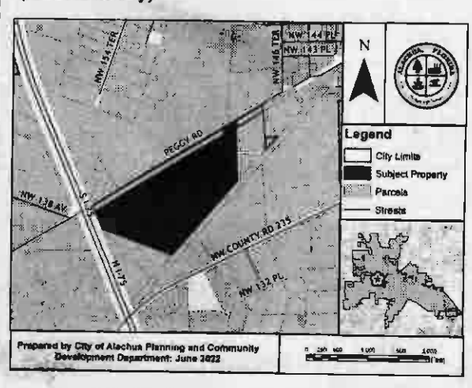
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

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 & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±51.7 acre subject property from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R); located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing Zoning: Agricultural; (A) and Agricultural (A)(Alachua County); Proposed Zoning: Planned Development – Residential (PD-R); Existing FLUM: Agriculture and Rural/Agriculture (Alachua County).



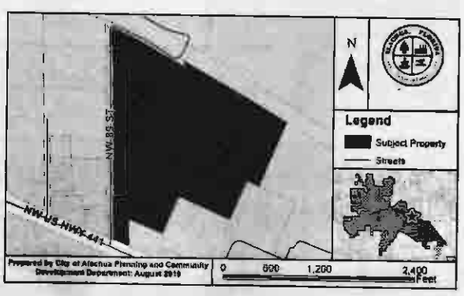
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

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 July 12, 2022, 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 Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center on a ±13.23 acre subject property; Consisting of portions of Tax Parcel Numbers 05844-004-001 and 05855-005-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

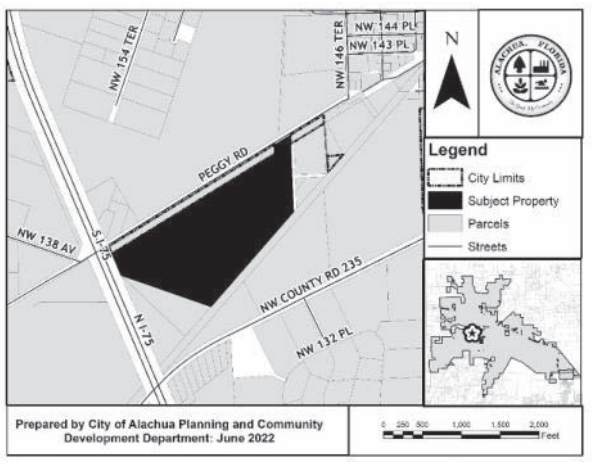
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).

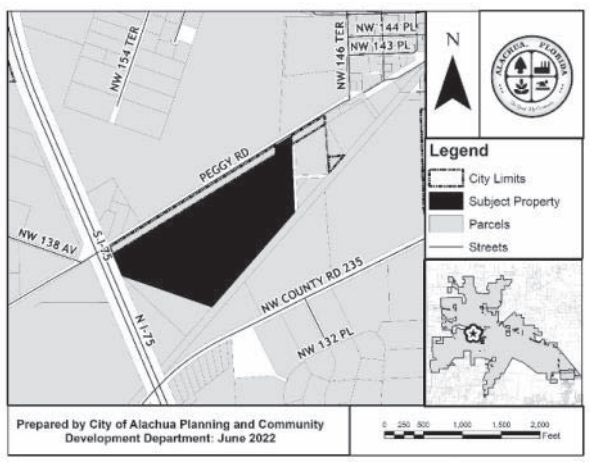


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946574

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±51.7 acre subject property from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R); located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing Zoning: Agricultural; (A) and Agricultural (A)(Alachua County); Proposed Zoning: Planned Development – Residential (PD-R); Existing FLUM: Agriculture and Rural/Agriculture (Alachua County).

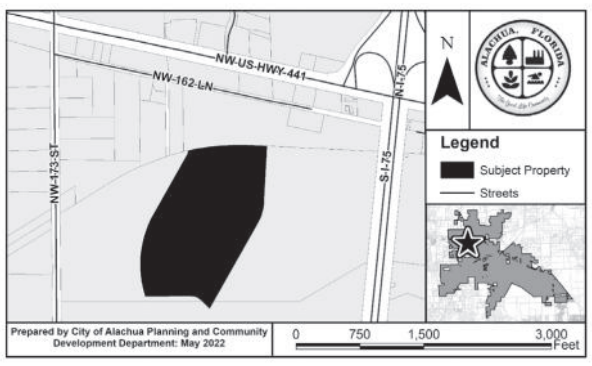


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946532

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC) on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).

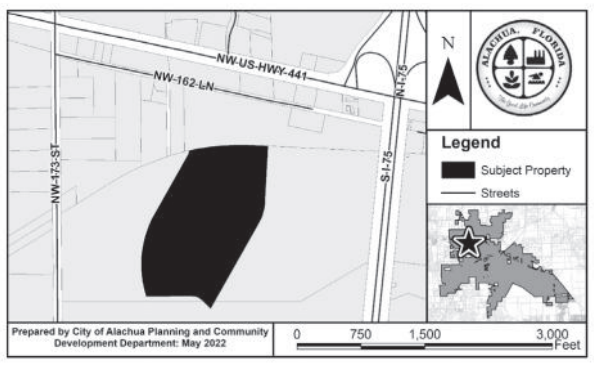


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946323

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±45.3 acre subject property to amend the Future Land Use Map (FLUM) from Agriculture to Community Commercial on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946402

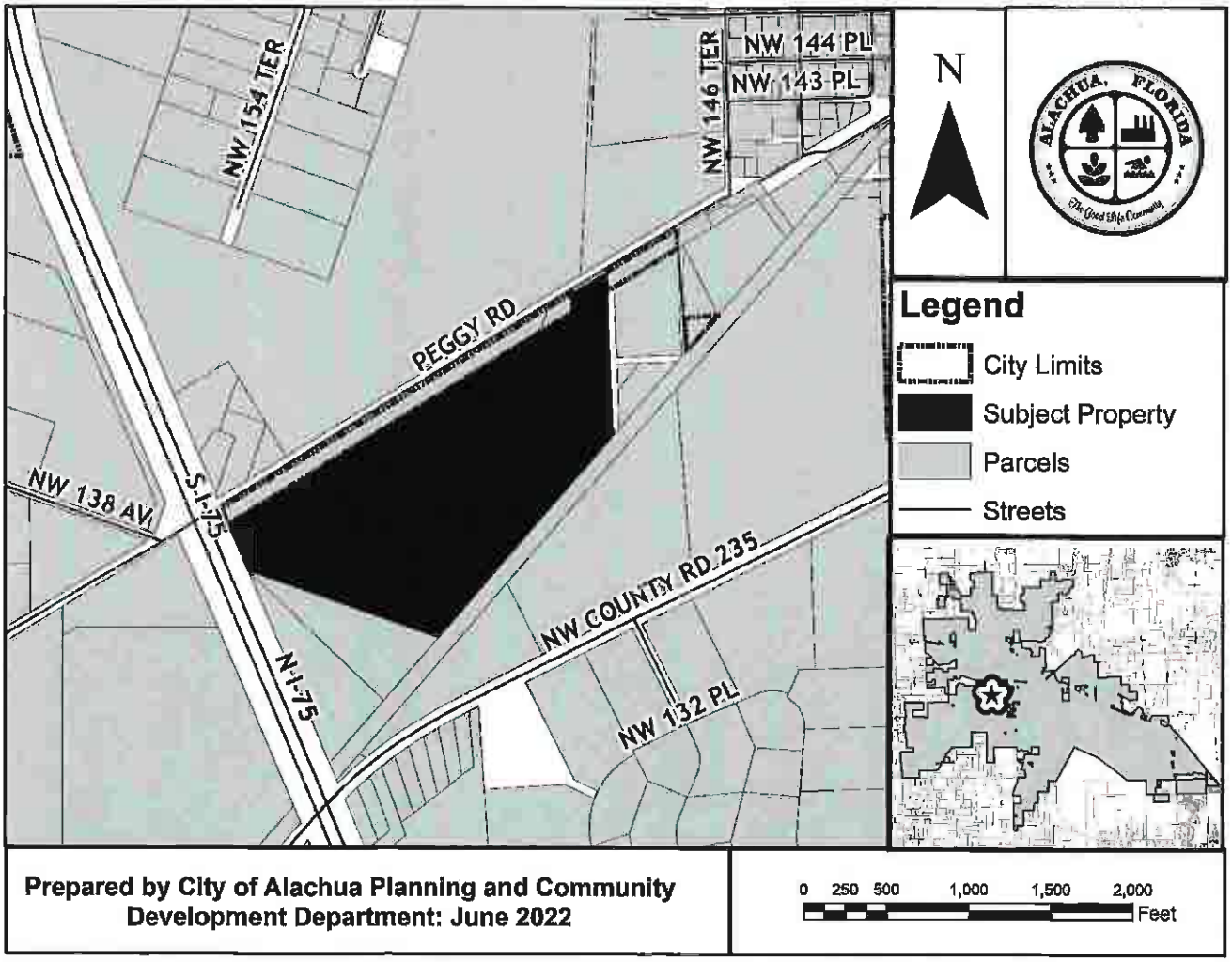
City of
ALACHUA
the good life community

mailed 6/27/22
KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±51.7 acre subject property from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R); located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing Zoning: Agricultural; (A) and Agricultural (A)(Alachua County); Proposed Zoning: Planned Development – Residential (PD-R); Existing FLUM: Agriculture and Rural/Agriculture (Alachua County).



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

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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/23/22 FOR THE Peggy Rd Planned Development LSCPA/RZ
(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.

Melissa Watson
(Signature)

One (1)
(Number of signs)

Candidates

Continued from Page 3A

stories, four stories, none of that."

Commissioner Harvey Ward told the crows he plans to vote against the proposal.

"I don't think the community is prepared for it, quite frankly," he said. "There should be an opportunity in a community like ours to have an in-depth, nuanced discussion about how we solve the housing crisis."

Ed Bielarski, the former general manager of Gainesville Regional Utilities, who also opposes the zoning change, said the vast majority of residents he has met on the campaign trail are concerned the change would negatively impact property values.

"They have a 30-year investment in an asset that is being changed mid-stream," Bielarski said. "The idea that we are going to end racial inequity by opening up single-family parcels of land to multiplexes is kind of incredulous to me. It needs a very broad discussion."

In Minneapolis, a much larger city than Gainesville where they eliminated the exclusionary single-family zoning in 2018, only a handful of properties have ended up becoming multi-family so far, experts say.

"We're talking in a few years we might get a few duplexes on the northwest side (of Gainesville)," candidate July Thomas added. "There is no reason the commission needs to rush this."

School board races

School board candidates debated over employee pay, as well as finding the next superintendent.

A majority of the candidates said teachers and bus drivers are leaving the school district due to poor pay and that student discipline issues have gotten worse and uncontrollable.

Kay Abbitt, an educator in Alachua County for 10 years who is running for the District 5 seat, said it has been difficult to retain teachers due to those reasons.

"Behavior is out of control in the district, and it's very difficult to learn in a classroom where there is this misbehavior," she said. "A lot of the teachers that I have spoken to have talked about how they are not supported by the administration."

Her opponent, Prescott Cowles, who currently serves as the special projects manager for the district's office of accountability, said when he served on the instructional bargaining team, teachers in Alachua County received the largest salary increase in the history of the district.

He said educators have been "under attack from legislators in Tallahassee," and need a "champion who can bring forth meaningful change to restore the dignity of the profession."

A majority of the school board candidates also expressed interest in conducting a national search for the new permanent superintendent, but only after the board outlines its priorities and engages the community.

In March, the Alachua County School Board named Shane Andrew the district's interim superintendent two weeks after firing Carlee Simon from the role.

The primary election is scheduled for August 23, with early voting set to begin on August 13. For races with more than two candidates in which no one earns more than 50% of the vote, there will be a runoff in November pitting the top two finishers against each other.

Summit

Continued from Page 3A

band, Christian Ziegler, is the vice chair of the Florida GOP.

The group gained momentum, and criticism, after confronting school leaders over COVID-19 restrictions and how race was being taught in classrooms, carving out a vocal presence in a Republican-led push to win control of local school boards.

It has since grown to 211 chapters in 38 states and close to 100,000 active members, Justice said. It has expanded its reach to issues including how and when schools can teach students about LGBTQ issues — even as teachers, advocates and other parents argued the subjects they're targeting isolate already vulnerable queer students and students of color and erase key aspects of U.S. history.

Justice attributed that rapid growth to the organization's ability to tap into frustrations of parents who got an in-depth look at how their children were being taught as schools shifted to online, at-home instruction during the ongoing pandemic.

"We're moms, and we know what moms are worried about," Justice said.

The group incorporated as a 501(c)(4) "social welfare" nonprofit, which means it can do some political work without having to disclose its funders.

The group's three federal political action committees and one Florida political committee — which are required to disclose donors — had no money in them as of Tuesday. Justice repeated denials that the group's rapid growth was funded by dark money.

While the organization has billed itself as a nonpartisan parental rights movement, the summit will feature a host of Republican speakers including Florida Gov. Ron DeSantis, First Lady Casey DeSantis, U.S. Sen. Rick Scott, and former President Donald Trump Secretary of Housing and Urban Development Ben Carson.

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-15

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4 (J), RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 andCommunity Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31179030

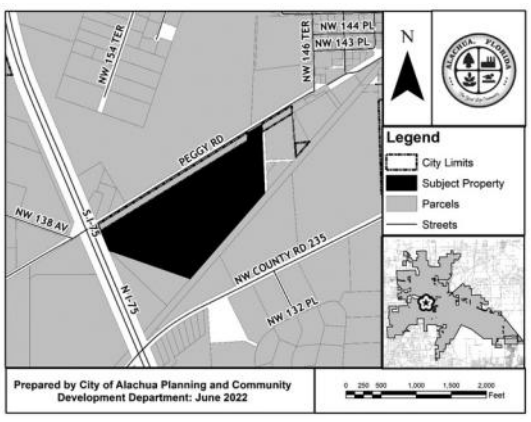
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

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 ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178780

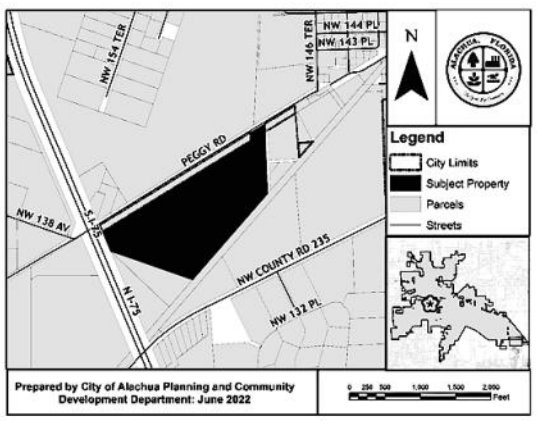
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178823

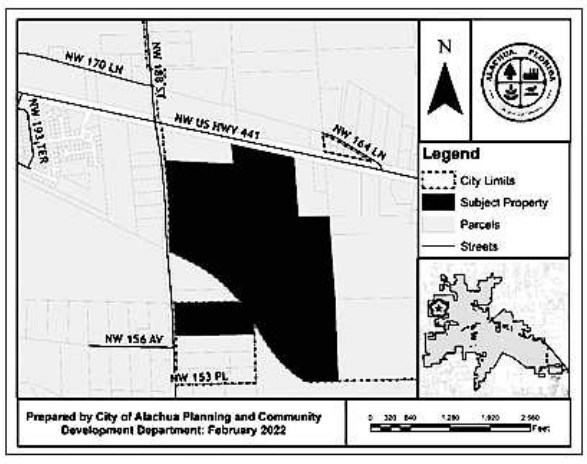
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC") (±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31178938

City of ALACHUA

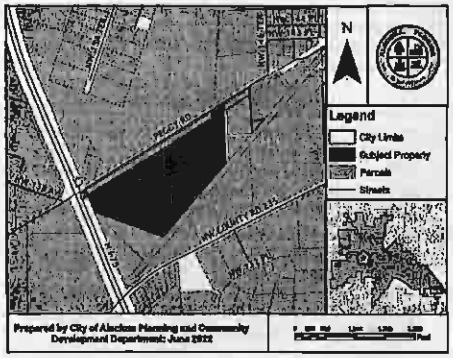
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-18

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 ON ±51.7 ACRES FROM AGRICULTURE AND RURAL/ AGRICULTURE (ALACHUA- COUNTY) TO MODERATE DENSITY RESIDENTIAL ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 2022)

City of ALACHUA

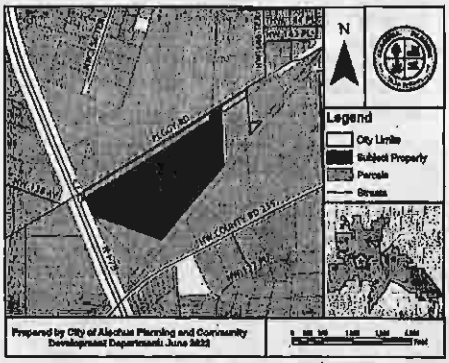
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on July 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT–RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7 ACRES; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 2022)

City of ALACHU

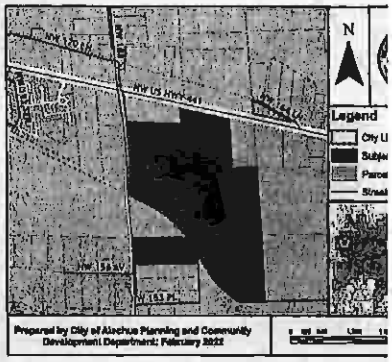
PUBLIC NOTICE OI ENACTMENT OF AI ORDINANCE OF TH CITY OF ALACHUA FLORIDA

Notice is hereby given that the City Commission City of Alachua will hold a public hearing on a pr ordinance. The hearing will be held on July 25, 2022 p.m., in the James A. Lewis Commission Chambers Hall, located at 15100 NW 142nd Terrace, Alachua,

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACH FLORIDA, RELATING TO THE AMENDM OF THE OFFICIAL ZONING AT AMENDING THE OFFICIAL ZONING AT FROM AGRICULTURAL ("A")(ALAC COUNTY) AND AGRICULTURAL ("A") PLANNED DEVELOPMENT – RESIDENT ("PD-R") (±155.50 ACRES) AND COMMUN COMMERCIAL ("CC")(±7.00 ACRES) APPROXIMATELY ± 162.5 ACRES; LOCA SOUTHEAST OF THE INTERSECTION US HIGHWAY 441 AND NW 188TH STRI CONSISTING OF TAX PARCEL NUMB 03046-003-001, 03046-003-002, 03046-003 03046-003-004, 03046-002-005, 03042-050 03042-050-005, 03875-001-001, 03875-010 03875-010-002, AND A PORTION OF 0 003-000; REPEALING ALL ORDINANCE CONFLICT; PROVIDING SEVERABIL AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may and be heard with respect to the application. C the application are available for public inspectio Planning and Community Development Dep 15100 NW 142nd Terrace, Alachua, Florida, regular business day between the hours of 7:30 a.m p.m. Written comments on the application may to the following address: City of Alachua, Plann Community Development, P.O. Box 9, Alachua, FL Notice is given pursuant to Section 286.0105, Statutes, that, in order to appeal any decision mad public hearing, you will need a record of the proc and that, for such purpose, you may need to ensu verbatim record of the proceedings is made, which the testimony and evidence upon which the appeal based. In accordance with the Americans with Dis Act, any persons with a disability requiring re accommodation in order to participate in this should call the City Clerk at (386) 418-6100 x 150 48 hours prior to the public hearing.

(Published: Alachua County Today - July 14, 202

ADVERTISE IN ALACHUA COUNTY TODAY

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/23/22 FOR THE Peggy Rd Planned Development LSCPA/RZ
(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.

Melissa Watson
(Signature)

One (1)
(Number of signs)

City of ALACHUA
the good life community

Mailed 7/25/22

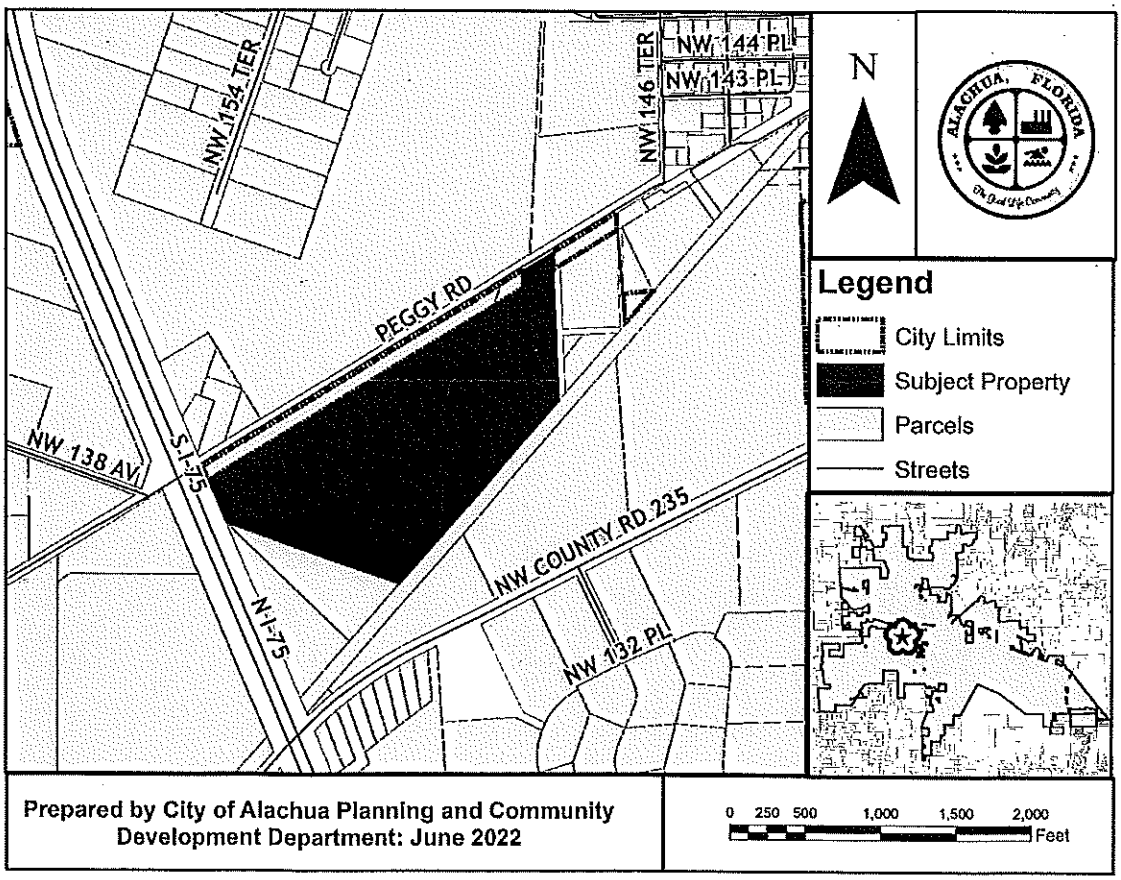
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") AND AGRICULTURAL ("A")(ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 51.7; LOCATED SOUTH OF PEGGY ROAD AND LEGACY PARK, EAST OF INTERSTATE – 75, NORTH OF THE CSX RAILWAY RIGHT-OF-WAY; TAX PARCEL NUMBERS 03924-000-000, 03865-000-000, AND 03917-200-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

Allez à avery.ca/gabarits
Étiquettes d'adresse Easy Peel®
Pour avery.com/patents

03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

Go to avery.com/templates
Use Avery template 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
AVERY 5160

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
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental 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
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

~~Shasta Schoelihorn~~
~~15907 NW 188th St.~~
~~Alachua, FL 32615~~

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Shasta Schodhorn
15907 NW 188th St
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

35

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: Ordinance 22-20, First Reading: Small Scale Comprehensive Plan Amendment (SSCPA) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of SSCPA to amend the Future Land Use Map (FLUM) on a ±45.3 acre subject property from Agriculture to Community Commercial; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Legislative Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve Ordinance 22-20 on first reading, and
2. Schedule second and final reading of Ordinance 22-20 for August 22, 2022

upon making the following motion:
Based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance 22-20 on first reading and (2) schedules second and final reading of Ordinance 22-20 for August 22, 2022.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±45.3 acre subject property from Agriculture to Community Commercial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Community Commercial (CC).

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

Existing FLUM Designation

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1. states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, , accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as equestrian centers and boarding facilities, agriculture production and education, animal husbandry, animal care, animal sales and services, horticulture, event facilities, nurseries, farmers markets, agricultural biotechnological start-ups or incubators, farm produce stands, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed FLUM Designation

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category: neighborhood commercial establishments; residential/offices and live-work units; 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; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

Planning & Zoning Board Recommendation

At the July 12, 2022 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to

approve.

ATTACHMENTS:

Description

- Ordinance 22-20
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 7/12/22 PZB Hearing
- Public Notice Materials for the 8/8/22 City Commission Meeting

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment ("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 July 12, 2022 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 to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on August 8, 2022 and August 22, 2022 on the proposed Amendment 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,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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.

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Community Commercial on a ±45.3 acre subject property, consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000, in accordance with the legal description 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.

Section 6. Effective Date

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statues. No

development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the 8th day of August 2022.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of August 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

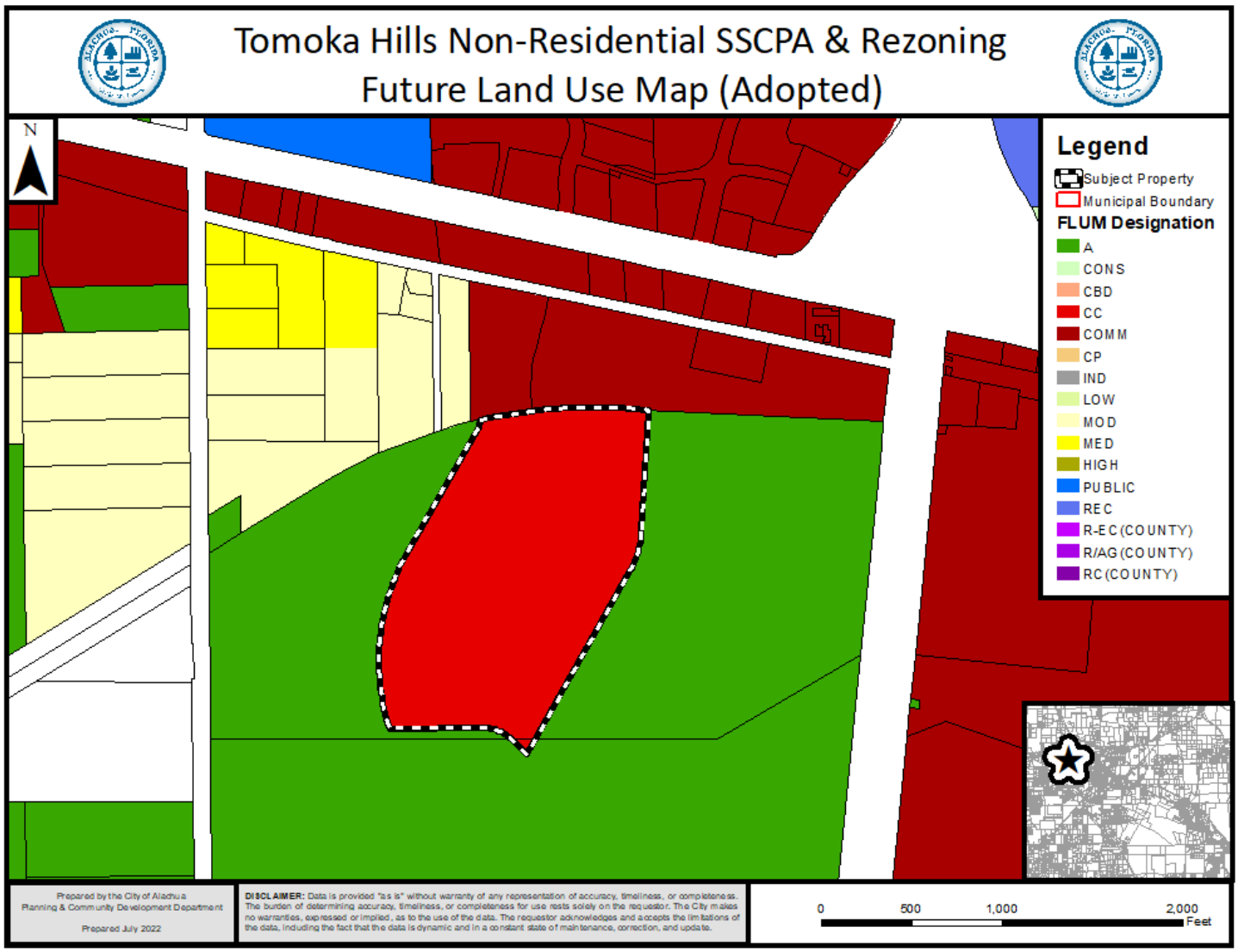
EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

EXHIBIT "B"


Tomoka Hills Non-Residential SSCPA & Rezoning
Future Land Use Map (Adopted)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
LOW
MOD
MED
HIGH
PUBLIC
REC
R-EC (COUNTY)
R/AG (COUNTY)
RC (COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared July 2022
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

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±45.3 acre subject property from Agriculture to Community Commercial
APPLICANT/AGENT:	Craig Brashier, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	Generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A)
PARCEL ID NUMBER:	Portions of 03873-000-000 and 03873-001-000
ACREAGE:	±45.3 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. 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 Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. 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 Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±45.3 acre subject property from Agriculture to Community Commercial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Community Commercial (CC).

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

Existing FLUM Designation

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1. states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, , accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as equestrian centers and boarding facilities, agriculture production and education, animal husbandry, animal care, animal sales and services, horticulture, event facilities, nurseries, farmers markets, agricultural biotechnological start-ups or incubators, farm produce stands, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed FLUM Designation

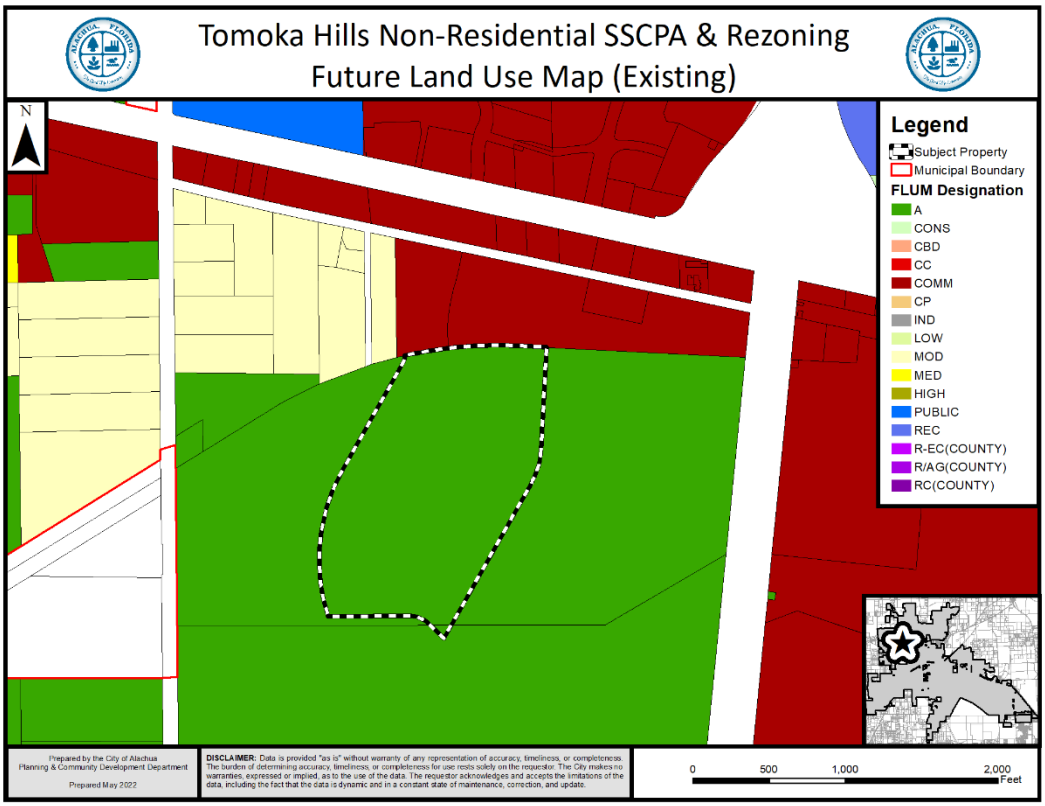
Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category: neighborhood commercial establishments; residential/offices and live-work units; 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; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

Table 1. Comparison of Existing / Proposed FLUM Designations

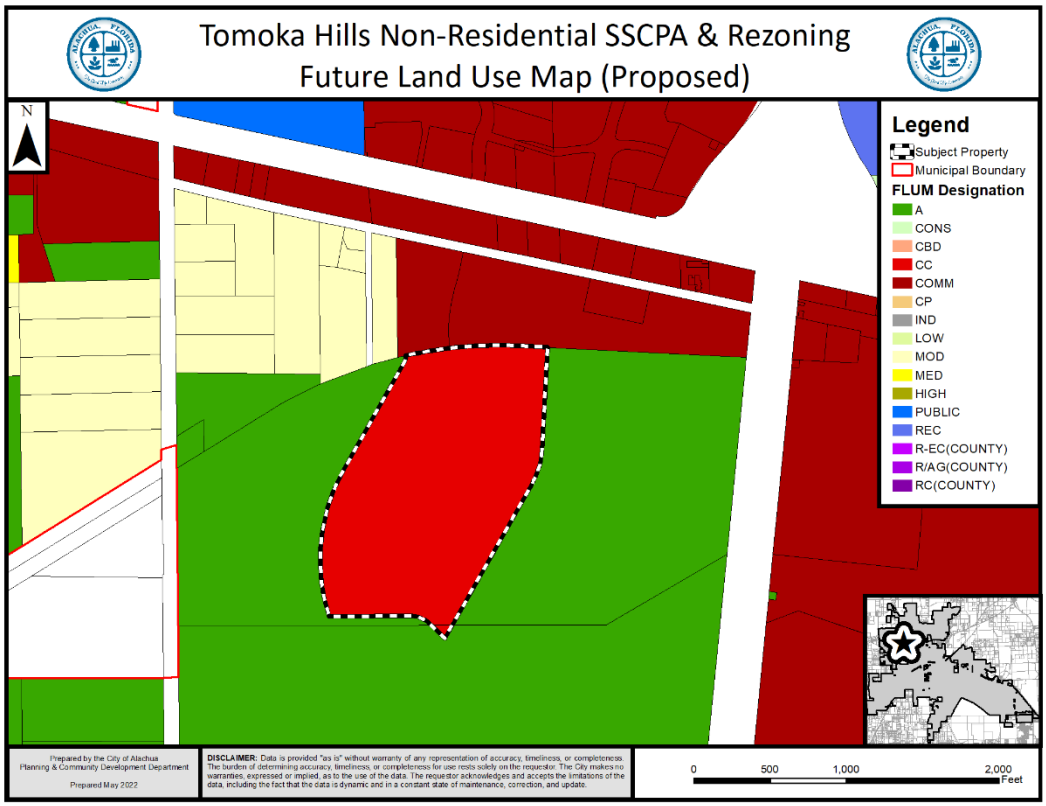
	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 dwelling/ 5 acres 9 dwelling units	N/A
Max. Floor Area:	N/A	0.50 Floor Area Ratio (FAR) 986,634 square feet
Typical Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Neighborhood commercial establishments; residential/offices and live-work units; 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; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments
Net Increase/ Decrease:	***Decrease of 9 dwellings*** ***Increase of 986,634 square feet non-residential uses***	

REMAINDER OF PAGE INTENTIONALLY BLANK

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

SURROUNDING USES

The existing uses, 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

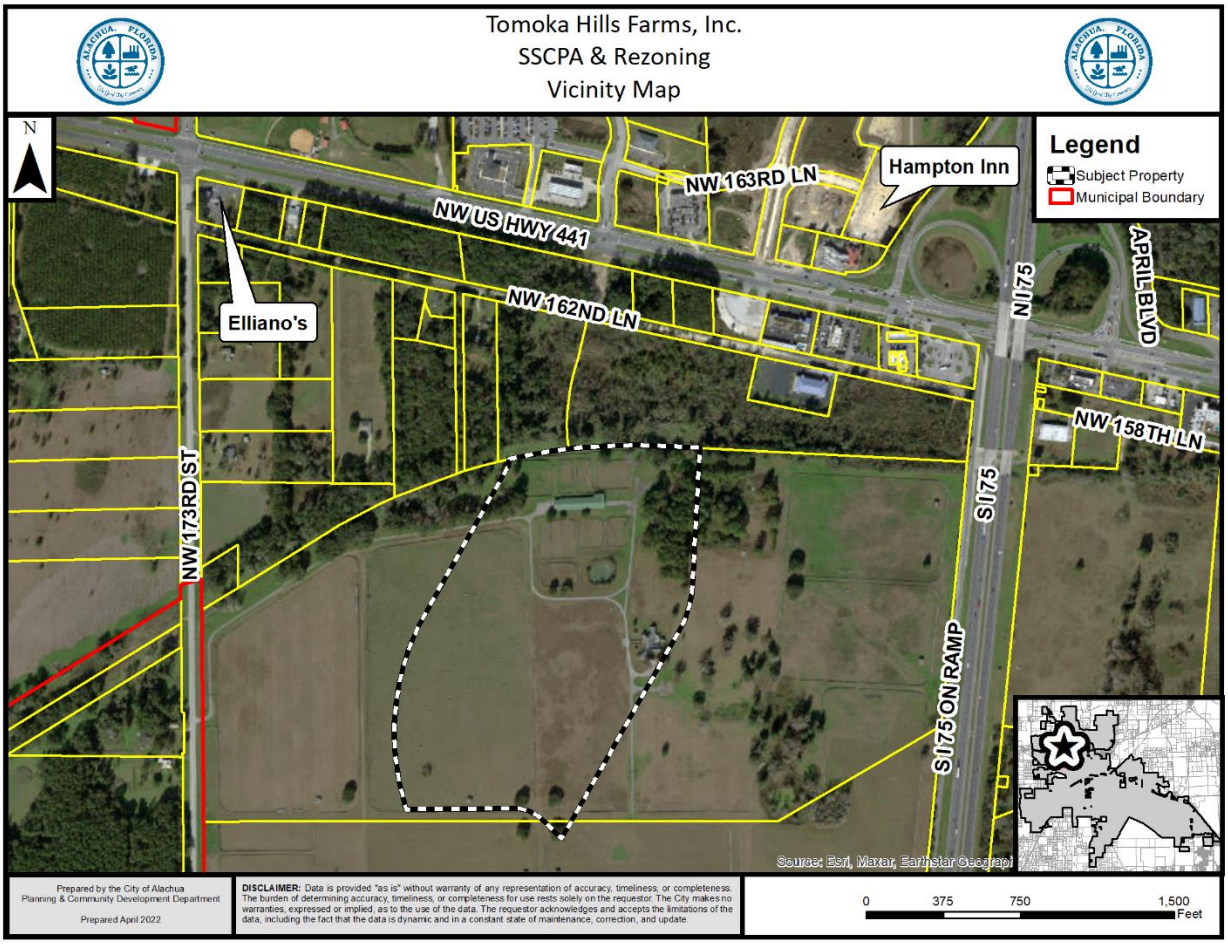


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Vacant Lands	Agriculture	Agricultural (A)
West	Vacant Lands	Agriculture	Agricultural (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.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

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.

The Neighborhood Meeting was held on April 20, 2022 at 6:00 p.m. at the offices of Causseaux, Hewett, & Walpole, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, the meeting was unattended.

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statues, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for 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 Section 380.05, including related rules of the Administration Commission.

The applicant contends that: industries within the City are expanding, resulting in population growth and an increase in demand for goods and services within the City, thus supporting the proposed amendment; the subject property is presently not actively used for agricultural

purposes and is unutilized; and the amendment will increase the amount of land available for commercial development to need consumer needs.

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 located proximate to the US Highway 441 / Interstate 75 interchange and near areas within the City that are established commercial and residential uses. The Community Commercial land use category provides for neighborhood and community scale goods and services for adjacent neighborhood and residential areas. Uses permitted within the Community Commercial land use category include: neighborhood commercial establishments; residential/offices and live-work units; 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; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

(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: The subject property is generally located near existing urban areas. The subject property is contiguous to commercial lands to the north. The applicant contends that the development of the subject property would allow commercial development to occur proximate to a range of existing commercial and residential development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The applicant contends that the subject property is proximate to urbanized development with nonresidential uses; is proximate to a major highway interchange; a public high school; tools, a shopping center with a grocer; and several quick service restaurants. The applicant contends that this application represents an extension of commercial land use, which abuts the subject property to the north.

(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: The subject property primarily consists of open pasture and has been historically used as a horse farm. A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development of the subject property. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

(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 property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north are designated for urban uses on the FLUM.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(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 property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The proposed amendment would not result in a significant increase of time, money, or energy to provide public services to the site.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The subject property is located within an urbanizing area of the City, proximate to existing residential and nonresidential uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed amendment would have no discernible effect on infill development or redevelopment of existing neighborhoods and facilities.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is generally located proximate to existing commercial uses and lands designated for urban uses near the US 441/I-75 interchange.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The subject property is adjacent to lands presently designated for commercial uses. The City of Alachua Comprehensive Plan requires interconnectivity between compatible uses. Interconnections to adjacent lands will be provided when development is compatible with the existing uses on developed lands or the allowable uses on vacant lands.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The proposed amendment would not result in a loss of significant amounts 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.

(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.

Evaluation & Findings: The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located north of the subject property. The subject property primarily consists of open pasture and has been historically used as a horse farm. A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(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.

Evaluation & Findings: The proposed amendment does not appear to meet the criteria of this section.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north are designated for urban uses on the FLUM.

(VI) 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 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.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed amendment would designate lands for commercial uses. Uses permitted within the Community Commercial land use category include: neighborhood commercial establishments; residential/offices and live-work units; 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; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments. The uses permitted within the Community Commercial land use category are supportive of the demands of the residential population by providing areas where nonresidential needs can be fulfilled, either through the provision of goods and services or through the creation of employment opportunities.

(VIII) 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 have no affect or remediation of a development pattern in the vicinity that constitutes sprawl or is supportive of transit-oriented developments or new towns.

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 2035*

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

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: *Community Commercial*:

The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Evaluation & Findings: The proposed amendment would apply the Community Commercial land use category to the subject property.

Objective 5.1: Natural Features: The City shall coordinate land use categories 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 may be established in the City's Land Development Regulations.

Evaluation & Findings: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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, public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final

development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

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: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential

subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

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

Evaluation and Findings: 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:

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

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

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

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.

Evaluation and Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. There are no known significant natural features which would support habitat for any listed species. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

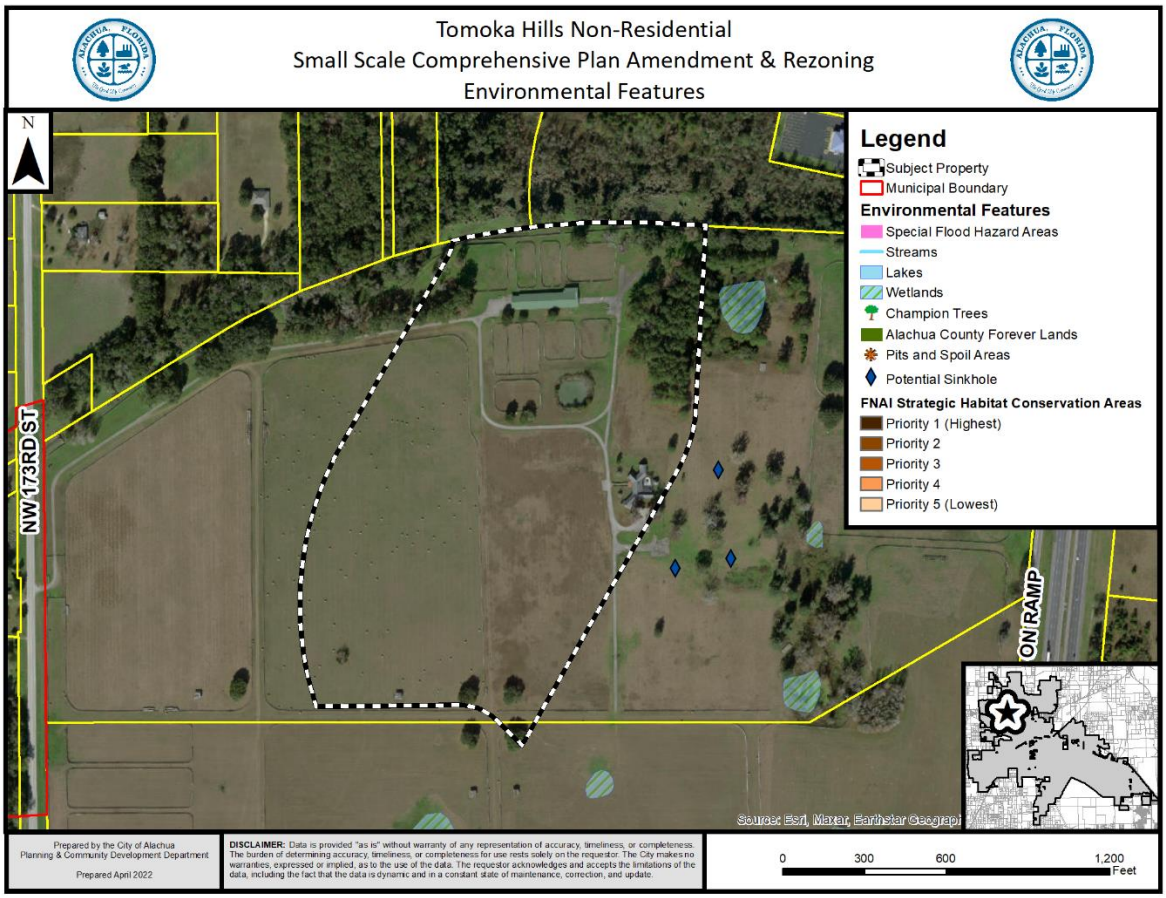
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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. Future development of the subject property is not expected to result in any adverse impacts upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 3. Environmental Features



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 provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. 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 (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.

Millhopper Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A

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

Pits & Dumps
Hydrologic Soil Group: N/A

This map unit consists of pits from which limestone has been removed during surface mining operations and dumps where the excavated overburden material has been piled adjacent to the pits. Pits vary in size and are generally about 30 to 70 feet in depth. Dumps mostly consist of large areas of heterogeneous soil material that has been excavated from the surface of the limestone and piled adjacent to the pits. Included within this map unit are some pits in which the soil has been excavated for use in road construction and for fill material on sites and buildings. These pits, locally known as borrow pits, are typically about four (4) to 20 acres in sized and about five (5) to 10 feet in depth. Small piles of limestone that has been excavated and stored on the floor of some of the pits for future use are also included. Under present conditions they are not suited for urban uses.

Evaluation: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified as 'pits and dumps'. With the exception of these areas, the on-site soil types consist of those which pose only slight limitations for development. Future development will need to consider any limitations presented by soils present on-site, and geotechnical exploration will be necessary prior to development of the subject property.

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 Zones 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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: Desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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.

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 dwelling / 5 acres	N/A
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	9 dwellings	N/A
Maximum Intensity:	0 square feet	986,634 square feet

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

The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	COMM	D
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	COMM	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	COMM	D
13	CR 241 (from CR 25 to South City Limits)	2/U	Major Collector	COMM	D
14	CR 2054 (from SR 235 to West City Limits)	2/U	Major Collector	COMM	D
16	CR 235A (from US 441 to North City Limits)	2/U	Major Collector	COMM	D
17	CR 235A (from US 441 to CR 235)	2/U	Major Collector	COMM	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 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
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 4. Potential Trip Generation[1]

Land Use[2]	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building[3] (ITE Code 710)	5,451 (2,725/2,726)	773 (680/93)	727 (124/603)
High-Turnover Sit Down Restaurant[3] (ITE Code 932)	4,321 (2,160/2,161)	378 (208/170)	357 (218/139)
Shopping Center[3] (ITE Code 820)	15,138 (7,569/7,569)	343 (213/130)	1,406 (675/731)
Total Potential Trip Generation	**24,820 (12,410/12,410)**	**1,486 (1,101/393)**	**2,480 (1,017/1,473)**

1 Source: ITE Trip Generation, 10th Edition.

2 Development Scenario: 60% of maximum development potential as "General Office Building", 36% of maximum development potential as "Shopping Center", and 4% of maximum development potential as "High-Turnover Site Down Restaurant".

3 Formulas: ITE Code 710: AADT – 9.74 trips per 1,000 square feet x 591,980 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 591,980 square feet (86% entering/14% exiting); PM Peak Hour – 1.15 trips per 1,000 square feet x 591,980 square feet (16% entering/84% exiting); ITE Code 932: AADT – 112.18 trips per 1,000 square feet x 39,465 square feet (50% entering/50% exiting); AM Peak Hour – 9.94 trips per 1,000 square feet x 39,465 square feet (55% entering/45% exiting); PM Peak Hour – 9.77 trips per 1,000 square feet x 39,465 square feet (62% entering/38% exiting); ITE Code 820: AADT – 37.75 trips per 1,000 square feet x 355,189 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 355,189 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 355,189 square feet (48% entering/52% exiting);

REMAINDER OF PAGE INTENTIONALLY BLANK

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
Average Annual Daily Trips (AADT)						
Maximum Service Volume[2]	91,600	91,600	43,000	45,700	39,000	39,000
Existing Traffic[3]	29,500	55,956	20,000	18,230	22,581	27,914
Reserved Trips[4]	239	239	43	5,689	2,368	2,052
Available Capacity[4]	61,861	35,405	22,957	21,781	14,051	9,034
Maximum AADT Generated by Amendment[5]	6,205	6,205	2,482	3,723	6,205	24,820
Residual Capacity After Potential Development's Impacts[6]	**55,656**	**29,200**	**20,475**	**18,058**	**7846**	**-15,786**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
Average Annual Daily Trips (AADT)							
Maximum Service Volume[2]	43,000	14,400	14,400	20,880	15,120	15,120	15,120
Existing Traffic[3]	22,250	9,400	7,255	6,025	4,161	1,402	5,302
Reserved Trips[4]	1,565	5	90	1,670	35	816	112
Available Capacity[4]	19,185	4,995	7,055	13,185	10,924	12,902	9,706
Maximum AADT Generated by Amendment[5]	2,482	2,482	1,241	1,241	745	1,241	2,482
Residual Capacity After Potential Development's Impacts[6]	**16,703**	**2,513**	**5,814**	**11,944**	**10,179**	**11,611**	**7,224**

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 Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	8,250	8,250	3,870	4,110	3,510	3,510
Existing Traffic[3]	3,098	5,875	1,800	1,732	2,145	2,652
Reserved Trips[4]	19	19	5	452	199	171
Available Capacity[4]	5,133	2,356	2,065	1,926	1,166	687
Maximum AADT Generated by Amendment[5]	623	623	249	374	623	2,490
Residual Capacity After Potential Development's Impacts[6]	**4,510**	**1,733**	**1,816**	**1,552**	**792**	**-1,803**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
PM Peak Hour Trips							
Maximum Service Volume[2]	3,870	1,290	1,290	1,881	1,359	1,359	1,359
Existing Traffic[3]	2,114	893	689	572	395	133	504
Reserved Trips[4]	129	1	10	131	0	85	12
Available Capacity[4]	1,627	396	591	1,178	964	1,141	843
Maximum AADT Generated by Amendment[5]	249	249	125	125	75	125	249
Residual Capacity After Potential Development's Impacts[6]	**1,378**	**147**	**466**	**1,053**	**889**	**1,016**	**594**

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 Facility AADT counts provided by Alachua County Public Works, April 2022.

3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

4 Source: City of Alachua June 2022 Development Monitoring Report.

5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.

*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service ("LOS") Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project's impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from I-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	239,932
Available Capacity	750,651
Projected Potable Water Demand from Application[3]	155,888
Residual Capacity	**594,763**
Percentage of Permitted Design Capacity Utilized	**74.14%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	216,718
Available Capacity	525,282
Projected Sanitary Sewer Demand from Application[3]	155,888
Residual Capacity	**369,394**
Percentage of Permitted Design Capacity Utilized	**75.37%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or 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]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	18,330	3,345.22
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
4 *New River Solid Waste Facility, April 2022.*

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.

Recreational Impacts

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 Impacts

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

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Tomoka Hills Non-Residential SSCPA and Rezoning Applications

Dear Mr. Brashier:

On June 22, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Tomoka Hills Farms, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 28, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 28, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 11, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

June 8, 2022

Sent via electronic mail

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills Nonresidential Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills Nonresidential Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

The above-referenced applications have been revised per the comments provided in the PAT letter issued May 23rd, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

---

1. LSCPA & REZONING APPLICATIONS

a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

Applications were renamed "Tomoka Hills Nonresidential" to reflect the diversity of uses possible in the Commercial land use category and CC zoning district. The Rezoning application has been revised to propose CC rather than CI.

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

Greater emphasis has been put on the diversity of uses possible in the Commercial land use designation and CC zoning district. The rezoning application has been revised to propose CC rather than CI. Revised language throughout is similar to the explanation below.

"The driving factor behind these requests is the construction of office buildings and their associated infrastructure. However, these office buildings will not take up the entire ±45.3-acre property and will be part of a larger master planned development on this project site and potentially beyond in the future. The land area proposed for land use change and rezoning in these applications will allow for cohesive nonresidential mixed-use development that is pedestrian and multi-modal friendly in its design and inclusive of several of the nonresidential uses possible in the Commercial land use district and CC zoning district."

Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

The executive summary has been revised to reflect the maximum permitted density of the existing land use/zoning, rather than the maximum permitted intensity. Per Table 5.1-1., the max. gross density for the Agricultural (A) district is 0.2 du/acre, which would yield a maximum theoretical density of ±9 dwelling units.

d. *Concurrency Impact Analysis*

a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.

Based on previous work by the applicant and agent, a 0.10-0.15 FAR is a more realistic expectation for nonresidential, suburban-style development, once factors including parking, stormwater management, setbacks, and buffers are considered. This FAR range is consistent with the retail shopping centers and out parcels located nearby along US 441. The calculations for the realistic expectation of intensity have been revised to reflect a 0.15 FAR.

b. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change row has been removed in consideration of the revisions to be made per comment 1.c., given a difference between number of dwelling units and commercial square footage cannot be calculated.

c. Please revise Table 3.a. to consider the revisions to be made per comment 1.c.

Table 3.a. has been revised to consider the revisions to be made per comment 1.c.

d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.

The trip generation tables have been revised to consider a mix of possible commercial uses—namely, office, restaurant, and shopping center.

e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

The trip distribution map and calculations in Tables 4a and 4b will be revised. The map will be revised to a 5% distribution on segment 13; a 10% distribution on Segment 8; and a 0% distribution on Segment 15. The calculations were revised to reflect the changes made to the trip generation table per comment 1.d.d. as well as the new distribution percentages.

e. *Comprehensive Plan Consistency Analysis*

a. Policy 1.3.e, FLUE: In response to this policy, the applicant states *"this extension (of commercial land use) is compatible with the **planned uses** of the surrounding area…"* The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands."*

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

Furthermore, one might take a more expansive view of what can be considered "surrounding", beyond the land that is immediately abutting the subject property. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development. Thus, while the immediately adjacent land abutting the property may be agricultural, the existing land uses and land use categories of the surrounding area are compatible with this request. It also demonstrates how the character and development patterns are changing in this portion of the City.

b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a ***range and mixture of nonresidential uses and opportunities***…"

Revisions throughout the documents have been made consistent with the text provided below.

"While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the ±45-acre site. The offices merely represent the beginning of a larger development program. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Commercial FLU and CC zoning, as they allow a range and mixture of nonresidential uses and opportunities."

c. Objective 5.2., FLUE: The applicant states, *"As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property."* The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible

during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

d. Policy 5.2.a, FLUE, The applicant states, *"As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

Comprehensive Plan Transportation Element Policy 1.1.a has been added to the Comprehensive Plan Consistency Analysis section of both applications to address the City's established Level of Service Standards for roadway segments at PM peak. The response addresses how development of the property will not cause a lowering of Level of Service Standards for affected roadway segments.

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

It is assumed that this comment refers to Objective 1.7 and Policy 1.7.a. of the Conservation and Open Space Element of the Comprehensive Plan. These two items have been added to the Comprehensive Plan Consistency Analysis section of both applications.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

Based on available topographic data, the "pits and dumps" soil type on the subject property appears to be in a lower-lying area. Development in lower-lying areas is unlikely to occur. The area will instead likely be used for open space or stormwater management. Geotechnical exploration will be performed prior to any development occurring on the property. This exploration will include investigation of this area by the geotechnical engineer, who will be able to provide appropriate recommendations for construction within this area.

2. ***LSCPA APPLICATION***

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): *"the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these office buildings and their required infrastructure will not occupy the entire ±45.3 acres. This can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow cohesive planning and a pedestrian-friendly urban form, rather than radial, strip, isolated, or ribbon patterns of development.

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The response to Chapter 163.3177(6)(a)9.a.(III) has been expanded upon to explain in greater detail how the proposed amendment will not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban development by virtue of the fact that the project site is not in an isolated area emanating from existing urban developments. Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned. The area of the City the project site is situated within is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the approval of the Tomoka Hills SsCPA and rezoning applications, which will be heard at second reading on June 13th, 2022.

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property*." While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

The term "passive agricultural activities" is not defined in the 2021 Florida Statute or by the City of Alachua. The only instance of this term that can be found in the 2021 Florida Statutes is in Chapter 163.3177(6)(a)9.a.(V). It is unclear what activities this term includes. The land in question is not used for any purpose currently. In the future, it may be included in a larger master planned development, but the property owner has no intention of using the property for agriculture. In addition to agricultural uses, the

Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development*…"

a. Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
b. Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: "*This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these buildings can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow a cohesive and functional urban form that is multimodal and pedestrian-friendly.

b. *Needs Analysis*

a. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change has been removed in response the revisions to be made per comment 1.c., as calculating the difference between number of dwelling units and square feet of nonresidential development is not possible.

3. ***REZONING APPLICATION***

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

The proposed zoning district is Community Commercial (CC).

b. *Consistency with LDRs*

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(c), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment will result in a logical and orderly development pattern in two primary ways. First, the subject property abuts land in the CI zoning district to its north, and land in the A zoning district to its west, east, and south. The proposed zoning district for the property—CC—will complement the business-oriented uses allowed in CI, while maintaining compatibility with A, due to the reduced number of uses allowed in CC compared to CI. Second, Rezoning the ±45.3-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).

The proposed CC zoning district is not incompatible with the adjacent land zoned Agricultural A for multiple key reasons:

- **The CC zoning district creates a commercial gradient on the property as one moves south and away from US 441. This gradient goes from the broad list of intensive commercial uses permitted in the land zoned CI north of the property to the more narrow, community-focused uses allowed in CC. These focused uses are compatible with the potential uses in A.**
- **In addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Commercial FLU and CC Zoning.**
- **All agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.**

c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI*."

The two (2) office buildings alluded to throughout the presentation are the driving factor behind this request. However, it is correct to state that a range of nonresidential uses are possible in CC, as demonstrated in LDR Table 4.1-1, and that the subject property, at ±45.3 acres, is large enough to accommodate many uses. The office buildings and their associated infrastructure will not occupy all ±45.3 acres. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.

Section 2.4.2(E)(1)(g) states that a proposed amendment should not deviate from the development pattern, both established and as proposed by surrounding zoning districts. The proposed amendment is in alignment with the established urban development pattern in the area, and complements what is possible on adjacent CI-zoned land. Examples include the new quick service restaurants; plans for new car wash and service establishments; the nearby shopping center inclusive of a Publix supermarket; and the additions to High Point Crossing, including a new hotel. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

The land zoned Agricultural to the site's east, south, and west, has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment.*" Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

Section 3 includes calculations considering both a maximum development scenario and a realistic development scenario. Section 3 indicates that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario.

While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

The project site lies within the Sensitive Karst Area of the County, per publicly-available GIS resources. An Environmental Resource Assessment will be conducted on the property prior to development occurring. Development plans and stormwater calculations will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria as necessary.

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: *"…the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI."*

While the land on the property's east, west, and south is zoned Agricultural (A), the land to the property's north is zoned CI, as is much of the surrounding land. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion. Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "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**." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

The rezoning application has been revised to request Community Commercial (CC) zoning, rather than Commercial Intensive (CI) zoning, for the property. Section 3.5.2.(E) in the report has been replaced with Section 3.5.2.(C). The response to this section explains that, while the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, per the Proposed Projects List of the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial. This connection will be created as part of a larger master plan for the property.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Tomoka Hills Office (Commercial)
Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. A completeness review was performed on May 5, 2022 and the applications were determined to be complete on the same date.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, June 8, 2022**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **July 12, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain

industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

d. Concurrency Impact Analysis

   a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.
   b. Please revise the net change to consider the revisions to be made per comment 1.c.
   c. Please revised Table 3.a. to consider the revisions to be made per comment 1.c.
   d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.
   e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

e. Comprehensive Plan Consistency Analysis

   a. Policy 1.3.e, FLUE: In response to this policy, the applicant states "this extension (of commercial land use) is compatible with the ***planned uses*** of the surrounding area…" The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands*."
   b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…*the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a* ***range and mixture of nonresidential uses and opportunities***…"

c. Objective 5.2., FLUE: The applicant states, "*As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property.*" The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

d. Policy 5.2.a, FLUE, The applicant states, "*As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

2. *LSCPA Application*

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): "*the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property.*" While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development…"*

(a) Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
(b) Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: *"This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

a. Needs Analysis

i. Please revise the net change to consider the revisions to be made per comment 1.c.

3. *Rezoning Application*

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

b. Consistency with LDRs

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(b), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.
b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).
c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.
d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI.*"
e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.
f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment*." Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: "*...the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI.*"

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "*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***." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 5, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Tomoka Hills Office Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000.

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 applications for completeness and finds that the applications are complete.

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 Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

April 28, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Office – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning
(Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find three (3) copies of the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

Also included in submittal are six (6) sets of mailing labels for all property owners within 400 feet of the subject property boundaries, and six (6) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings.

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Commercial, Intensive (CI). The intents of these requests are to allow for the development of non-residential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

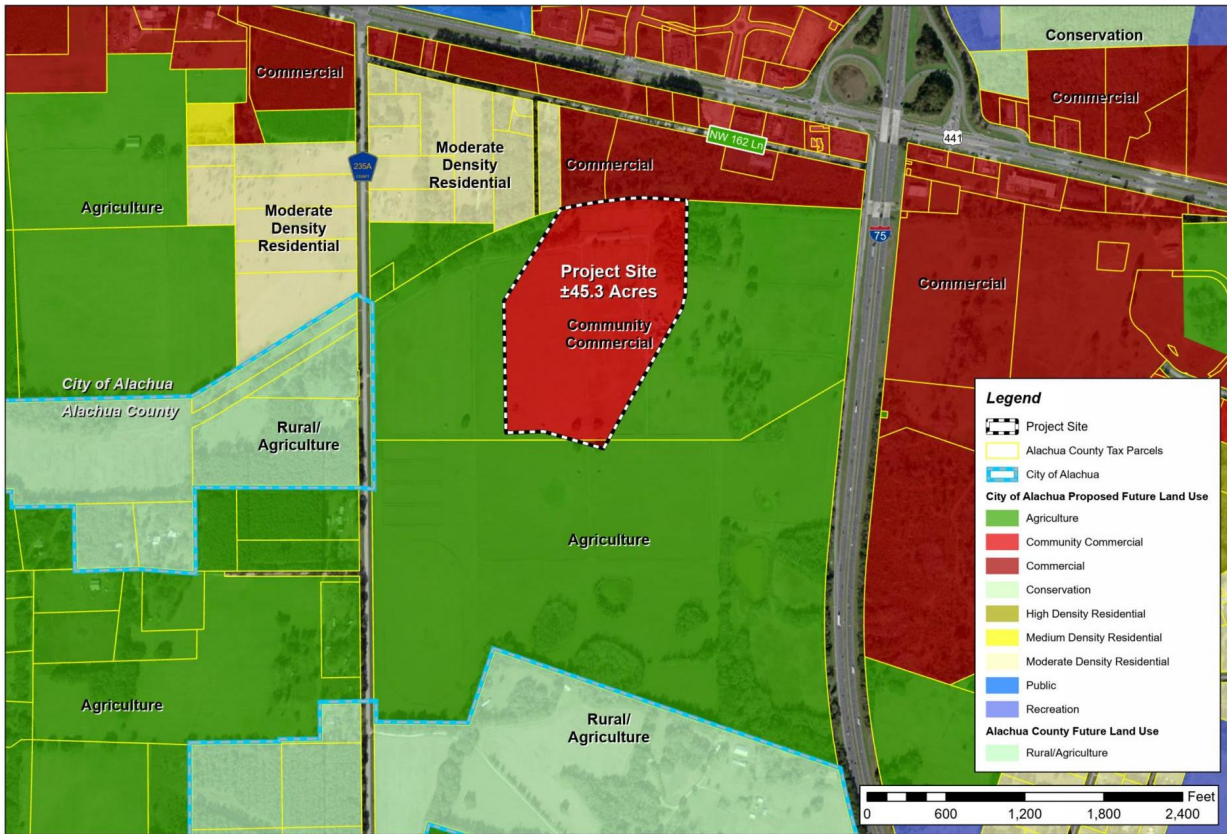
We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

Tomoka Hills Nonresidential

Small-scale Comprehensive Plan Amendment Application on Alachua County Tax Parcels # 03873-000-000 and 03873-001-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

Date: 6/22/2022 ~~4/28/2022~~
PN# 21-0025.08

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **Small-scale Comprehensive Plan Amendment (SsCPA) Application**
3. **Property Owner Affidavit**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Map Set**

Application Package
Table of Contents

1. **Cover Letter**
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

Application Package
Table of Contents

1. Cover Letter
2. **SsCPA Application**
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. 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: Tomoka Hills Office
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 03873-000-000 and 03873-001-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: ~~Commercial~~ *RESUBMITTED to propose Community Commercial*
7. Acreage: ±45.3

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director of Planning
   Company (if applicable): CHW Professional Consultants
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tomoka Hills Farms, Inc.
   Mailing Address: PO Box 147018
   City: Gainesville State: FL ZIP: 32614-7018

   * 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

Craig Brashier

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 28th day of April, 2022 by Craig Brashier

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

NOTARY SEAL

TRINA LEMNAH
Notary Public · State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. **Property Owner Affidavit**
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 173rd Street, Alachua, FL, 32615

Parcel ID Number(s): 03054-001-002; 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003; 03871-000-000; 03873-000-000; 03873-001-000

Acreage: ±347

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William J Shively Title: Title President, Secretary, Treasurer

Company (if applicable): Tomoka Hills Farms, Inc.

Mailing Address: PO Box 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: N/A e-mail: sethw@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, Florida Department of Environmental Protection, and all other pertinent government agencies.

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

William Shively

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 23 day of March, 2022 by William Shively

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

NOTARY SEAL

Sueticia Rodgers

Signature of Notary Public, State of KY

Sueticia Ann Rodgers
Notary Public, ID KYNP36730
State at Large, Kentucky
My Commission Expires on Sept. 22, 2025

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. **Legal Description**
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

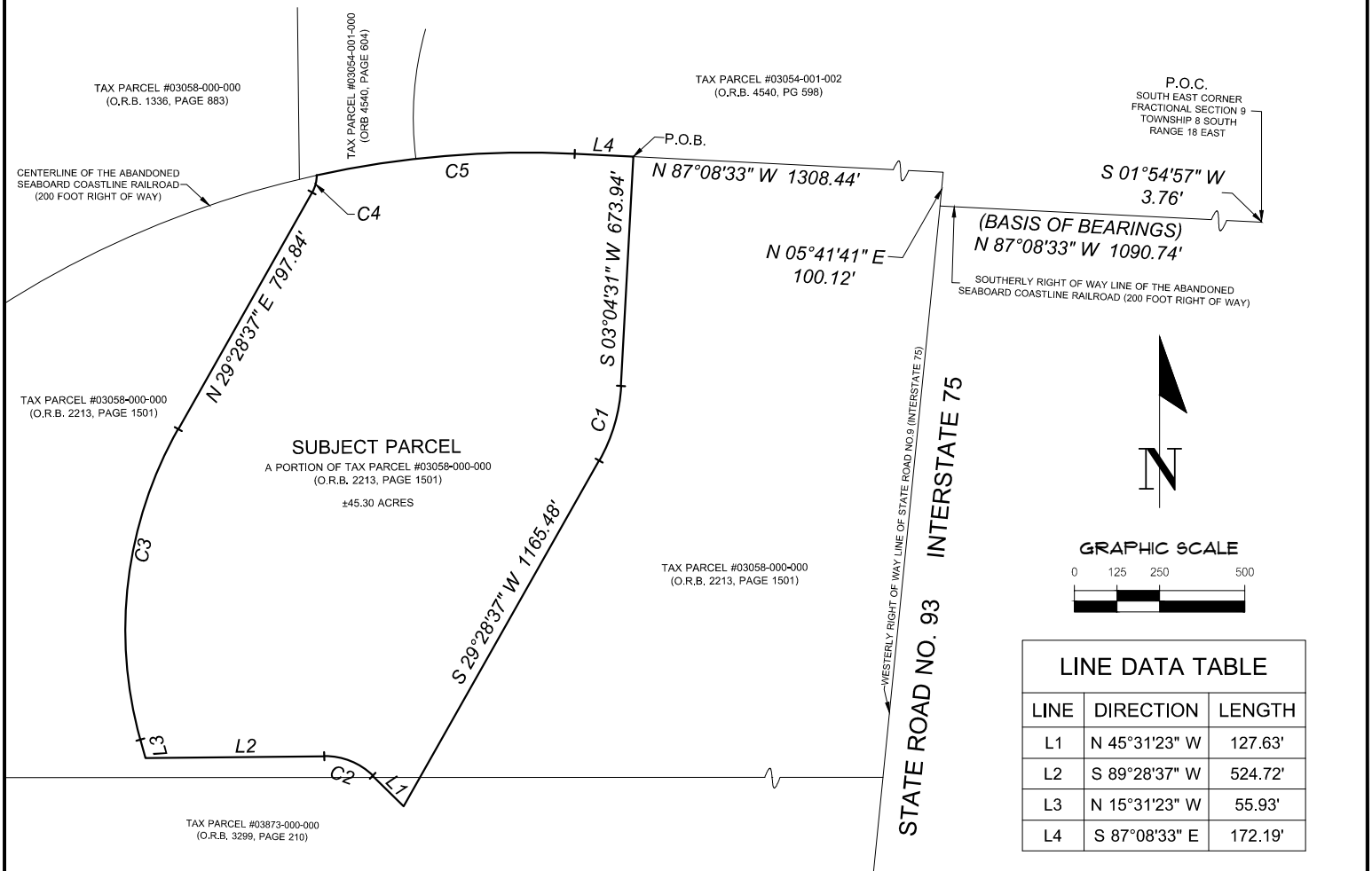
SITUATED IN FRACTIONAL SECTIONS 9, 16 & 37
(WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	230.40'	500.00'	26°24'06"	117.28'	228.36'	S 16°16'34" W
C2	157.08'	200.00'	45°00'00"	82.84'	153.07'	N 68°01'23" W
C3	942.48'	1200.00'	45°00'00"	497.06'	918.44'	N 06°58'37" E
C4	52.49'	100.00'	30°04'38"	26.87'	51.89'	N 14°26'18" E
C5	762.14'	2864.79'	15°14'34"	383.34'	759.90'	N 85°14'10" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 45°31'23" W	127.63'
L2	S 89°28'37" W	524.72'
L3	N 15°31'23" W	55.93'
L4	S 87°08'33" E	172.19'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 87°08'33" W OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD.

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

TOMOKA FARMS

SHEET NO: 1 OF 2

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

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

PARCEL DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

CONTAINING ±45.30 ACRES.

CERTIFIED TO:

TOMOKA FARMS

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET ONE OF TWO

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2207220 2 PGS
2006 JAN 18 04:18 PM BK 3299 PG 210
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#268482
Doc Stamp-Deed: 0.70

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel ID Number: 03873-000-000

Warranty Deed

This Indenture, Made this 18th day of January, 2006 A.D., **Between** William J. Shively

of the County of Alachua, State of Florida, **grantor,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida

whose address is: P.O. Box 147018, Gainesville, FL 32614

of the County of Alachua, State of Florida, **grantee.**

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

Those certain lands as are more particularly described in the attached Exhibit "A" which is made apart hereof by reference.

Subject to taxes for 2006 and subsequent years.

Subject to restrictions and easements of record.

This deed is being given by the grantor to a corporation which he owns one hundred percent of the outstanding stock in and is a transfer of unencumbered property to a corporation wholey owned by grantor and is exempt from Florida Documentary Stamp Tax.

The grantor covenants and warrants that the above described property is neither his homestead nor his residence.

2207220

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

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

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Printed Name: Jeannie Brazier
Witness

William J. Shively (Seal)
P.O. Address: P.O. Box 147018, Gainesville, Florida 32614-7018

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of January, 2006 by William J. Shively

he is personally known to me or he has produced his Florida driver's license as identification.

Comm. number DD 235053
Expires: Aug 16, 2007

Printed Name: Charles M. Gadd, Jr.
Notary Public
My Commission Expires:

Notary Public State of Florida

A50761

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD-1

EXHIBIT "A"

A tract of land situated in Fractional Section 16 and the William Garvin Grant, Township 8 South, Range 18 East, Alachua County, Florida, said tract of lane being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the aforementioned Fractional Section 16, Township 8 South, Range 18 East for a point of reference and run South 00 degs., 27 mins., 55 secs. West, a distance of 3.76 feet to the South right of way line of the Seaboard Coastline Railroad (200 foot right of way abandoned); thence run North 88 degs., 37 mins., 15 secs. West, along said right of way line of Interstate Highway No. 75 (300 foot tight of way); thence run South 04 degs., 11 mins., 43 secs. West along said right of way line , a distance of 1090.69 feet to the West right of way line of Interstate No. 75 a distance pf 1200.36 feet to a concrete monument at the intersection of the South line of that certain parcel of land described in Official Records Book 1195, at page 66 of the Public Records of Alachua County, Florida with said West right of way line, of Interstate Highway No.75 and the True Point of Beginning; thence continue South 04 degs., 11 mins., 43 secs. West, along said right of way line, a distance of 1257.04 feet to a concrete monument at the point of curvature of a 00 degs., 58 mins., 28 sec. curve, having a radius of 5879.58 feet, a total internal angle of 28 degs., 38 mins., 28 secs. and being concave to an Easterly direction; thence run Southeasterly, along the arc of the said right of way curve, an arc distance of 1734.82 feet to a concrete monument, said concrete monument being the Southeast corner of the certain parcel of land described in Official Records Book 742, at page 153 of the Public Records of Alachua County, Florida; thence run North 72 degs., 29 mins., 54 secs. West, along the South line of said parcel of land recorded in Official Records Book 742, at page 153, a distance of 2775.69 feet to a concrete monument; thence run South 17 degs., 05 mins., 50 secs. West, along said South line, a distance of 592.04 feet to a concrete monument; thence run South 89 degs., 04 mins., 44 secs. West, along said South line, a distance of 725.63 feet to the East right of way line of State Road No. S-235-A (100 foot right of way); thence run North 01 degs., 59 mins., 55 secs. West, along said right of way line, a distance of 2164.71 feet to a concrete monument at the Southwest corner of said parcel of land described in Official Records Book 1195, at page 66; thence ruin North 88 degs., 29 mins., 13 secs. East, along the South line of said parcel of land, a distance of 2807.17 feet to a concrete monument; thence run North 58 degs., 14 mins., 10 secs. East, along said South line, a distance of 917.09 feet to the True Point of Beginning.

INSTRUMENT # 2207220
2 PGS

Record 15.00
Doc. Stamps 6,384.00
Int.Tax
Total 6,399.00

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 01/25/1999 16:28
Document ID 1587372
Book/Page 2213/ 1501

DTAX 6,384.00

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
3426 N.W. 43rd Street, Suite B
Gainesville, Florida 32606
352-374-4120
File No.: **98-3148**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January**, **1999** between

New Life Corporation of America, a Tennessee corporation
whose Social Security/FEIN Number is: [redacted]
whose post office address is
123 Walnut Drive, Hendersonville, Tennessee 37075
grantor, and

Tomoka Hills Farms, Inc., a Florida corporation
whose Social Security/FEIN Number(s) are: 59-3551165
whose post office address is
Post Office Box 141150, Gainesville, Florida 32614
grantee:

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

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

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 03873-001-000

Subject to taxes for 1999 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER WITH: Double Wide Mobile Home MVID numbers GEO729214 and GEO729215, which is permanently affixed to, a part of, and being sold with the real property described above.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998 .

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

New Life Corporation of America
a Tennessee corporation

Witness Name: _____

By: _____
Norvell Olive
Executive Director

Witness Name: _____

(Corporate Seal)

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 21st day of January, 1999 by Norvell Olive, Executive Director of New Life Corporation of America, a Tennessee corporation, on behalf of the corporation. He/she is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

Notary Public
Printed Name: Ronald L. Stone
My Commission Expires: 03-25-2000

Exhibit A

A tract of land situated in Fractional Sections 9 & 16 and Section 37 (William Garvin Grant), Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Fractional Section 9, Township 8 South, Range 18 East for a point of reference and run S. 01° 54'57" W., a distance of 3.76 feet to a concrete monument on the Southerly right of way line of the abandoned Seaboard Coastline Railroad (200 foot right of way); thence run N. 87°08'33" W., along said Southerly right of way line, a distance of 1090.74 feet to a concrete monument on the Westerly right of way line of State Road No. 93, also known as Interstate Highway No. 75 (300 foot right of way); thence run N. 05°41'41" E., along said Westerly right of way line, a distance of 100.12 feet to an iron pipe on the centerline of said railroad right of way and the True Point of Beginning; thence run N. 87°08'33" W., along said centerline, a distance of 1480.63 feet to an iron pipe at the point of curvature of a curve concave Southerly, said curve having a radius of 2864.79 feet, a central angle of 34°35'30", and a chord bearing and distance of S. 75°33'42" W., 1703.44 feet respectively; thence run Southwesterly, with said curve and along said centerline, an arc distance of 1729.58 feet to an iron pipe at the point of tangency of said curve; thence run S. 58°15'57" W., along said centerline, a distance of 716.12 feet to a concrete monument on the Easterly right of way line of County Road No. 235A (100 foot right of way); thence run S. 00°30'42" E., along said right of way line, a distance of 1030.00 feet to a concrete monument; thence run N. 89°58'49" E., a distance of 2807.17 feet to a concrete monument; thence run N. 59°41'41" E., a distance of 917.50 feet to a concrete monument on said Westerly right of way line of State Road No. 93; thence run N. 05°41'41" E., along said right of way line, a distance of 1300.00 feet to the True Point of Beginning.

TOGETHER WITH rights of the "parent tract" (dominant tenement) set forth in the easement recorded in O. R. Book 1195, at Page 68, of the Public Records of Alachua County, Florida.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-001-000
Prop ID	15089
Location Address	15403 NW 173RD ST ALACHUA, FL 32615 ⊞ see more addresses...
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	TRACT IN FRAC SECTIONS 9 16 TWP 8 RNG 18 AND GARVIN GRANT COM SE COR OF SEC 9-8-18 RUN S 3.76 FT N 87 DEG W ALONG RR R/W 1090.74 FT TO W R/W I-75 N 5 DEG E 100.12 FT THE POB N 87 DEG W 1480.63 FT SYLY AN ARC DISTANCE OF 1729.58 FT S 58 DEG W 716.12 FT TO (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	135.000
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$368,962	$345,676	$353,867	$412,100	$389,900
Land Value	$9,000	$9,000	$9,000	$9,000	$9,000
Land Agricultural Value	$46,800	$46,800	$46,800	$46,800	$46,800
Agricultural (Market) Value	$234,000	$234,000	$234,000	$234,000	$234,000
Just (Market) Value	**$611,962**	**$588,676**	**$596,867**	**$655,100**	**$632,900**
Assessed Value	$424,762	$401,476	$409,667	$455,170	$418,050
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$424,762	$401,476	$409,667	$455,170	$418,050
Maximum Save Our Homes Portability	$0	$0	$0	$12,730	$27,650

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	130.00	5662800	0	0	A
0115	SFR ACREAGE	5.00	217800	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	7,154	**HC&V**	04-FORCED AIR
Heated Area	5,130	**HVAC**	03-CENTRAL
Exterior Walls	16-TILE/WD STUCCO; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	03-PLASTER; 04-PANEL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1981
Floor Cover	14-CARPET	**Effective Year Built**	1981

Type	SOH MISC	**Heat**	
Total Area	34,121	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1981

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	5,130	4	0100	SINGLE FAMILY	$267,777
FDU	FINISHED DET UTILITY	140	4	0100	SINGLE FAMILY	$4,750
FGR	FINISHED GARAGE	858	4	0100	SINGLE FAMILY	$24,633
FOP	FINISHED OPEN PORCH	1,026	4	0100	SINGLE FAMILY	$16,066

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
0222	BARN 2	8,550		R2	RES	$36,081
0241	BARN POLE 1	375		R2	RES	$322
0242	BARN POLE 2	3,307		R2	RES	$5,093
0280	BATH HOUSE	256		R2	RES	$1,850
0959	FP 2	1		R7	RES	$1,310
1020	GATE EL OP	1		R7	RES	$595
1641	PATIO 1	2,200		R1	RES	$2,695
1680	PAVING 1	15,880		R1	RES	$9,131
1762	POOL 2	576		R3	RES	$4,527
1960	SCREEN ENC	2,975		R5	RES	$3,034

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/22/1999	$912,000	WD	2213	1501	Q - QUALIFIED	Improved	* NEW LIFE CORPORATION OF AMER	TOMOKA HILLS FARMS INC	Link (Clerk)
4/10/1998	$100	CT	2162	2267	U - UNQUALIFIED	Improved	* SOUTHERN CROSS OSTRICH FARM	* NEW LIFE CORPORATION OF AMER	Link (Clerk)
12/27/1994	$255,000	WD	2003	236	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* SOUTHERN CROSS OSTRICH FARM	Link (Clerk)
12/27/1994	$255,000	WD	1994	1479	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* OSTRICH AMERICA CORP	Link (Clerk)
4/9/1993	$385,000	WD	1902	834	U - UNQUALIFIED	Improved	* DICKINSON HUNT DIC	* OSTRICH AMERICA CORP	Link (Clerk)
3/1/1979	$243,000	WD	1195	66	U - UNQUALIFIED	Vacant		* DICKINSON HUNT DIC	Link (Clerk)

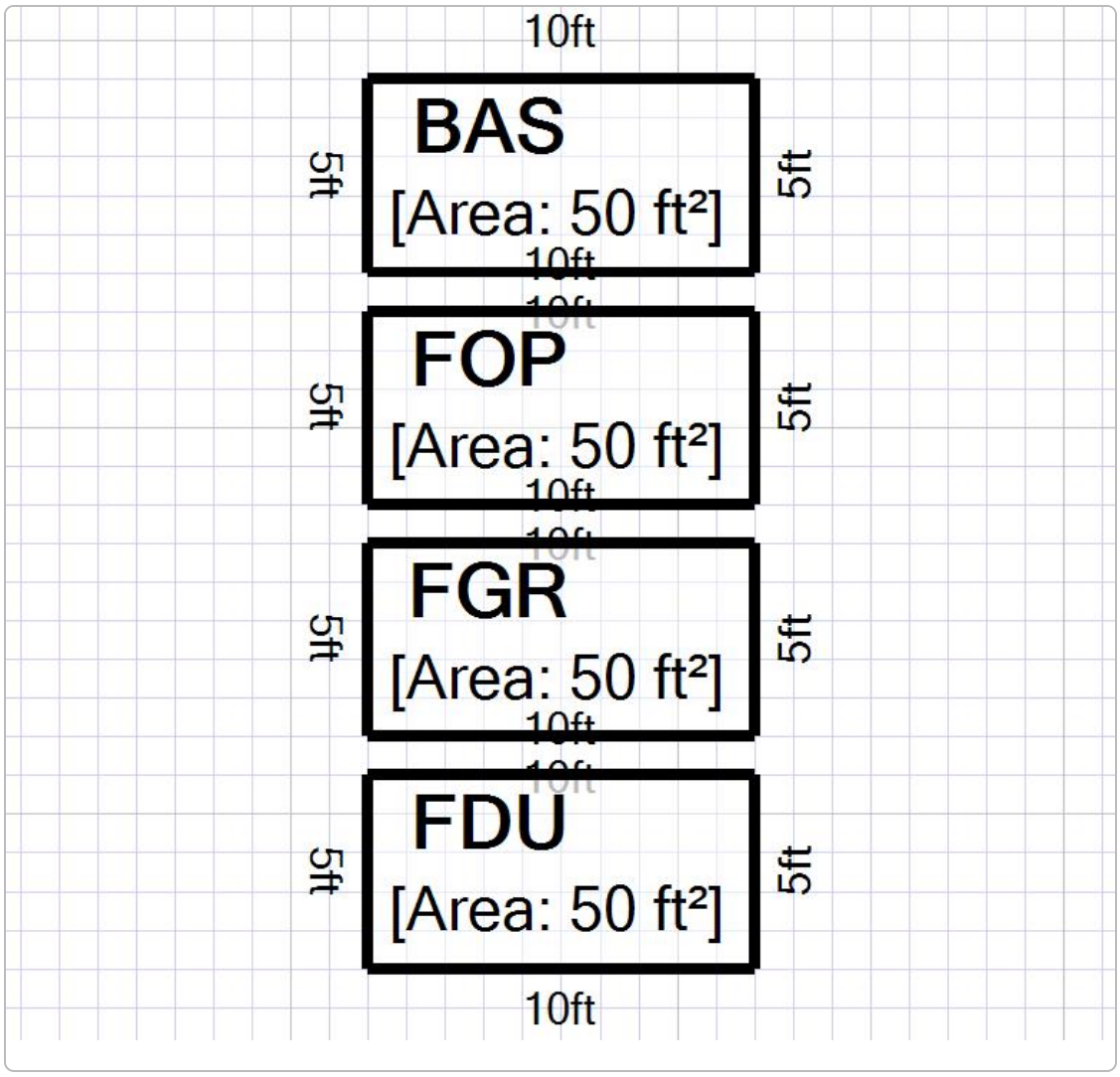
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

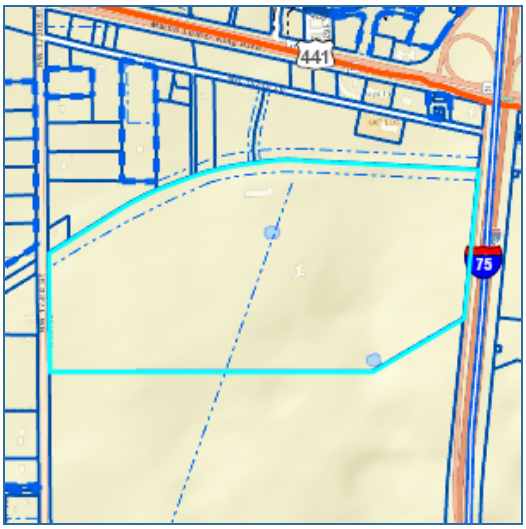
Permit Number	Type	Primary	Active	Issue Date	Value
11-00000	OVER THE COUNTER INSPECT	Yes	No	8/31/2011	$0
06-10835	ROOFING	Yes	No	12/20/2006	$45,240
06-10831	REMODEL SFD	Yes	No	12/18/2006	$20,000
7499	POOL ENCLOSURE	Yes	No	8/18/2000	$11,174
7295	REMODEL RESI.	Yes	No	2/28/2000	$6,000
6009	MECHANICAL	Yes	No	5/14/1996	$800
5333	OVER THE COUNTER INSPECT	Yes	No	9/9/1993	$500
5278	PARK MOBILE HOME	Yes	No	6/3/1993	$0
5279	PARK MOBILE HOME	Yes	No	6/3/1993	$0

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

Sketches



Map



No data available for the following modules: Extra Features, Photos.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-000-000
Prop ID	15088
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	FRAC SEC & GARVIN GRT COM NE COR SEC S 3.76 FT TO S R/W ACL RR (ABANDONED) W ALG R/W 1090.69 FT TO W R/W I-75 S ALG R/W 1200.36 FT POB S ALG R/W 1257.04 FT SELY ALG R/W 1734.82 FT N 72 DEG W 2775.69 FT S 17 DEG W 592.04 FT W 725.63 FT TO E R/W SR-235A N 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	168.920
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,100	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$59,700	$59,700	$59,700	$59,700	$58,100
Agricultural (Market) Value	$298,176	$298,176	$298,176	$298,200	$298,200
Just (Market) Value	**$299,256**	**$299,256**	**$299,256**	**$299,300**	**$299,300**
Assessed Value	$60,780	$60,780	$60,780	$60,800	$59,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$60,780	$60,780	$60,780	$60,800	$59,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	155.00	6751800	0	0	A
5501	TIMBER 2-N	10.00	435600	0	0	A
5930	SWAMP/WATER	3.92	170755.2	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2400	WELL	1		R5	RES	$1,080

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2006	$100	WD	3299	210	U - UNQUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARMS INC	Link (Clerk)
9/23/1998	$98,600	WD	2193	1160	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES M	* SHIVELY WILLIAM J	Link (Clerk)
9/23/1998	$493,000	WD	2193	1126	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES /	* KEFFER & MATTHEWS TRUSTEES M	Link (Clerk)
5/17/1995	$100	WD	2012	1545	U - UNQUALIFIED	Vacant	* MARY JOSEPHINE MATTHEWS	* KEFFER & MATTHEWS TRUSTEES	Link (Clerk)
4/11/1994	$63,500	WD	1959	2058	U - UNQUALIFIED	Vacant	* DONALD G AHEARN & MARILYNN R	* MARY JOSEPHINE MATTHEWS	Link (Clerk)
1/30/1989	$17,000	WD	1725	342	U - UNQUALIFIED	Vacant		* DONALD G AHEARN & MARILYNN R	Link (Clerk)
12/31/1988	$55,000	WD	1723	2020	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$405,500	WD	1262	94	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

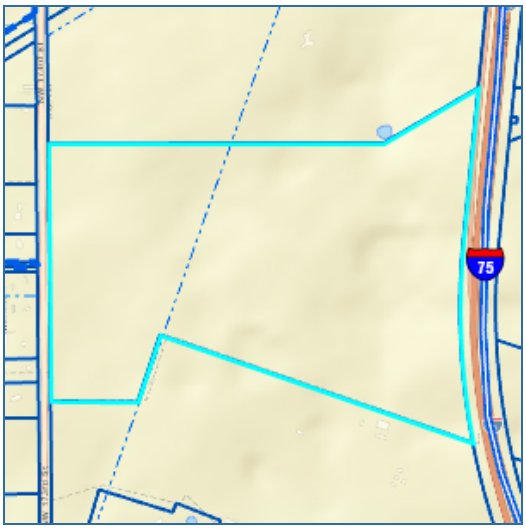
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-09826	ROOFING	Yes	No	3/28/2005	$26,820
6896	MECHANICAL	Yes	No	2/16/1999	$2,500

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

Map



No data available for the following modules: Extra Features, Sketches, Photos.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | Property Tax | Tourist Tax

Search > Account Summary

Real Estate Account #03873 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$1,286.36**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $1,286.36	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,295.16	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,334.63	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,316.89	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,315.56	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,402.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,431.78	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,344.51	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,346.46	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,346.76	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,378.81	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,371.21	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $1,715.89	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1328		**Redeemed**	07/12/2010	**Face** $1,628.23, **Rate** 6.5%	
		Paid $1,715.89			
2008 Annual Bill	$0.00	**Paid** $1,300.70	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,220.08	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,372.27	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,403.29	11/30/2005	**Receipt** #2005-9051831	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,411.33	12/31/2004	**Receipt** #2004-4018882	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,282.09	11/19/2003	**Receipt** #2003-3014868	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,302.97	11/26/2002	**Receipt** #2002-0216777	Print (PDF)
Total Amount Due	**$0.00**				

Search > Account Summary

Real Estate Account #03873 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15403 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$9,739.07**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $9,739.07	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $9,220.32	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $9,651.64	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $10,691.43	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $10,199.60	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9,167.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9,448.28	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9,279.24	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $10,274.14	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $10,325.36	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $17,003.12	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $18,239.08	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $25,882.78	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1329		**Redeemed**	07/12/2010	**Face** $24,644.31, **Rate** 5.75%	
		Paid $25,882.78			
2008 Annual Bill	$0.00	**Paid** $20,547.34	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $17,254.79	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $18,286.71	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $16,458.78	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $15,337.01	12/31/2004	**Receipt** #2004-4018881	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $13,790.07	11/19/2003	**Receipt** #2003-3014148	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $13,792.99	11/26/2002	**Receipt** #2002-0215517	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025.08

Professional Consultants

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection

From: Craig Brashier, AICP

Date: 06 April 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and

2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Mailing Labels

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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 Deptarment of Environmental 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
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Ukraine

Continued from Page 1A

pulled out only because their aggressor did not hear what they wanted to hear from them," he said, recounting what he described as the worst atrocities since World War II.

Over the past few days, grisly images of what appeared to be civilian massacres carried out by Russian forces in Bucha before they withdrew from the outskirts of Kyiv have caused a global outcry and led Western nations to expel scores of Moscow's diplomats and propose further sanctions, including a ban on coal imports from Russia.

Zelenskyy said that both those who carried out the killings and those who gave the orders "must be brought to justice immediately for war crimes" in front of a tribunal similar to what was used in postwar Germany.

Moscow's U.N. ambassador, Vassily Nebenzia, said that while Bucha was under Russian control, "not a single local person has suffered from any violent action." Reiterating what the Kremlin has contended for days, he said that video footage of bodies in the streets was "a crude forgery" staged by the Ukrainians.

"You only saw what they showed you," he said. "The only ones who would fall for this are Western dilettantes."

Associated Press journalists in Bucha have counted dozens of corpses in civilian clothes and interviewed Ukrainians who told of witnessing atrocities. Also, high-resolution satellite imagery from Maxar Technologies showed that many of the bodies had been lying in the open for weeks, during the time that Russian forces were in the town.

The dead in Bucha included a pile of six charred bodies, as witnessed by AP journalists. It was not clear who they were or under what circumstances they died. One body was probably that of a child, said Andrii Nebytov, head of police in the Kyiv region. One person had a gunshot wound to the head.

The chief prosecutor for the International Criminal Court at The Hague opened an investigation a month ago into possible war crimes in Ukraine.

Zelenskyy stressed that Bucha was only one place and that there are more with similar atrocities – a warning echoed by NATO Secretary-General Jens Stoltenberg.

"When and if they withdraw their troops and Ukrainian troops take over, I'm afraid they will see more mass graves, more atrocities and more examples of war crimes," he said.

Stoltenberg, meanwhile, warned that in pulling back from the capital, Russian President Vladimir Putin's military is regrouping its forces in order to deploy them to eastern and southern Ukraine for a "crucial phase of the war." Russia's stated goal is control of the Donbas, the largely Russian-speaking industrial region in the east that includes the shattered port city of Mariupol.

"Moscow is not giving up its ambitions in Ukraine," Stoltenberg said.

While both Ukrainian and Russian representatives sent optimistic signals following their latest round of talks a week ago, Russian Foreign Minister Sergey Lavrov said Moscow won't accept a Ukrainian demand that a prospective peace deal include an immediate pullout of troops followed by a Ukrainian referendum on the agreement.

In televised remarks Tuesday, Lavrov said a new deal would have to be negotiated if the vote failed, and "we don't want to play such cat and mouse."

Ukrainian officials said that the bodies of at least 410 civilians have been found in towns around Kyiv that were recaptured from Russian forces and that a "torture chamber" was discovered in Bucha.

Zelenskyy told the Security Council there was "not a single crime" that Russian troops hadn't committed in Bucha, and he likened their actions to those of the Islamic State group.

"The Russian military searched for and purposefully killed anyone who served our country. They shot and killed women outside their houses when they just tried to call someone who is alive. They killed entire families, adults and children, and they tried to burn the bodies," he said. They used tanks to crush civilians "just for their pleasure," he said.

On Tuesday, police and other investigators walked the silent streets of Bucha, taking notes on bodies that residents showed them. Survivors who hid in their homes during the monthlong Russian occupation of the town, many of them past middle age, wandered past charred tanks and jagged window panes with plastic bags of food and other humanitarian aid. Red Cross workers checked in on intact homes.

Many of the dead seen by AP journalists appeared to have been shot at close range, and some had their hands bound or their flesh burned.

The AP and the PBS series "Frontline" have jointly verified at least 90 incidents during the war that appear to violate international law. The War Crimes Watch Ukraine project is looking into apparent targeted attacks as well as indiscriminate ones.

U.S. Secretary of State Antony Blinken said the images from Bucha revealed "not the random act of a rogue unit" but "a deliberate campaign to kill, to torture, to rape, to commit atrocities." He said the reports of atrocities were "more than credible."

"Only non-humans are capable of this," said Angelica Chernomor, a refugee from Kyiv who crossed into Poland with her two children and saw the photos from Bucha. "Even if people live under a totalitarian regime, they must retain feelings, dignity, but they do not."

Chernomor is among the more than 4 million Ukrainians who have fled the country in the wake of the Feb. 24 invasion.

Russia has rejected similar accusations of atrocities in the past by accusing its enemies of forging photos and video and using so-called crisis actors.

As Western leaders condemned the killings in Bucha, Romania, Italy, Spain and Denmark expelled dozens of Russian diplomats on Tuesday, following moves by Germany and France. Hundreds of Russian diplomats have been sent home since the start of the invasion, many accused of being spies.

Kremlin spokesperson Dmitry Peskov called the expulsions a "short-sighted" measure that would complicate communication and warned they would be met with "reciprocal steps."

The U.S., in coordination with the European Union and Group of Seven nations, will roll out more sanctions against Russia on Wednesday, including a ban on all new investment in the country, a senior administration official said, speaking on condition to discuss the upcoming announcement.

Also, the EU's executive branch proposed a ban on coal imports from Russia, in what would be the first time the 27-nation bloc has sanctioned the country's lucrative energy industry over the war.

The coal imports amount to an estimated $4.4 billion per year.

EU Commission President Ursula von der Leyen denounced Moscow's "heinous crimes" around Kyiv.

A woman walks near a damaged building Sunday in the eastern city of Kramatorsk, in the Donbas region of Ukraine, amid the Russian invasion. Since Russia announced it would focus its efforts on the "liberation" of Donbas, residents have lived in fear of a major military offensive. FADEL SENNA/AFP VIA GETTY IMAGES

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

NOTICE OF PUBLIC HEARING

Alachua County, Florida

The Alachua County Planning Commission will hold a public hearing Wednesday, April 20, 2022, at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOM-05-22 (Miller Electric PD Rezoning)
A request by Chris Gmuer of Gmuer Engineering, LLC, agent, for 4800 GCW, LLC owners, to rezone from the Residential/Professional (RP) zoning district to the non-residential planned development (PD) zoning district. The site has a future land use designation of Office/Residential (2 to 4 dwelling units/acre) and is approximately 5 acres, located on tax parcel number 07213-002-000 at 4800 SW 13th St.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to https://growth-management.alachuacounty.us/PublicComment

No later than 7 (seven) calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to https://growth-management.alachuacounty.us/PublicComment

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 (five) calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: https://mapgenius.alachuacounty.us/develoment-projects/. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

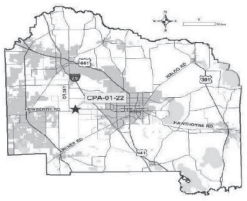
GF-29617082

NOTICE OF PUBLIC HEARING

Alachua County, Florida

Amendments to the Alachua County Comprehensive Plan

The Alachua County Local Planning Agency and Planning Commission will hold a public hearing Wednesday, April 20, 2022 at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following amendment to the Alachua County Comprehensive Plan:



CPA-01-22 (Large Scale Comprehensive Plan Land Use Amendment)
A request by JBrown Professional Group, Inc., agent, for West End Golf Club, Inc., owner, for an amendment to the Alachua County Comprehensive Plan: 2019-2040 Future Land Use Map from a Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) designation on portions of approximately 75.18 acres located on tax parcels 04333-001-000 and 04314-000-000 as well as associated Comprehensive Plan text amendments. This property has an address of 12830 West Newberry Road

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to **https://growth-management.alachuacounty.us/PublicComment**

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: **https://mapgenius.alachuacounty.us/develoment-projects/.** For further information call (352) 374-5249. **Visit www.alachuacounty.us** and click on the meetings tab on the homepage for the most up to date information.

GF-29617385

Workshop Presentation

Tomoka Hills Office

Small-Scale Comprehensive Plan Amendment (SsCPA) & Rezoning Applications

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
April 20, 2022

1

The purpose of the neighborhood meeting:

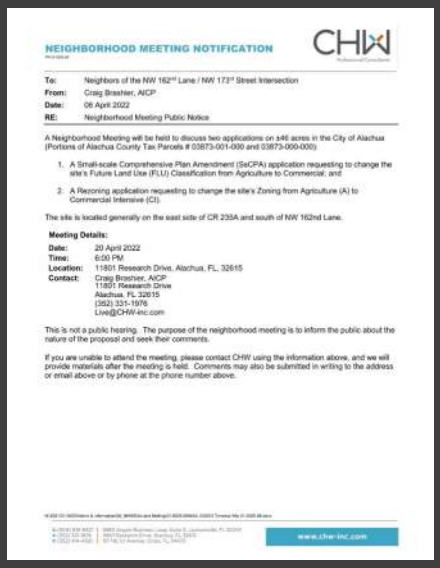
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

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

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 06 April 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:
Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

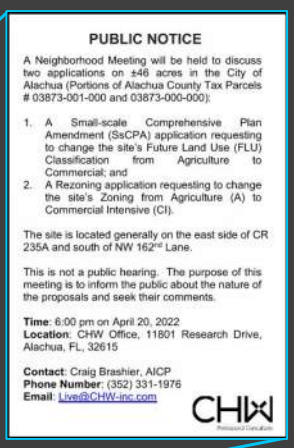
www.chw-inc.com

Ukraine

NOTICE OF PUBLIC HEARING

Amendments to the Alachua County Comprehensive Plan

PUBLIC NOTICE



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

21-0025.08: Tomoka Hills SsCPA & Rezoning

3

INTENT:

To designate appropriate FLU and Zoning for relocation of the Tower Hill Insurance headquarters.

OPPORTUNITIES:

- Expand City of Alachua's economic base;
- Increasing tax revenue in the City of Alachua;
- Promotes master planned, mixed-use development.

21-0025.08: Tomoka Hills SsCPA & Rezoning

4

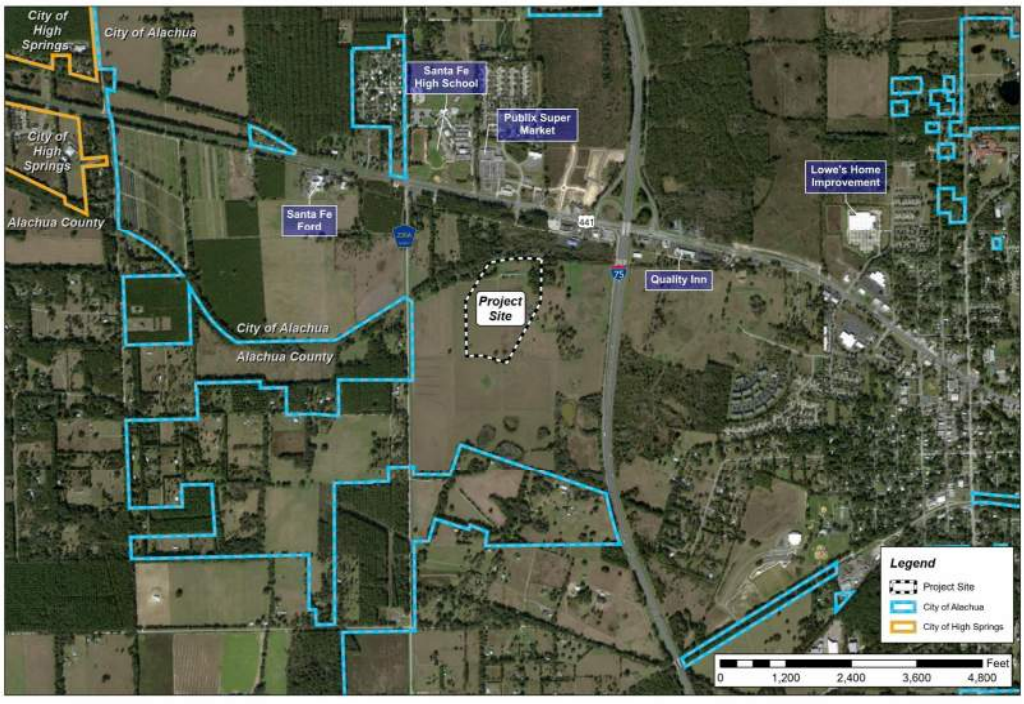
REQUESTS:

- SsCPA Application
  - *FROM*: Agriculture
  - *TO*: **Commercial**

- Rezoning Application
  - *FROM*: Agriculture (A)
  - *TO*: **Commercial Intensive (CI)**

5

Context Map



CHW

6

Aerial Map

7

SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
April 6, 2022	April 20,2022	April 2022 (Tentative)	May - July 2022	July 2022 (Tentative)	August - September 2022 (Tentative)

8

Existing Future Land Use (FLU) Map

Agriculture

9

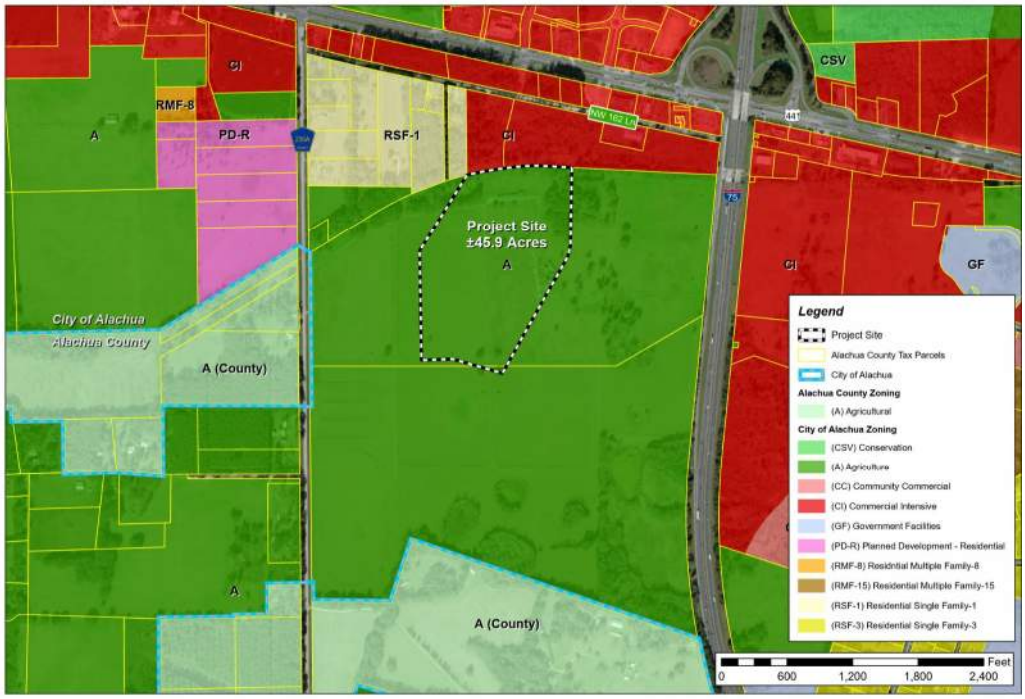
Proposed Future Land Use Map

Commercial

10

Existing Zoning Map

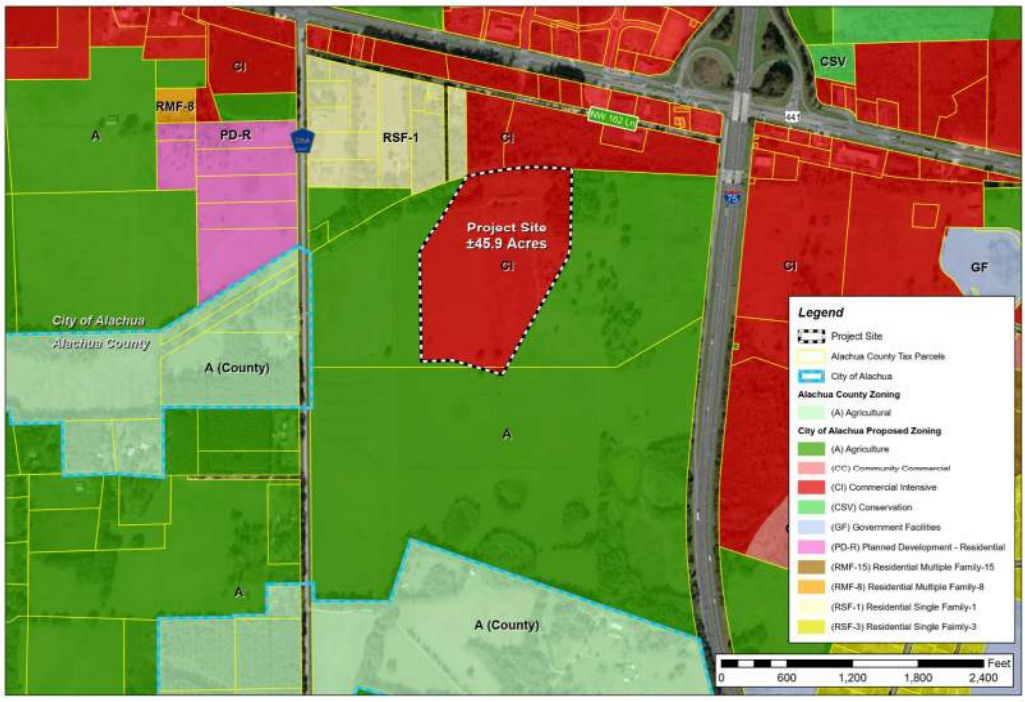
Agriculture (A)



11

Proposed Zoning Map

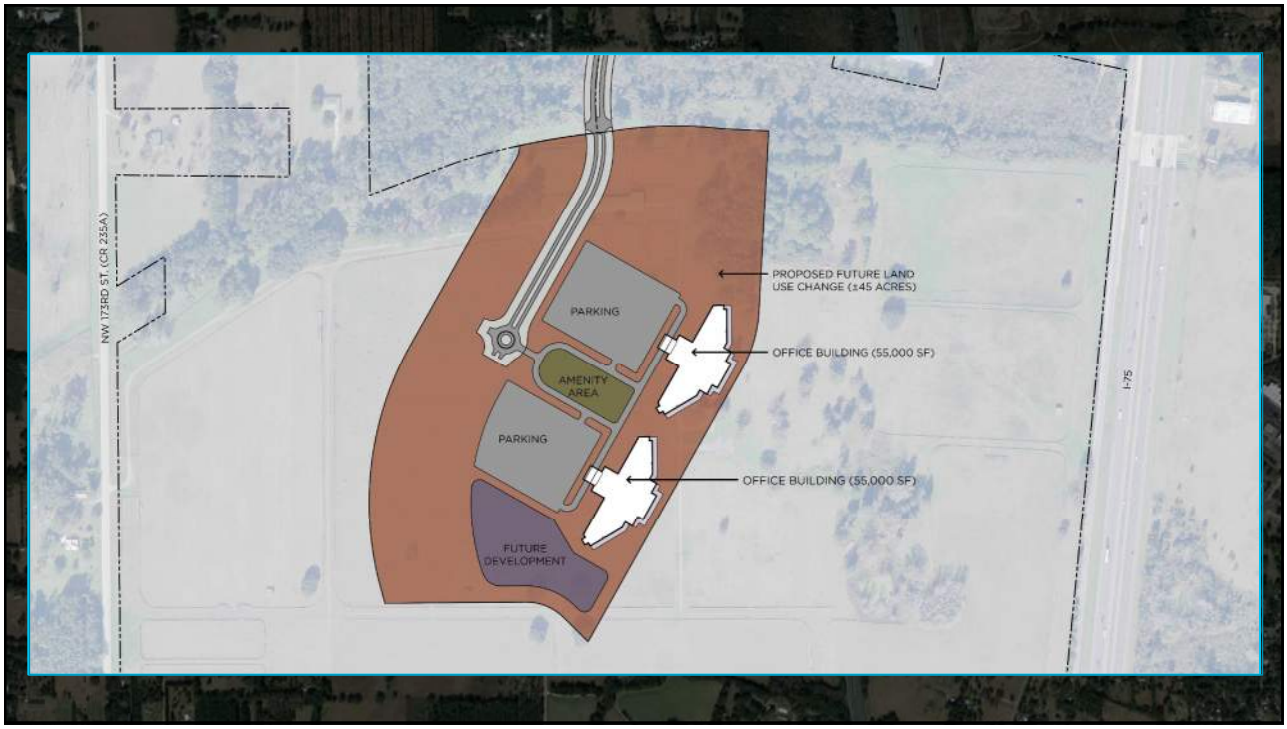
Commercial Intensive (CI)



12

TOMOKA HILLS FARMS | FLU EXHIBIT | 4-18-2022

13


NW 173RD ST. (CR 235A)
PROPOSED FUTURE LAND USE CHANGE (±45 ACRES)
PARKING
OFFICE BUILDING (55,000 SF)
AMENITY AREA
PARKING
OFFICE BUILDING (55,000 SF)
FUTURE DEVELOPMENT
I-75

14

15

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Professional Consultants

Event: Neighborhood Meeting

Date/Time: April 20, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Event:	Neighborhood Meeting
Date/Time:	April 20, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Braxton Linton; Seth Wood
Public Attendees: 0

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a thirty minute grace period, **the meeting was adjourned at approximately 6:30 PM.**

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

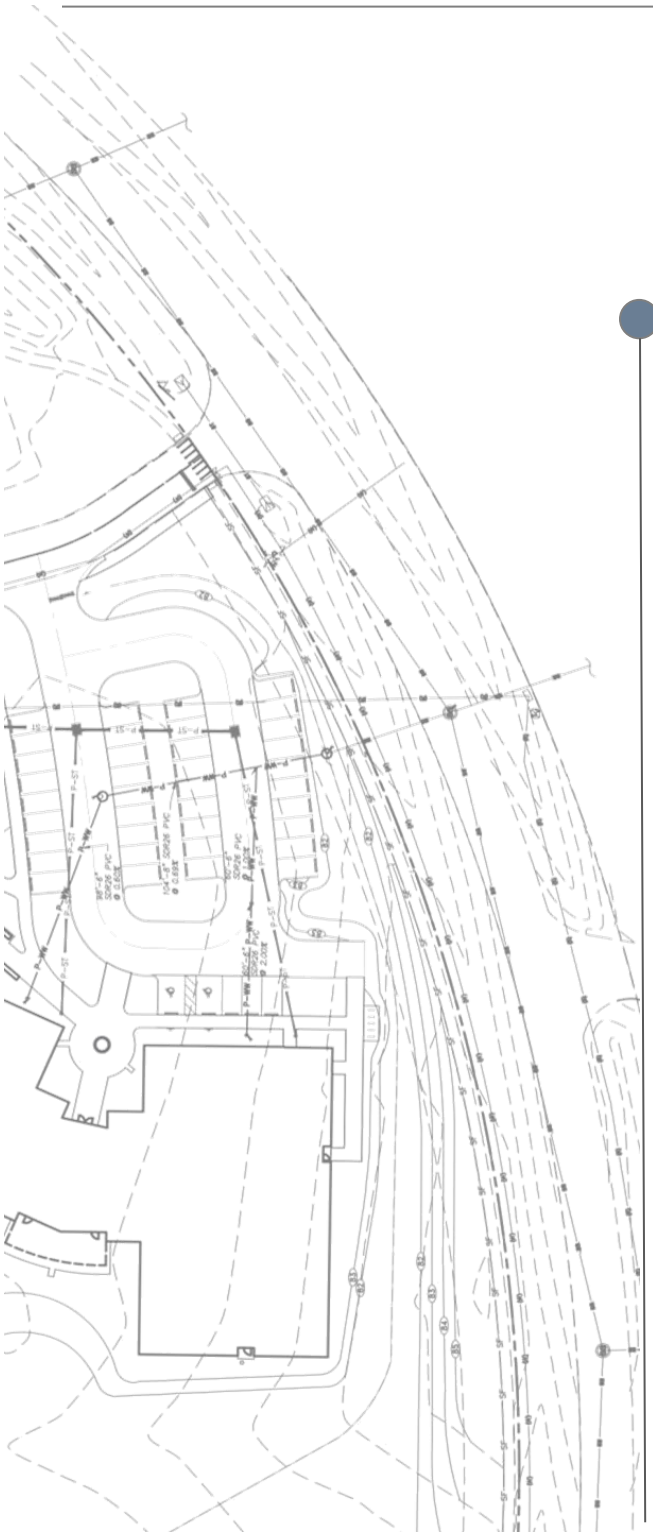
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Map Set

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION



TOMOKA HILLS NONRESIDENTIAL

Small-scale Comprehensive Plan Amendment Application – Justification Report

~~April 28, 2022~~ ~~RESUBMITTED June 8, 2022~~
RESUBMITTED June 22, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025.08
N:\2021\21-0025\Departments\02_Planning\Reports\RPT 220622 Tomoka Hills Nonres LUC.docx

Table of Contents

1. Executive Summary 1
2. Statement of Proposed Change 2
3. Concurrency Analysis 5
4. Consistency with City of Alachua Comprehensive Plan 13
5. Urban Sprawl Analysis 20
6. Needs Analysis 25

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations 2
Table 2. Existing and Proposed Maximum Density Comparison 5
Table 3a: Projected Maximum Trip Generation 5
Table 3b: Projected Realistic Trip Generation 5
Table 4a: Projected Maximum Impacts on Affected Roadway Segments 7
Table 4b: Projected Realistic Impacts on Affected Roadway Segments 8
Table 5a: Projected Theoretical Maximum Potable Water Impacts 10
Table 5b: Projected Realistic Potable Water Impacts 10
Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts 11
Table 6b: Projected Realistic Sanitary Sewer Impacts 11
Table 7a: Projected Theoretical Maximum Solid Waste Impacts 12
Table 7b: Projected Realistic Solid Waste Impacts 12
Table 8: Future Land Use Classifications by Acreage 26

List of Figures

Figure 1: Aerial Map 2
Figure 2: Existing Future Land Use Map 3
Figure 3: Proposed Future Land Use Map 3
Figure 4: Existing Zoning Map 4
Figure 5: Proposed Zoning Map 4
Figure 6: Projected Trip Distribution Map 6

1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~April 28, 2022~~ ~~RESUBMITTED June 8, 2022~~ RESUBMITTED June 22, 2022
Re: Tomoka Hills Nonresidential – Small-scale Comprehensive Plan Amendment (SsCPA) Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of non-residential uses including new office buildings.
Description of Location: East of County Road 235A and south of NW 162nd Lane.	
Parcel Numbers: 03873-000-000 03873-001-000	**Acres:** ±45.3 acres (Source: CHW Legal Description)
Existing Future Land Use (FLU) Classification: *Agriculture* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Community Commercial* The Commercial land use category provides for neighborhood- and community-scale goods and services uses adjacent to neighborhood and residential areas.
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *CC: Community Commercial* The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.
Existing Max. Permitted Intensity: ±45.3 acres * 0.2 dwelling units/acre = ±9 dwelling units	**Proposed Max. Permitted Intensity:** ±45.3 acres * 0.5 FAR = ±986,634 sq. ft.

STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcels 03873-000-000 and 03873-001-000 (hereinafter "the property", "the project site", or "the subject property") from Agriculture to Community Commercial. The subject parcel is located east of County Road (CR) 235A / NW 173rd Street and south of NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

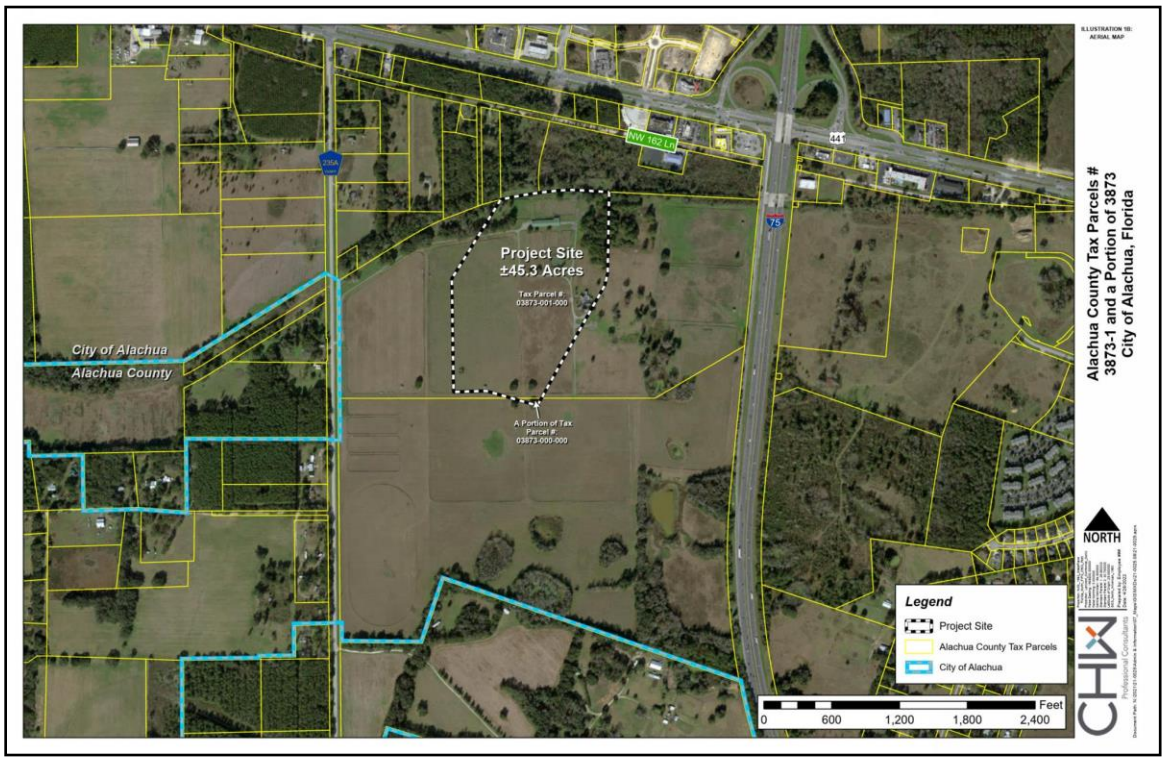


Figure 1: Aerial Map

This application is submitted concurrently with a rezoning application, requesting to change the site's zoning districts from Agricultural (A) to Community Commercial (CC). The development planned to follow these requests is two (2) new office buildings on the property. These office buildings will be used for the relocation of an existing company to the City.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3.** The proposed Zoning District is illustrated in **Figure 5.**

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Agricultural	Agriculture (A)
South	Agricultural	Agriculture (A)
West	Agricultural	Agriculture (A)

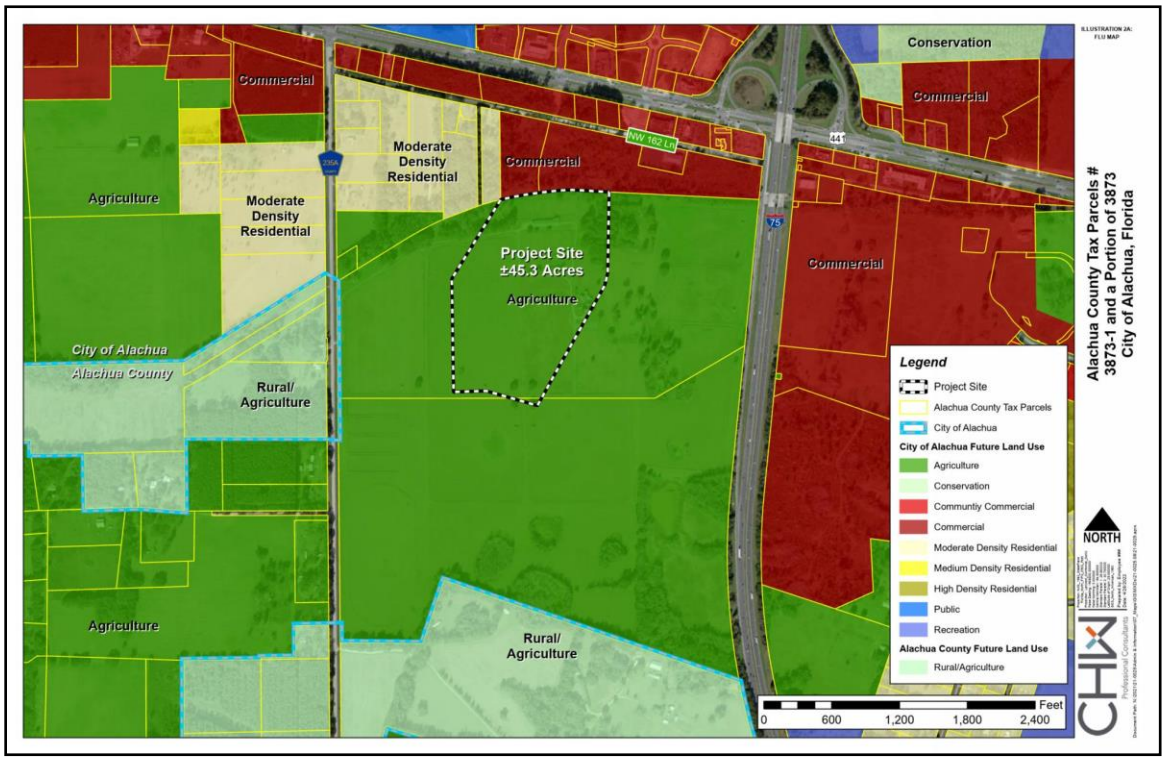


Figure 2: Existing Future Land Use Map

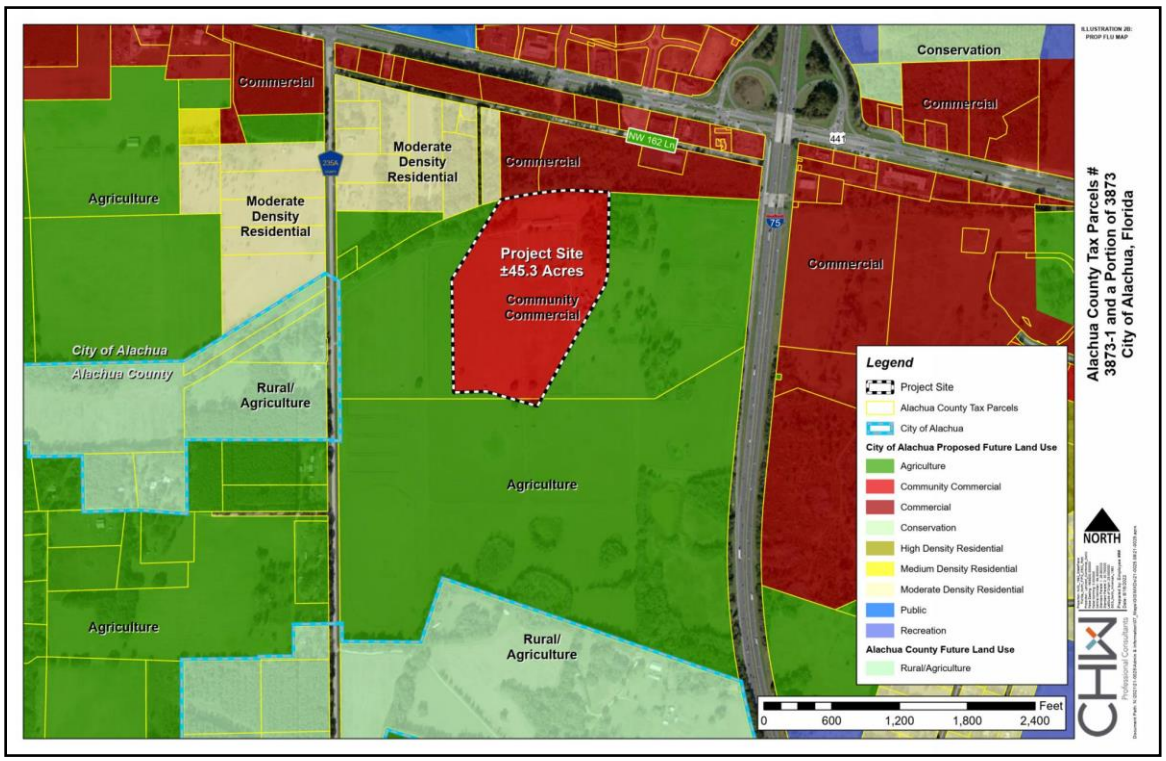


Figure 3: Proposed Future Land Use Map

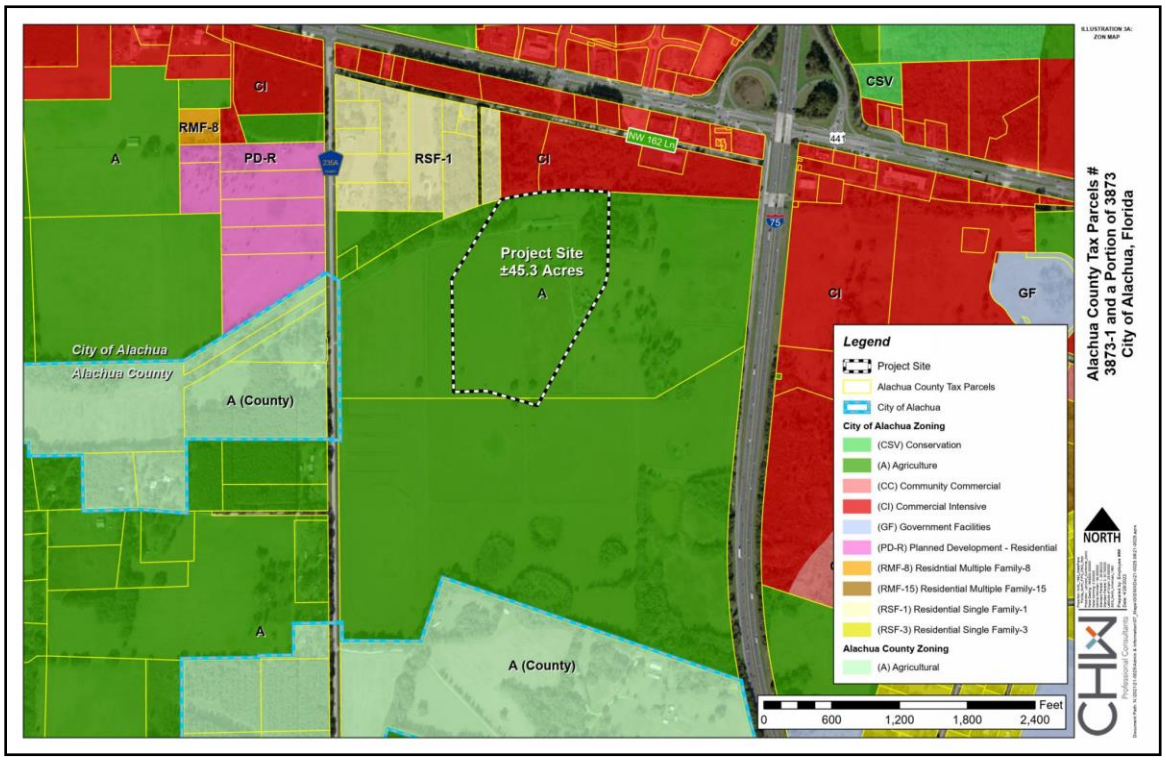


Figure 4: Existing Zoning Map

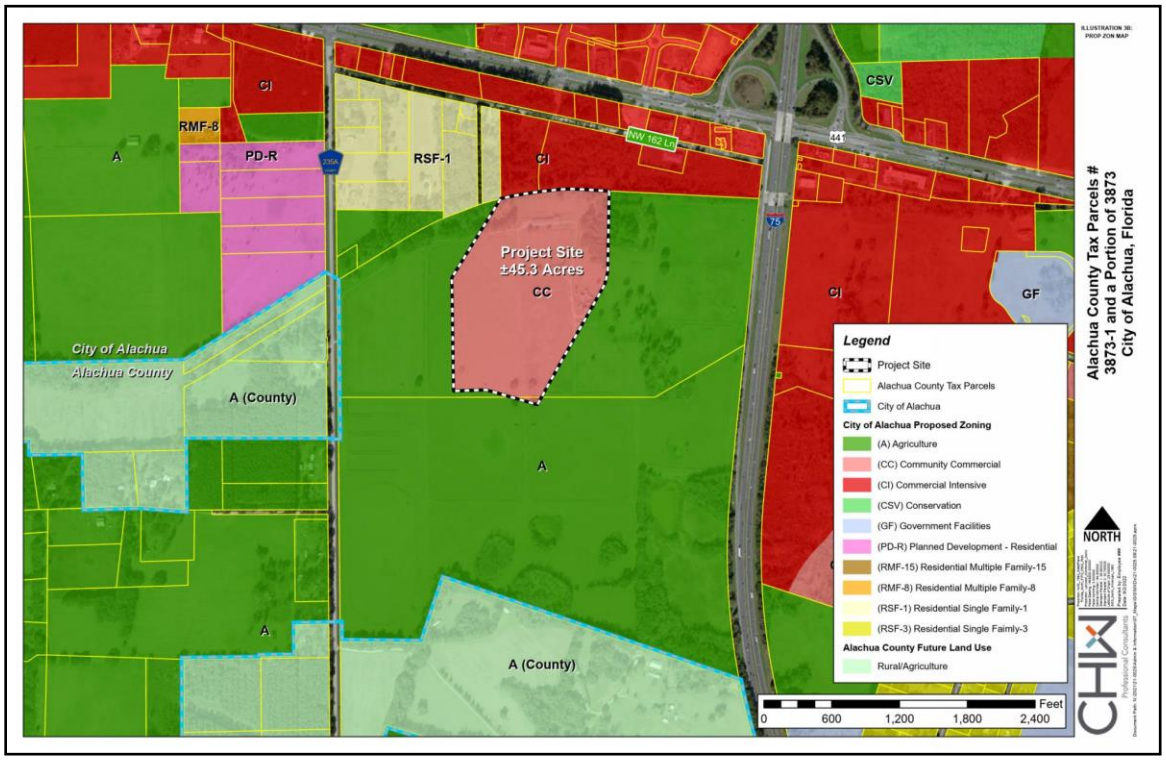


Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±45.3-acre site's FLU classification from Agriculture to Community Commercial. Approval of this application will change the site's theoretical maximum permitted intensity.

Existing and proposed maximum intensity for the project site, as well as a realistic expectation of intensity, are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Intensity *Agricultural*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/ acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 acres * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space. This planned square footage is substantially lower than the sq. ft. possible in the maximum permitted intensity scenario.		

Roadways / Transportation

Table 3a: Projected Maximum Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single Family Detached	210	DU	9.000	110	8	2	6	10	6	4
Proposed										
General Office Building	710	KSF	591.980	5,451	773	680	93	727	124	603
High-Turnover Sit Down Restaurant	932	KSF	39.465	4,231	378	208	170	357	218	139
Shopping Center	820	KSF	355.189	15,138	343	213	130	1,406	675	731
Total				24,820	1,494	1,101	393	2,490	1,017	1,473
Net Change				24,710	1,486	1,099	387	2,480	1,011	1,469

Table 3b: Projected Realistic Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	KSF	177.594	1,912	274	241	33	267	45	222
High-Turnover Sit Down Restaurant	932	KSF	11.840	1,269	378	208	170	357	218	139
Shopping Center	820	KSF	106.557	8,646	196	122	74	591	284	307
Total				11,827	848	571	277	1,215	547	668

Source: ITE Trip Generation Manual, 11th Edition

Both Tables 3a and 3b consider a development scenario with 60% of the site devoted to office space; 36% of the site devoted to shopping center; and 4% of the site devoted to restaurant.

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments in a maximum development scenario were determined to be Segment 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 16, and 17. In a realistic development scenario, affected roadway segments are Segments 5, 6, 8, 9, and 17.

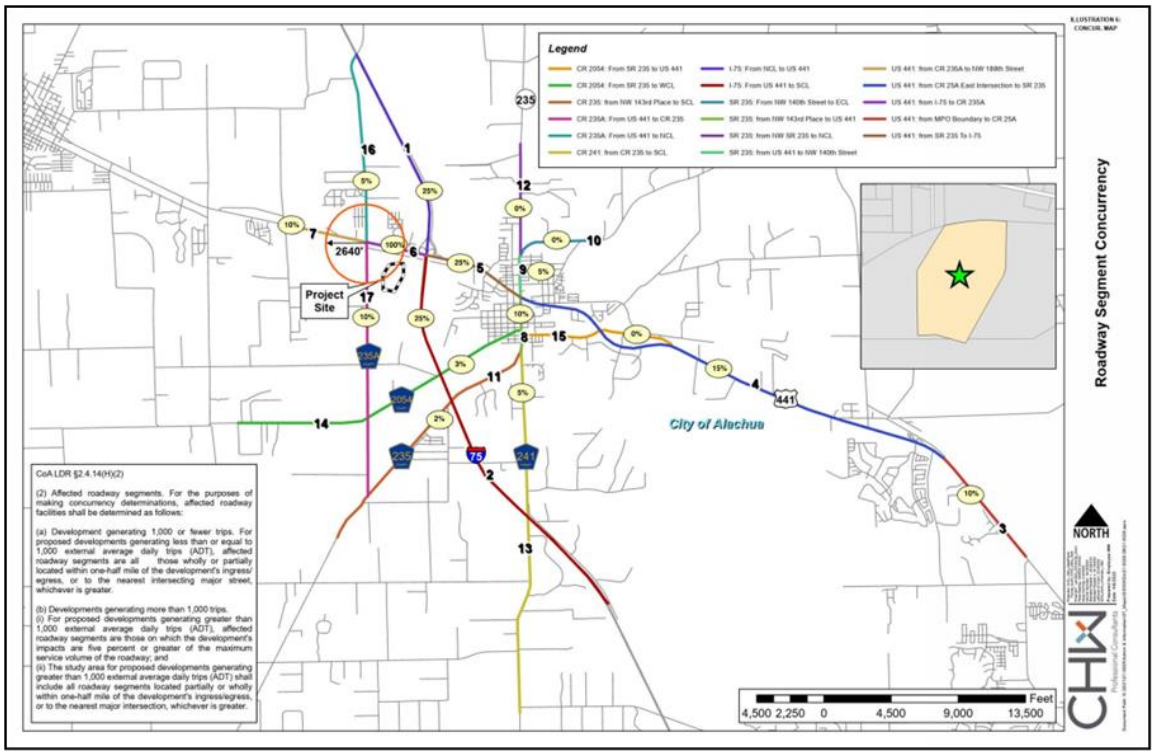


Figure 6: Projected Trip Distribution Map

Table 4a: Projected Maximum Impacts on Affected Roadway Segments

Traffic System Category	Segment 1		Segment 2		Segment 3		Segment 4	
	I-75		I-75		US 441		US 441	
	From North City Limit to US 441		From US 441 to the South City Limit		From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	43,000	3,870	45,700	4,110
Existing Traffic[1]	38,841	4,078	65,627	6,891	23,536	2,118	20,435	1,941
Reserved Trips[1]	208	15	208	15	43	5	4,323	298
Available Capacity	52,551	4,157	25,765	1,344	19,421	1,747	20,942	1,871
Projected Trip Generation[2]	6,205	623	6,205	623	2,482	249	3,723	374
Residual Capacity with Zoning Approval	**46,346**	**3,535**	**19,560**	**722**	**16,939**	**1,498**	**17,219**	**1,498**

Traffic System Category	Segment 5		Segment 6		Segment 7		Segment 8	
	US 441		US 441		US 441		SR 235	
	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic	24,204	2,299	30,111	2,681	22,250	2,114	10,180	967
Reserved Trips[1]	2,160	170	1,971	154	1,565	129	5	1
Available Capacity	12,636	1,041	6,962	495	19,185	1,627	4,215	322
Projected Trip Generation[2]	6,205	623	24,820	2,490	2,482	249	2,482	249
Residual Capacity with Zoning Approval	**6,431**	**419**	**(17,858)**	**(1,995)**	**16,703**	**1,378**	**1,733**	**73**

Traffic System Category	Segment 9 SR 235 From US 441 to NW 140th Street		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	1,440	1,290	20,880	1,881	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic (2008)[1]	8,054	765	6,025	572	2,930	278	1,380	131	5,209	495
Reserved Trips[1]	90	10	765	43	53	-	816	85	287	31
Available Capacity	6,256	515	14,090	1,266	12,137	1,081	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,241	125	1,241	125	745	75	1,241	125	2,482	249
Residual Capacity with Zoning Approval	**5,015**	**391**	**12,849**	**1,141**	**11,392**	**1,006**	**11,683**	**1,018**	**7,142**	**584**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 1: 25%
    - Segment 2: 25%
    - Segment 3: 10%
    - Segment 4: 15%
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 7: 10%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 13: 5%
    - Segment 14: 3%
    - Segment 16: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a maximum theoretical development scenario on affected roadway segments, all but one affected roadway segment—Segment 6—maintain residual capacity. The residual capacity of Segment 6 is shown to be deficient in Table 4a, indicating that, were the entire ±45.3-acre property to be developed at a 0.5 FAR, the number of trips generated would have the potential to exceed the residual capacity of the segment as listed in the March 2022 Development Monitoring Report. *In reality, such a development scenario is not likely, due to realistic constraints on development including setbacks, buffers, and natural features, and market forces such as demand and community character.* Furthermore, a full Traffic Impact Analysis (TIA) will be submitted at time of each site plan application for a phased development of the property, and appropriate improvements and mitigations will be identified based upon the actual impacts of any proposed development. Development of the property will occur in phases, ensuring that roadway capacity is considered throughout development programming.

Additionally, this analysis only considers one access point to the project site from US 441, as that is all that will be constructed to serve the initial phases of development. In reality, a secondary access point to CR 235A will also be constructed as future phases of the project site and surrounding properties continue to develop. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Table 4b: Projected Realistic Impacts on Affected Roadway Segments

Traffic System Category	Segment 5		Segment 6		Segment 8		Segment 9		Segment 17	
	US 441		US 441		SR 235		SR 235		CR 235A	
	From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic	24,204	2,299	30,111	2,681	10,180	967	8,054	765	5,209	495
Reserved Trips[1]	2,160	170	1,927	154	5	1	90	10	287	31
Available Capacity	12,636	1,041	6,962	495	4,215	322	6,256	515	9,624	833
Projected Trip Generation[2]	2,957	304	11,827	1,215	1,183	122	591	61	1,183	122
Residual Capacity with Zoning Approval	**9,679**	**737**	**(4,865)**	**(720)**	**3,032**	**201**	**5,665**	**454**	**8,441**	**712**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a realistic development scenario on affected roadway segments, fewer roadway segments are impacted. Realistic development programming of the property will occur in phases. At each phase, traffic impacts will be taken into account. Permits cannot be obtained for development without a demonstration of adequate roadway capacity.

The first phase of site development, to include two (2) 50,000 sq. ft. office buildings, will occur concurrent with the extension of NW 167th Boulevard south, from its intersection with US 441, to the project site. As phased development of the property and its surroundings continues, a secondary access point to CR 235A will also be constructed. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Potable Water / Sanitary Sewer / Solid Waste

Table 5a: Projected Theoretical Maximum Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**629,668.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 5b: Projected Realistic Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**738,789.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for potable water.

Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**473,832.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 6b: Projected Realistic Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**582,953.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7a: Projected Theoretical Maximum Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**2,160.73**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [986,634]) * 365)/2,000)*

Table 7b: Projected Realistic Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**648.22**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [295,990]) * 365)/2,000)*

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

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 Comprehensive Plan is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.3: Commercial

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship,parks, and community centers; and,
12. Traditional Neighborhood Planned Developments

The intended use of the subject property following the requested FLU classification change is two office buildings. Office is an allowed use in the Community Commercial land use category. These office buildings represent the beginning of a larger development program for the property, which will be used for the creation of a well-considered, master-planned area. Subsequent uses, such as supporting retail and restaurant, will also be consistent with those allowed by the Community Commercial FLU classification.

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 to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties

by utilizing lighting at appropriate intensities, directions 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, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals 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;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 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.

Any future development of the property following the requested change in FLU classification will adhere to all required design and performance standards. Per this policy, a 0.5 FAR was utilized to calculate theoretical maximum Level of Service impacts of this request. Those calculations can be found in Section 3 of this report. As demonstrated in Section 3, this request is not anticipated to result in any degradation of established Level of Service standards.

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 extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

No strip pattern commercial development is proposed for creation or promotion by this SsCPA application or the concurrently submitted rezoning application.

The subject property is immediately adjacent to land within the Commercial FLU classification. The Community Commercial FLU classification is complementary to the Commercial FLU classification, as both are established as commercial land use categories by Comprehensive Plan Future Land Use Element Objective 1.3. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development.

The subject property also abuts land with Agricultural land use to its east, west, and south. This land is currently undeveloped and not actively used for agriculture. The Agricultural and Community Commercial land use categories can be compatible with one another, as the Agricultural FLU allows for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the neighborhood- and community-scale goods and service uses allowed by the Community Commercial FLU. These uses are implemented via the Community Commercial (CC) zoning district, which the Community Commercial FLU supports and which is requested for the property in a concurrently-submitted rezoning application. The CC zoning district, compared to the Commercial, Intensive (CI) zoning district, limits the more intense commercial uses, such as car sales and restaurants with drive-through.

Furthermore, this land is under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design.

Thus, this application is requesting an extension of the existing commercial area, allowing for cohesive urban form that is not strip development. This extension is compatible with the planned land uses of the surrounding area, much of which is under common ownership by the applicant. This extension does not encroach into a residential area, as all abutting surrounding land is currently undeveloped.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The listed criteria will be considered and adhered to in any development of the property to follow the requested land use amendment.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

Section 5 of this justification report addresses Chapter 163.317(6)(a)9.a. and b. As that section demonstrates, this application does not constitute urban sprawl.

The requested change will not result in "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), FS).

Rather, the requested changes to Community Commercial FLU and Community Commercial (CC) zoning will allow for a range and mixture of nonresidential uses and opportunities. The size of the property allows adequate space for such a development pattern. While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the property. The offices represent the beginning of a larger development program that will also likely include supporting retail and restaurant uses. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Community Commercial FLU and CC zoning because of the range and mixture of nonresidential uses and opportunities they allow.

Public facilities and services are immediately nearby, precluding the costly extension of infrastructure. Given the site's proximity to both US 441 and I-75, as well as the high-intensity zoning to its north, a clear separation of urban and rural uses is established.

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.

A preliminary, desktop analysis of the subject property indicates that there are no wetlands within the project area boundary and no portions of the project area are within a documented FEMA floodplain. The topography and soils onsite are suitable to development. Prior to any development occurring, an environmental assessment will be conducted to gain greater detail on these matters.

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.

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes north/northeast. This natural function will be retained to the maximum extent practicable.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently six (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site when development occurs.

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.

The project site is not within any documented FEMA Flood Zone 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.

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or buffered and mitigated consistent with City and County requirements in subsequent development.

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.

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an inventory of listed species will be included per this policy requirement.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this

scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

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 (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

Objective 1.7: Geological Resources. The City shall identify, protect and conserve significant geological resources and their natural functions.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

A desktop analysis of available data indicates that the subject property lies within the Alachua County Sensitive Karst Area. Prior to any development of the subject property, an Environmental Resource Assessment will be conducted to identify what, if any, significant geologic resources may be onsite. In development planning and the calculation of stormwater management needs, the findings of this assessment will be taken into account. Subsequent development will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria.

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

The National Wetlands Inventory database does not indicate any wetlands onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

TRANSPORTATION ELEMENT

Policy 1.1a: The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Adopted LOS Standard
5	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (From CR 235A to NW 188th St)	4/D	Principle Arterial	Urban Trans	D
8	SR 235 (From NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	D
9	SR 235 (From US 441 to NW 140th Street)	2/U Bays	Major Collector	Comm	D
11	CR 235 (From NW 143rd Place to South City Limits)	2/U	Major Collector	Comm	D
13	CR 241 (From CR 235 to South City Limits)	2/U	Major Collector	Comm	D
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
16	CR 235A (From US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	CR 235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

Section 3 discusses in detail the potential impacts to roadway Level of Service Standards from development of the subject property with the proposed FLU classification and zoning district. Both a maximum potential development scenario and a realistic development scenario are considered.

Calculations in this section do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

5. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes (FS), "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), FS).

Chapter 163.3177(6)(a)9.a, FS, formally identifies the thirteen (13) indicators of urban sprawl. This chapter states that, "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 in order to determine whether the plan or plan amendments. . ." meets the indicators, as listed below.

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Alachua or the surrounding area. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

(I) Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This SsCPA request does not promote, allow, or designate substantial areas for development as low-intensity or single-use development.

While the driving factor behind this request is the development of two (2) office buildings and their supporting infrastructure, this immediate development will not be so large to occupy the entire ±45.3-acre subject property. The office building development can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses, made possible by the requested FLU classification of Community Commercial. The size of the subject property will allow for cohesive planning and pedestrian-friendly urban form, rather than low-intensity, single-use, radial, isolated development.

(II) 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.

This SsCPA request does not promote, allow, or designate significant amounts of urban development to occur in a rural area at a substantial distance from existing urban areas.

The proposed amendment promotes urban development in an urbanized area, with residential and nonresidential offerings and in close proximity to both US 441 and Interstate-75 with readily available utility infrastructure to serve the site.

Rather than leaping over undeveloped lands available and suitable for development, development of the land subject to this application would occur immediately proximate to a range of existing development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This SsCPA does not promote, allow, or designate urban development in a radial, strip, isolated, or ribbon pattern that emanates from existing urban development, as the subject property is not in an isolated area emanating from existing urban developments.

Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned.

The area of the City within which the property is situated is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the recent approval of the Tomoka Hills SsCPA and rezoning applications.

The application proposes Community Commercial land use, which complements the existing Commercial land use abutting the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design. In addition to agricultural uses, the Agricultural FLU and zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complimentary to the nonresidential uses allowed by Community Commercial FLU and CC zoning.

(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.

This SsCPA request does not fail to adequately protect and conserve natural resources.

Based on a preliminary desktop analysis, it appears that natural resources such as those listed are not on the property. Prior to any development occurring, an Environmental Resource Assessment will be conducted. Should any natural resources be discovered, all pertinent protection and conservation requirements will be adhered to.

(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.

This SsCPA request does not fail to adequately protect adjacent agricultural areas and activities. A rezoning application, requesting Community Commercial (CC) zoning for the property, is submitted concurrently with this application. This zoning district, in contrast to the more intensive Commercial, Intensive (CI) district to the north of the project site, has a more focused list of permitted uses, prohibiting some of the more intensive commercial uses of CI, and thus improving compatibility between the subject property and its surrounding properties.

Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant. It is not utilized for any active or passive agricultural activities, though "passive agriculture" is defined neither by the 2021 Florida Statutes or by the City of Alachua's Comprehensive Plan or Land Development Regulations. Additionally, the property owner has no intention of using the property for agriculture.

The land today sits unutilized today. In the future, this land may be included in a larger master planned development.

(VI) Fails to maximize use of existing public facilities and services.

Approval of this request will continue to maximize the use of existing and planned public facilities and services. Future onsite development will utilize public facilities and services provided by the City of Alachua.

(VII) Fails to maximize use of future public facilities and services.

Development on the project site will connect to existing and/or planned City of Alachua public facilities and services.

(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.

This SsCPA request will not allow for a land use pattern that disproportionately increases costs as listed in this indicator. As demonstrated in Section 3 of this report, a realistic development scenario to follow the proposed land use change on the property will not lower the Level of Service standards for potable water, sanitary sewer, and solid waste. This section also indicates that a realistic development scenario would impact far fewer roadway segments compared to a maximum development scenario.

Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service Standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

The property is in an area already served by utility and roadway infrastructure thus not requiring costly extension.

(IX) Fails to provide a clear separation between rural and urban uses.

This SsCPA request will not fail to provide a clear separation between rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding area of Alachua is urbanized in

nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible and complimentary with the nonresidential uses allowed by Community Commercial FLU and CI Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This SsCPA request neither discourages nor inhibits infill development or redevelopment of existing neighborhood or communities. The land surrounding the property is undeveloped and is under common ownership with the applicant and does not currently consist of an existing neighborhood. Instead, development to follow this request will encourage development of the area.

(XI) Fails to encourage a functional mix of uses.

This SsCPA amendment will not fail to encourage a functional mix of uses. While the driving factor behind this request is the development of two (2) office buildings and their associated infrastructure, the Community Commercial FLU designation allows for a mix of non-residential uses. The office development can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses, laid out in a cohesive and functional urban form that is multimodal and pedestrian friendly.

(XII) Results in poor accessibility among linked or related land uses.

This SsCPA request will not result in poor accessibility among linked or related uses. Changing the FLU classification of the project site will not hinder access to uses in the area, as much of the land surrounding the project site is undeveloped. The project site is not crossed by any public rights-of-way.

(XIII) Results in the loss of significant amounts of functional open space.

This SsCPA request will not result in the loss of significant amounts of functional open space. The project site is private property and does not currently serve as functional open space.

In addition to the thirteen (13) indicators of urban sprawl, Section 163.3177(6)(a)9.b., FS, identifies eight (8) development pattern or urban form criteria for use when evaluating a future land use or plan amendment. This section states that, if four (4) or more of the criteria are met, one can presume 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), (IV), and (VII).

(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 proposed land use amendment expands the economic development potential of the project site, both in terms of intensity and potential uses. The project site is in an area of the City of Alachua that is urbanized and seeing further development. Directing this economic growth to an area that is seeing continual urbanization, proximate to available utilities and transportation infrastructure, precludes economic growth and associated land development from occurring in geographic areas with sensitive natural resources.

A preliminary, desktop analysis of the project site indicates that there are no FEMA flood zones or National Wetlands Inventory wetlands on the property. Prior to any development occurring on the project site, an Environmental Resource Assessment will be conducted. If the results of this assessment indicate there are any natural resources or ecosystems warranting protection, appropriate measures will be taken.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Public infrastructure and services exist immediately proximate to the project site. This proximity allows for efficient and cost-effective extension to the project site.

(IV) Promotes conservation of water and energy.

Public infrastructure and services exist immediately proximate to the project site. This proximity will allow for the conservation of energy by avoiding the costly extension of services.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The requested FLU classification will help create a balance of land uses in this area of the City of Alachua by expanding the development potential of the property. The City's population is growing, and demand for work grows in tandem. The requested FLU classification will make possible a more expansive provision of nonresidential opportunities on the project stie relative to what is possible under the existing Agricultural FLU classification.

6. NEEDS ANALYSIS

INTRODUCTION
This SsCPA application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcels 03873-000-000 and 03873-001-000 from Agriculture to Community Commercial. This requested change will result in the development of ±100,000 square feet of office space, as well as the subsequent master planning of the entire ±45.3-acre property.

Existing Maximum Permitted Intensity *Agricultural*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space, substantially less than the sq. ft. possible under both existing and proposed maximum permitted intensity scenarios.		

The intent of this SsCPA application is to change the land use of the property to allow for the development of two (2) new office buildings for the relocation of an existing company to the City of Alachua. This change poses numerous potential benefits for the City, including job opportunities for the people of Alachua, investment in this portion of the City, and an expansion of what is possible on the project site.

POPULATION PROJECTIONS
The United States Census Bureau reported the population of the City of Alachua as 10,574 as of April 1, 2020. From 2010 to 2019, the population of the city had a percent change of 9.5%, exceeding the population change rate of Alachua County overall, which was 8.8% in the same time period (United States Census Bureau, 2021). It is anticipated that the City could grow by approximately 7,100 people by 2035 (City of Alachua Comprehenisve Plan Evaluation and Appraisal).

BUSINESS AND INDUSTRY
The City of Alachua is home to multiple international corporations, several of which are Fortune 500 Companies (City of Alachua Strategic Plan 2021). The City is also home to various research arms of Santa Fe College and the University of Florida. Prominent industries in the City include biotechnology, medical research and technology, and life sciences.

COMMERCIAL POTENTIAL
A Geographic Information Systems (GIS) analysis of the City of Alachua's FLU Map indicates that approximately 6% of the City of Alachua is classified with one of the Commercial FLU classifications. These include Community Commercial, Commercial, and Central Business District. By contrast, this analysis indicates the Agricultural FLU classification accounts for the largest land area of the FLU classifications, at approximately 45%.

Table 8: Future Land Use Classifications by Acreage

Future Land Use Classification	Acreage	Percentage
Agriculture	10,042.04	44.79%
Central Business District	27.74	0.12%
Commercial	1,093.21	4.88%
Community Commercial	172.28	0.77%
Conservation	2,726.12	12.16%
Corporate Park District	390.18	1.74%
Estate (0.5 du/acre)	151.49	0.68%
High Density Residential	87.21	0.39%
Industrial	2,512.11	11.20%
Medium Density Residential	944.46	4.21%
Moderate Density Residential	2,971.21	13.25%
Public	390.31	1.74%
Recreation	376.02	1.68%
Rural Cluster	12.68	0.06%
Rural/Agriculture	524.59	2.34%

1. GIS Analysis conducted using Future Land Use Feature Layer provided by Alachua County GIS. This feature layer was last updated on April 8th,2022, and was accessed for this analysis on April 17th,2022. Data can be downloaded from this source: https://www.arcgis.com/home/item.html?id=928ae3f278cf433f9c79b7cf1d40d734

CONCLUSION

The City's population is growing. The City's various industries are expanding, spurring further population growth as workers move to the City to meet the need. As the population grows, so too does demand for goods and services—both those contributing to and those ancillary to the aforementioned major industries. This demand can be met through commercial development, which is possible via the City's Commercial FLU classifications.

There is no question that agriculture is an important industry to the City of Alachua, Alachua County, the State of Florida, and the United States. It is a stated objective for the City, in Comprehensive Plan Economic Element Objective 1.4., to maintain the community's agricultural character. Much of the City's agricultural land, including the project site and surrounding area owned by Tomoka Hills Farms, LLC, is not being utilized for agricultural purposes. These areas instead sit unutilized.

The change from Agriculture to Community Commercial proposed by this SsCPA will increase the amount of land open to commercial development in the City, allowing the City to proactively meet consumer needs through the provision of developable land, and will not challenge the City's existing agricultural character.

REFERENCES

City of Alachua. (2020, July). City of Alachua Comprehensive Plan Evaluation and Appraisal.

City of Alachua. (2021). City of Alachua Strategic Plan 2021.

United States Census Bureau. (2021). *US Census Quickfacts - Alachua County, FL; Alachua City, FL; United States*. Retrieved from US Census Bureau: https://www.census.gov/quickfacts/fact/table/alachuacountyflorida,alachuacityflorida,US/PST045219

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

City of High Springs

City of Alachua

City of High Springs

Alachua County

235A COUNTY

441

75

Project Site

City of Alachua

Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

NORTH

0 1,200 2,400 3,600 4,800 Feet

Professional Consultants

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
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/18/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 03873-1 and a Portion of 03873
City of Alachua, Florida

NW 162 Ln

235A
COUNTY

441

75

Project Site
±45.3 Acres

Tax Parcel #:
03873-001-000

A Portion of Tax
Parcel #:
03873-000-000

City of Alachua

Alachua County

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

0 600 1,200 1,800 2,400 Feet

NORTH

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
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025 08\21-0025.aprx

CHW Professional Consultants

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial

Conservation

Commercial

Moderate Density Residential

Commercial

NW 162 Ln

441

235A

Agriculture

Moderate Density Residential

75

Project Site
±45.3 Acres

Agriculture

Commercial

City of Alachua

Alachua County

Rural/ Agriculture

Agriculture

Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Future Land Use

- Agriculture
- Conservation
- Communtiy Commercial
- Commercial
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
NW 162 Ln
441
235A
Moderate Density Residential
Commercial
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Community Commercial
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

- Agriculture
- Community Commercial
- Commercial
- Conservation
- High Density Residential
- Medium Density Residential
- Moderate Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Datum: North_American_1983
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 ###
Date: 6/16/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
A
CI
GF
City of Alachua
Alachua County
A (County)
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Zoning

- (CSV) Conservation
- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-8) Residntial Multiple Family-8
- (RMF-15) Residential Multiple Family-15
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Family-3

Alachua County Zoning

- (A) Agricultural

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
RSF-1
CI
CSV
NW 162 Ln
441
235A
75
Project Site
±45.3 Acres
CC
CI
GF
City of Alachua
Alachua County
A (County)
A
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Zoning

- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (CSV) Conservation
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-15) Residential Multiple Family-15
- (RMF-8) Residential Multiple Family-8
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Faimly-3

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

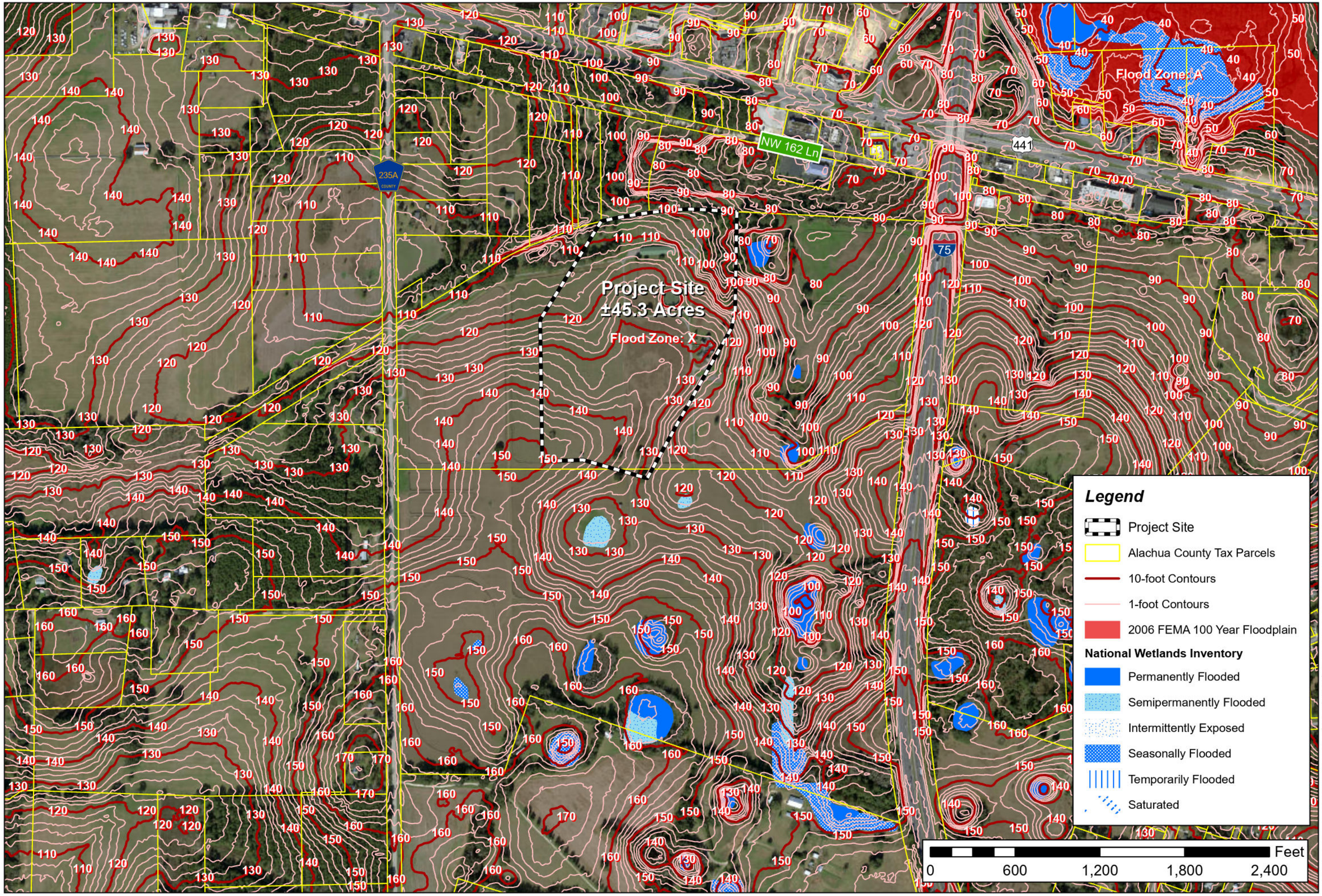
Prepared by: Employee ###
Date: 6/2/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



NORTH

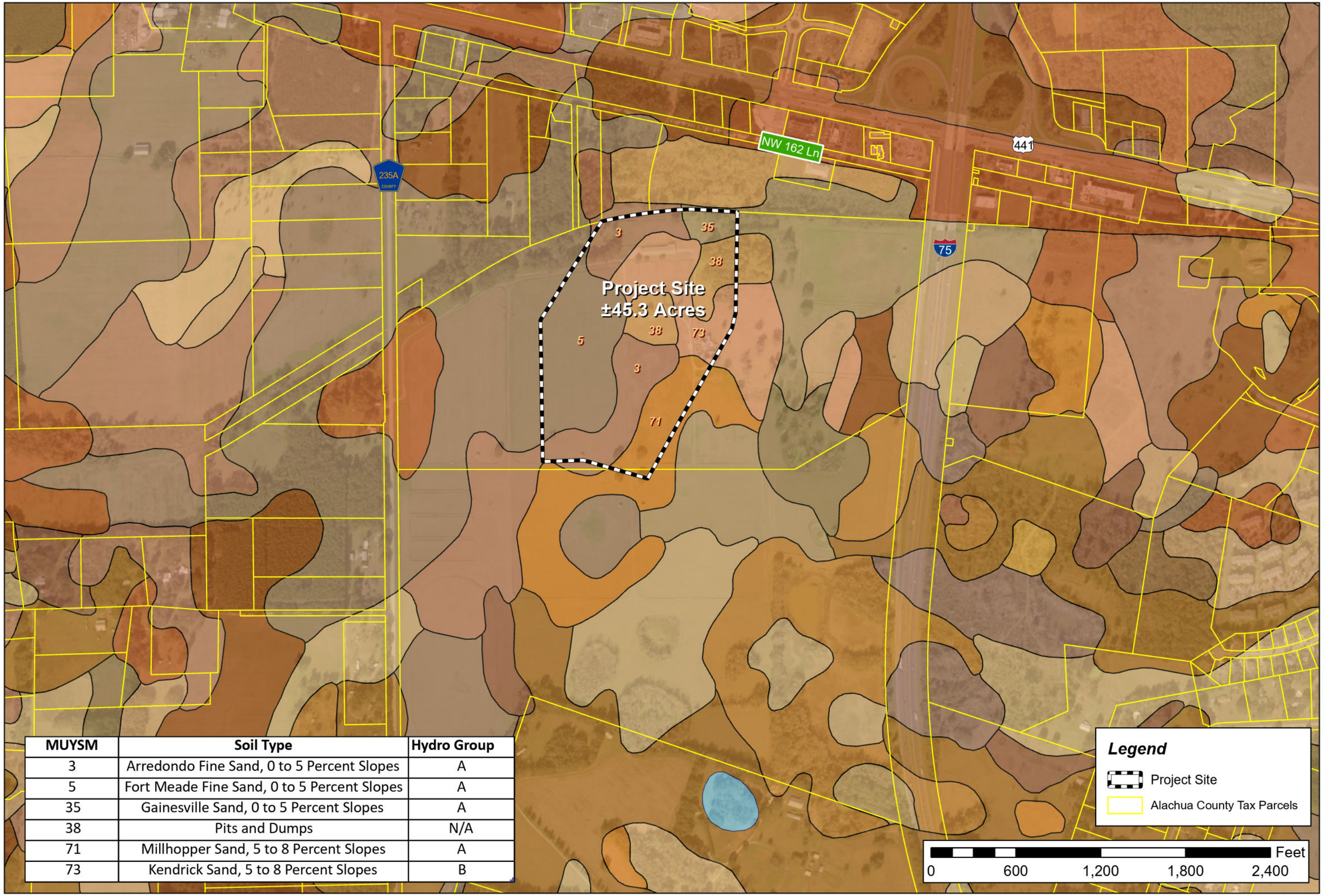
Professional Consultants

Prepared by: Employee ###
Date: 4/28/2022

Document Path: N:\2021\21-0026\Admin & Information\07_Maps\GIS\MXDs\21-0026.08\21-0026.aprx

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



MUYSM	Soil Type	Hydro Group
3	Arredondo Fine Sand, 0 to 5 Percent Slopes	A
5	Fort Meade Fine Sand, 0 to 5 Percent Slopes	A
35	Gainesville Sand, 0 to 5 Percent Slopes	A
38	Pits and Dumps	N/A
71	Millhopper Sand, 5 to 8 Percent Slopes	A
73	Kendrick Sand, 5 to 8 Percent Slopes	B

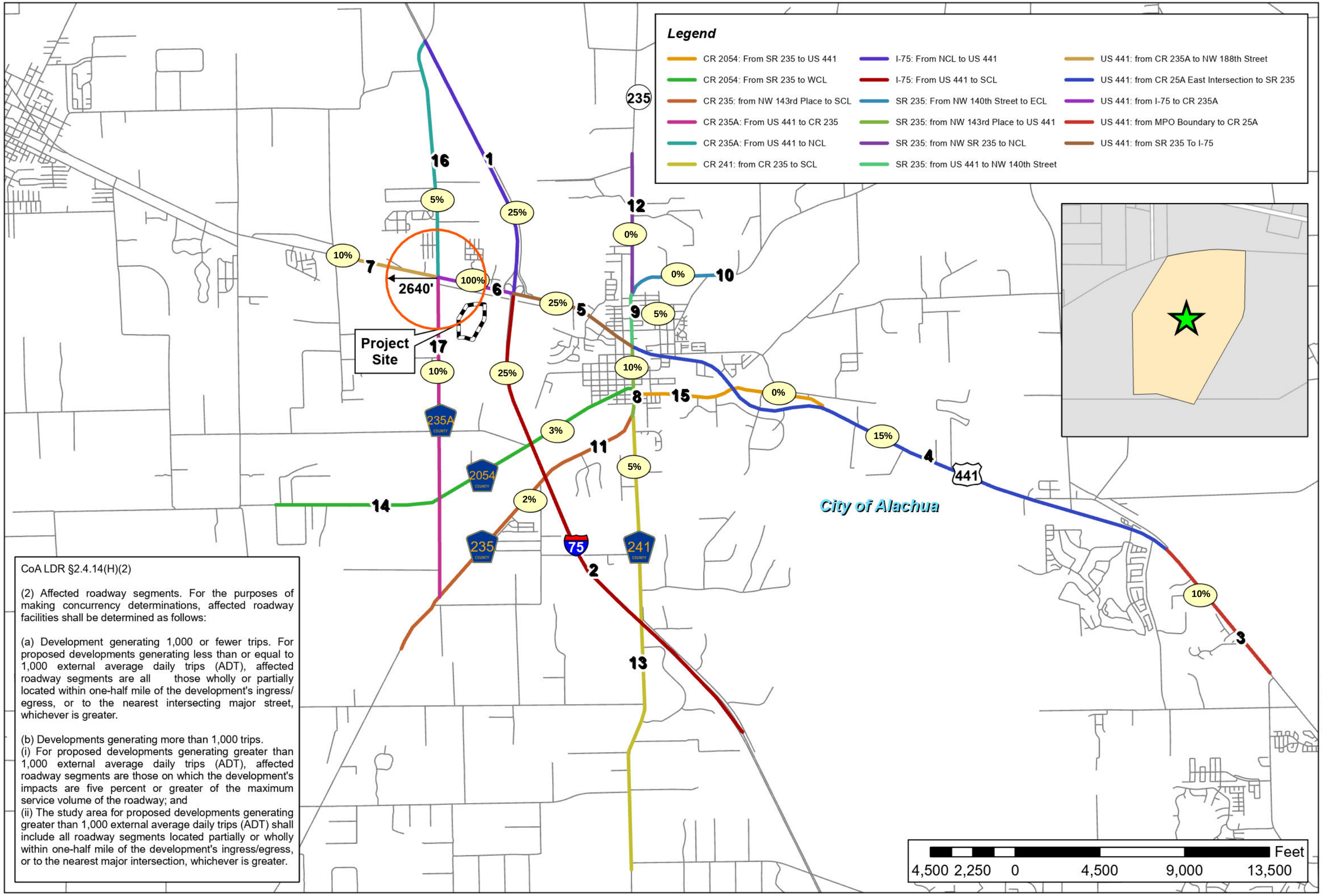
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude Of Origin: 29.000000
GCS_North_American_1983
Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency



CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Professional Consultants

Prepared by: Employee ###
Date: 4/8/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.0821-0025.aprx

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

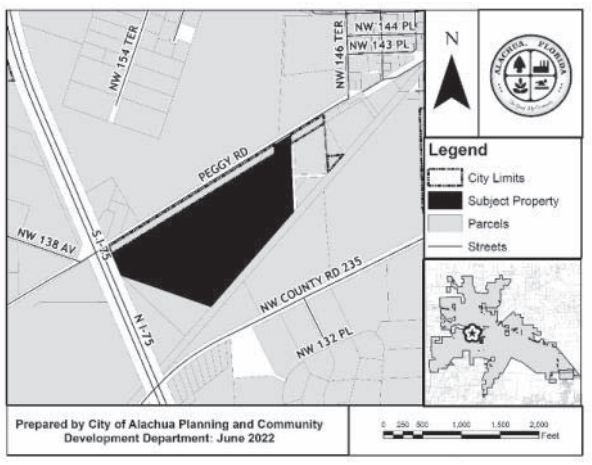
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).

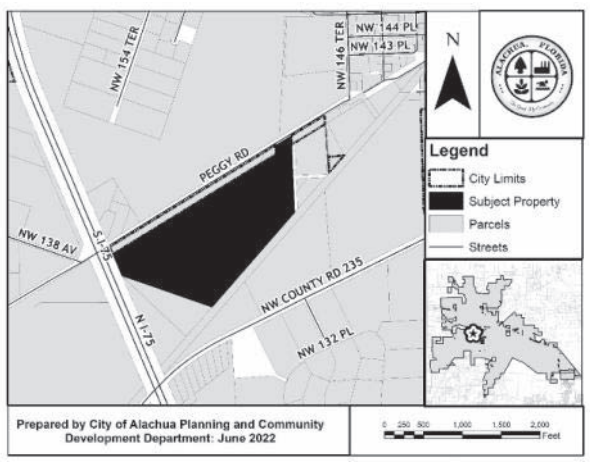


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946574

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±51.7 acre subject property from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R); located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing Zoning: Agricultural; (A) and Agricultural (A)(Alachua County); Proposed Zoning: Planned Development – Residential (PD-R); Existing FLUM: Agriculture and Rural/Agriculture (Alachua County).

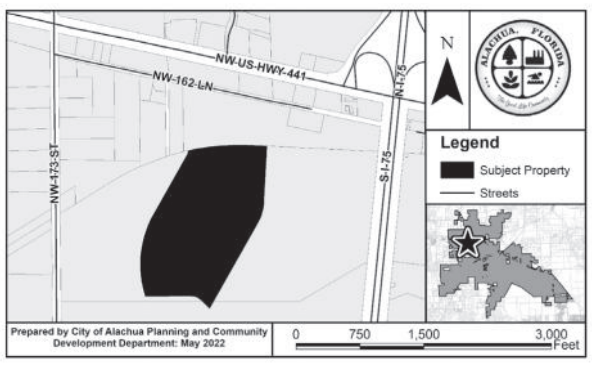


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946532

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC) on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).

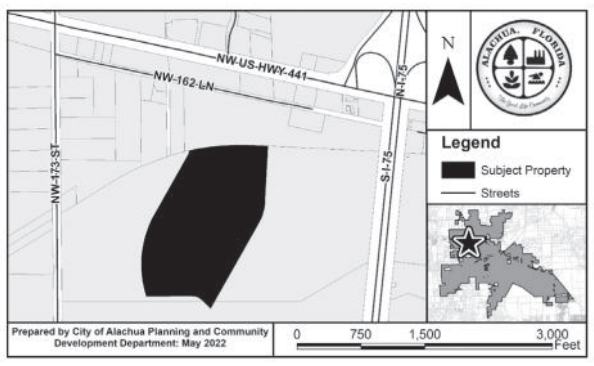


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946323

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±45.3 acre subject property to amend the Future Land Use Map (FLUM) from Agriculture to Community Commercial on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946402

-- Sponsored by the City of Alachua at Legacy Park, 15400 Peggy Road, Alachua. Times are 4 – 10 p.m. with a free fireworks display from 9:30 – 10 p.m. Dubbed "The Largest Small Town Fireworks Display in America," this annual event draws thousands of people to Alachua and has great economic impact on area businesses. There will be plenty of activities for the kids at Kids Corner from 4 -7 p.m. Live music will kick off at 6 p.m. Free entry, free parking! Without a doubt, this event has something for everyone and, of course, the best free fireworks show around. For questions call 386-418-0449.

July 4: Red, White & Boom Fireworks – Presented by the City of Archer. The location is Archer Road, 1.5 miles west of the Ron and Norita Davis Center at Santa Fe College. This event will begin at 2 p.m. Expect Watermelon and Pie Eating Contests, Arts and Crafts and Food Vendors, a Kids Zone and Live Music. This event is happening Rain or Shine.

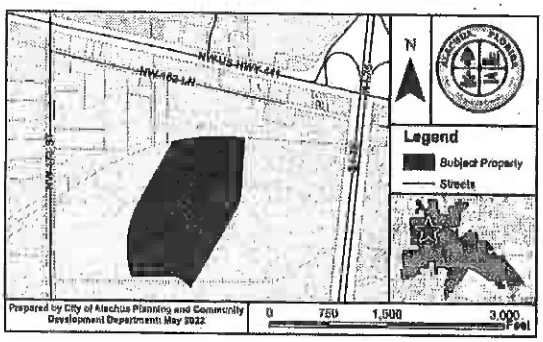
July 19: 2022 CRA Social Soiree - Florida House Representative Chuck Brannan will be the guest speaker at another soiree at 6:30 p.m. upstairs at the Opera House, 18587 High Springs Main Street. In addition, CRA Coordinator David Sutton and High Springs Assistant City Manager Bruce Millingham will be on hand to share information about improvements to downtown High Springs. Light refreshments will be served.

July 28-Aug. 7: Peter Pan at the High Springs Playhouse, 23416 W. U.S. Highway 27, High Springs. This Summer Youth Production is the first play of the 2021 2022 Season. Friday and Saturday shows begin at 8 p.m., Sunday shows begin at 2 p.m. Tickets: Regular $16, Student $11, Senior

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 & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC) on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



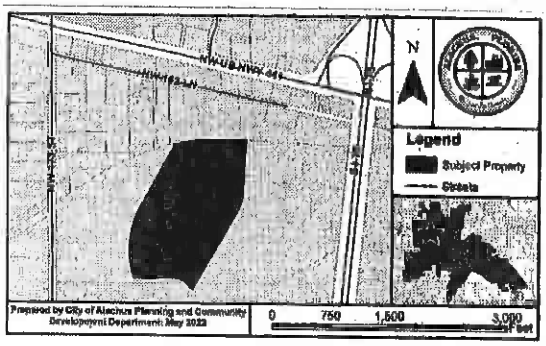
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

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 & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±45.3 acre subject property to amend the Future Land Use Map (FLUM) from Agriculture to Community Commercial on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

Heartland Places of Worshin

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(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.

_____
(signature)

Four (4)
(number of signs)

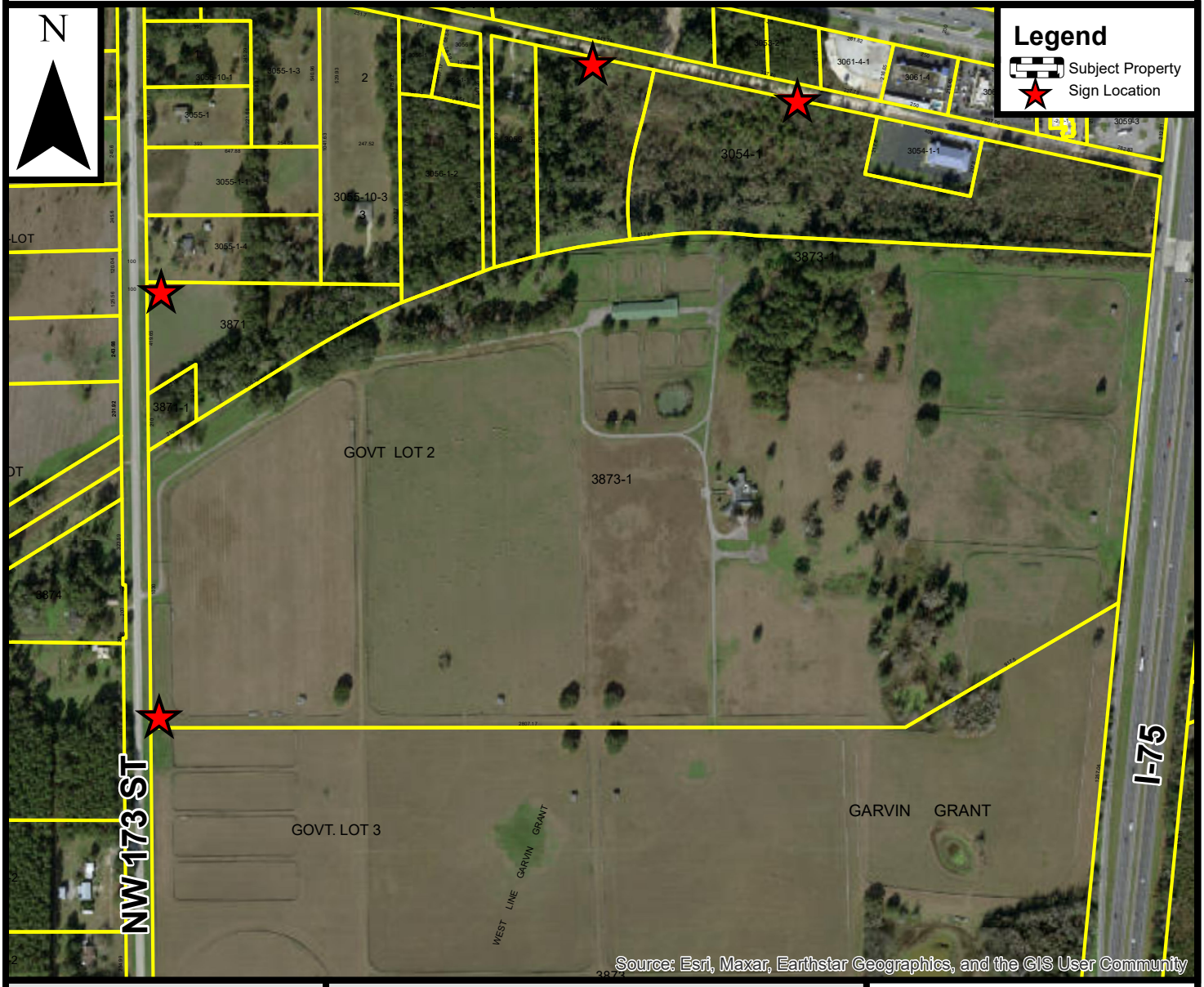
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

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.

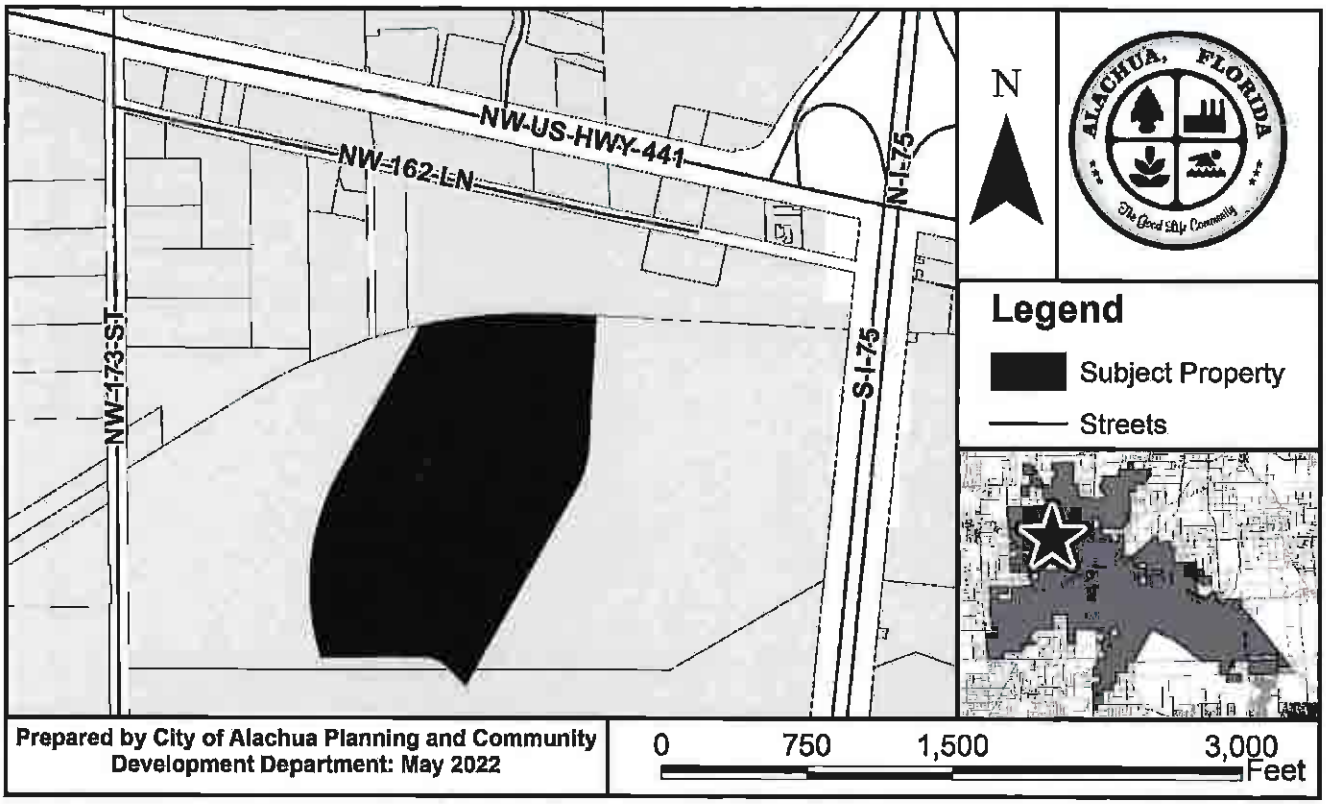
0 200 400 800 Feet

City of
ALACHUA
the good life community

Mailed 6/27/22
KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±45.3 acre subject property to amend the Future Land Use Map (FLUM) from Agriculture to Community Commercial on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXOI
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

AVERY 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
Go to avery.com/templates
Use Avery Template 5160

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 Deptarment of Environmental 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
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up™
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

DeSantis

Continued from Page 1A

trade practices will be punished according to the law."

The governor was joined Wednesday by incoming Florida House Speaker Paul Renner, who said a global elite is "weaponizing American capitalism against us."

"This is a pocketbook issue and we will not relent until we start dismantling this dangerous form of ESG," Renner said.

DeSantis Watch, a leftwing organization opposed to the governor, accused him of "doing the bidding of his large corporate donors and billionaire supporters."

"Florida is ground zero for the climate crisis but once again Ron DeSantis lacks the courage to take any real action to protect the livelihoods of the people of our state," DeSantis Watch Constituencies Director Natasha Sutherland said in a statement. "Today's executive order doesn't take on corporations, it does the bidding of the worst of them by refusing to address their environmental impacts, human rights records, or levels of corruption while the state invests our public tax dollars with them."

Follow Herald-Tribune Political Editor Zac Anderson on Twitter at @zacjanderson. He can be reached at zac.anderson@heraldtribune.com

Insurance

Continued from Page 1A

state House member and attorney general candidate.

"Working Floridians know he's turned his back on them, because the hits keep coming," Crist said of DeSantis. "You're paying too much for less coverage."

Crist is seeking the Democratic nomination for governor in the Aug. 23 primary, vying with Agriculture Commissioner Nikki Fried. The winner of that contest will face DeSantis in November.

Fried has said that as governor, she would work to reduce frivolous lawsuits and limit insurance fraud to bring down property coverage rates. She also would strengthen the Insurance Consumer Advocate's role.

Banker's announcement comes even as 27 companies are operating under the threat of having their financial ratings downgraded by Ohio-based Demotech, which rates insurance firms. While the downgrade was supposed to occur Tuesday, the company has told state officials it won't occur "until further notice."

Lindsey Curnutte, a DeSantis campaign spokeswoman, said the Republican governor was "working to clean up the mess Charlie's policies created." Crist, then a Republican, was governor from 2007-11 during a similarly challenging time for Florida homeowners.

"Charlie's attacks are ironic coming from the man who single-handedly booted property insurance companies out of Florida with his anti-free market policy experiment in 2007," Curnutte said..

A spokeswoman for the governor's office, Christina Pushaw, said officials are monitoring the situation with Demotech and the potential downgrade's effect on millions of Florida policyholders.

Echoing concerns aired by Florida's Chief Financial Officer Jimmy Patronis, DeSantis' office was critical of Demotech's "inconsistent application of its own methodology and its unilateral decision" involving Florida's insurers.

Crist, though, said that DeSantis should take more aggressive steps, including guaranteeing that no homeowner be left without insurance that would threaten possible mortgage foreclosure. The Republican governor also should allow anyone who loses coverage to join state-backed Citizens Property Insurance, Corp., at a rate that will not change for a year, and expand its coverage limits, Crist said.

Citizens already is being flooded with new customers, and projected to reach 1.2 million policies by the end of this year. Citizens' President and CEO Barry Gilway this month said the company was experiencing "almost incomprehensible growth."

The property insurance market's freefall comes even after DeSantis called the May special legislative session that steered $2 billion of taxpayer money into a fund to help insurers pay hurricane damage claims, limit lawsuits against companies and have homeowners shoulder more of the cost for roof replacements.

But even with the benefits enacted by the governor, homeowners' insurance rates continue to climb. Property insurance premiums in Florida are three times the national average, according to the Insurance Information Institute.

Crist, a Democratic member of Congress since 2016, was a combative advocate who took on insurance companies during his time in the governor's office.

He managed to get rates reduced early in his term, while allowing Citizens to take on more policies, but by the time he left office in 2011, rate were climbing again and his successor, Gov. Rick Scott, was committed to reducing Citizens' size, triggering even higher private insurance rates.

The size of Citizens then, however, was roughly 1.2 million policies — the same mark it is expected to reach this year, even with DeSantis' changes.

"Companies go to the Legislature and say if you let us do whatever we want to do...then over a couple of years, the rates will go down," Shaw said. "It's a promise the Legislature keeps falling for."

John Kennedy is a reporter in the USA TODAY Network's Florida Capital Bureau. He can be reached at jkennedy2@gannett.com, or on Twitter at @JKennedyReport

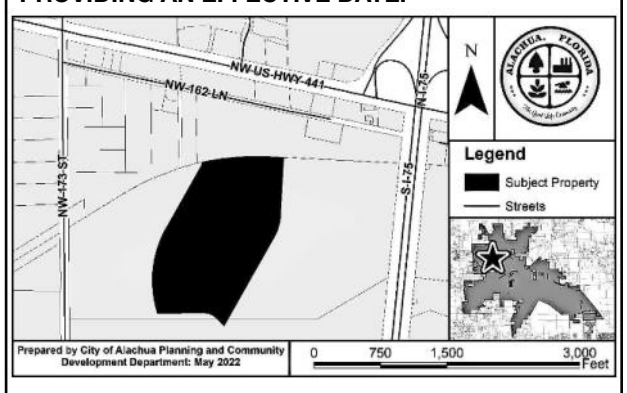
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400234

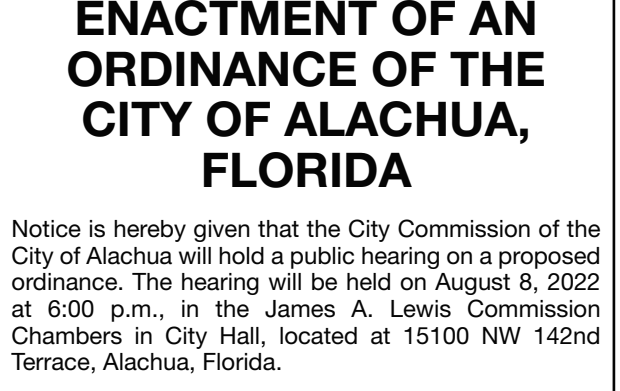
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400177

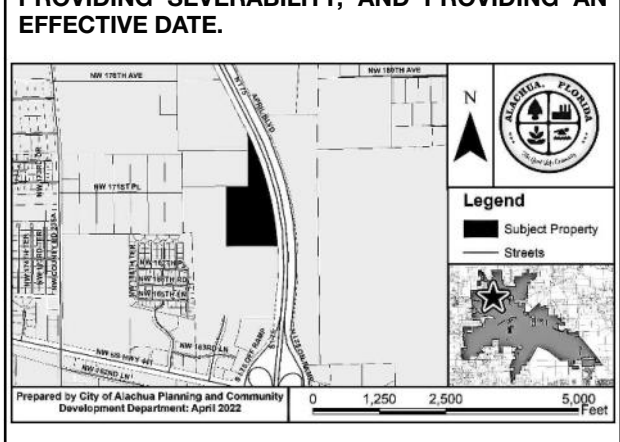
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400108

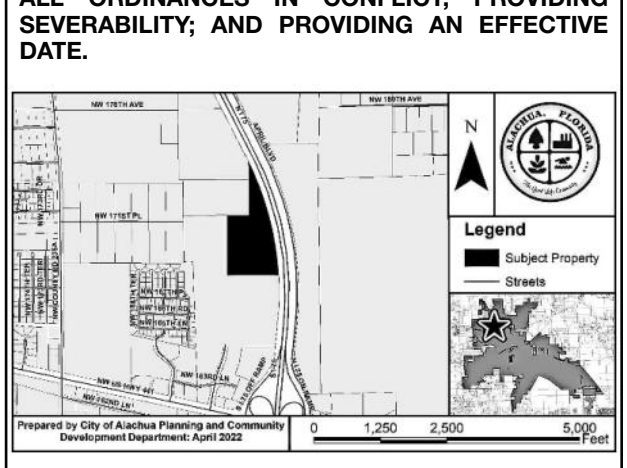
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400067

Highway
gs. This
oduction
the 2021
iday and
begin at
shows
Tickets:
Student
(Sunday
d First
ormance

womansclub.org. Credit cards accepted. The proceeds will be donated to The Pace Center for Girls in Gainesville.

■ **Aug. 6: Back to School Backpack Giveaway** – The City of Alachua Police Department and Canvas Church are partnering for a back-to-school backpack

City of ALACHUA

E OF VACANCY
ISORY TASK FORCE (CATF)

ıua is accepting applications for five
he CATF. Appointments will be for
: to serve three (3) year terms and two
erve two (2) year terms. The CATF
dy to the Alachua City Commission
rogram. It is a five (5)-member
ieets at least semiannually at City
must reside in the City of Alachua
:ome limits.

be obtained in person at Alachua
0 NW 142nd Terrace, Monday
between the hours of 7:30AM and
:ctronic applications, visit the City
ww.cityofalachua.com

must be received on or before
22 by the close of business at 6:00
can be returned by mail to: City
Deputy City Clerk, P.O. Box 9,
5-0009; by fax to 386-418-6114; or
Hall.

questions to LeAnne Williams,
at 386-418-6131.

County Today - July 21 & July 28, 2022)

ALACHUA

PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-22

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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 - July 28, 2022)

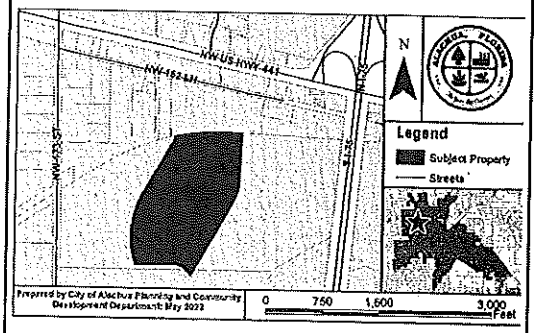
FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441 AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

e Heartland Places of Worship

h of Christ
venue

s 9:00a.m.
: 10:00 a.m.
lass 7:00 p.m.

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Worship with us

St. Madeleine Catholic Church

New St. Mary Missionary Baptist Church

St. Luke A.M.E. Church
Rev. Mikel J. James, Pastor

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(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.

_____
(signature)

Four (4)
(number of signs)

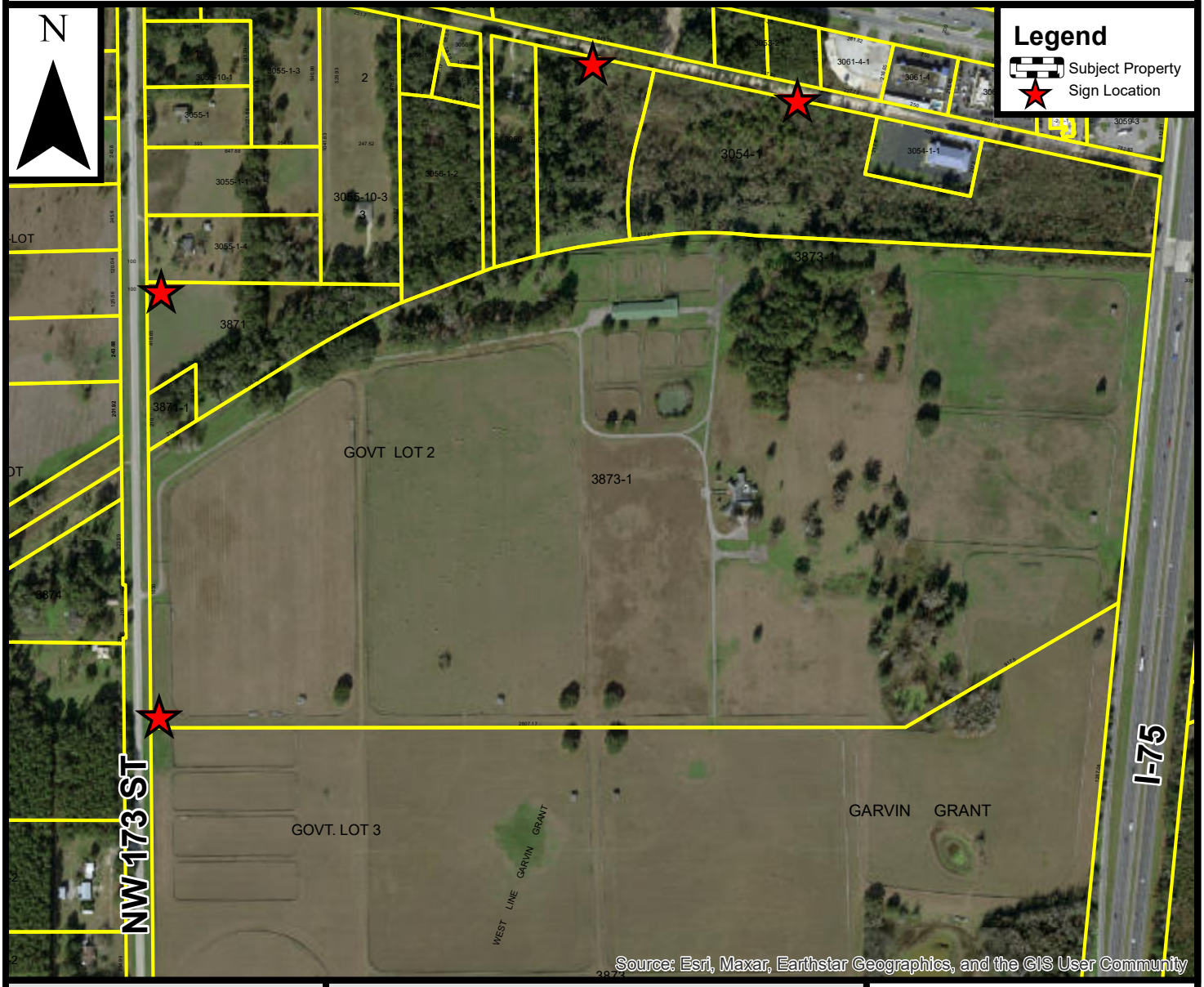
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

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.

0 200 400 800 Feet

City of ALACHUA
the good life community

Mailed 7/25/22 KC

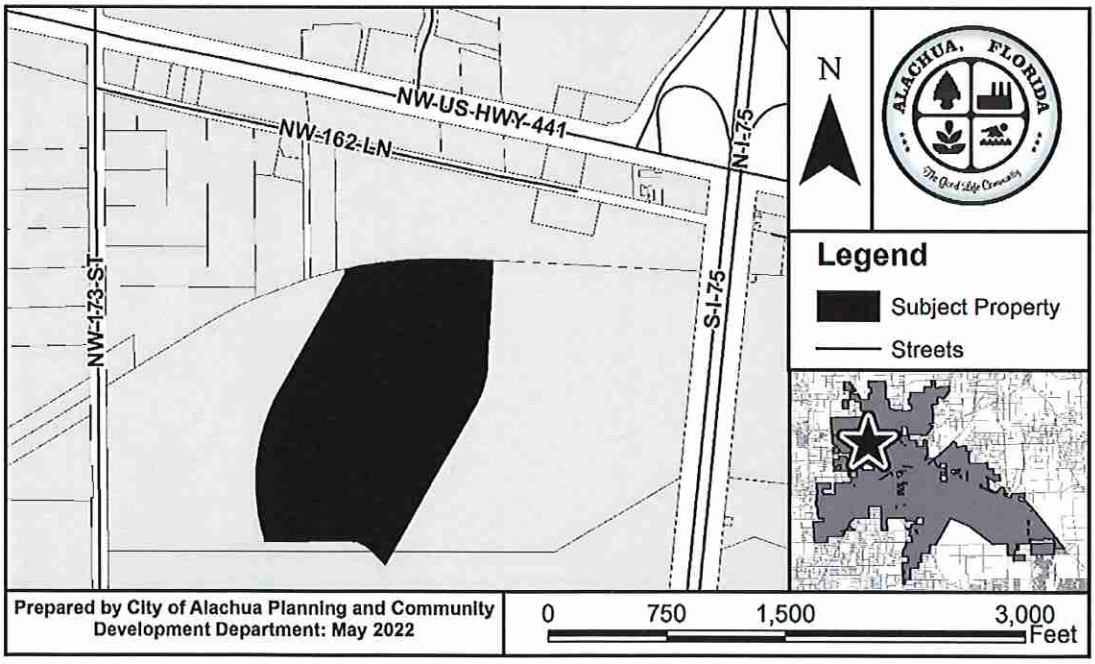
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

Rat. avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le gabarit Avery 5160

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

Pat. avery.ca/en/patents
Étiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits

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 Deptarment of Environmental 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
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Rabat recyclage intelligent

Etiquettes d'adresse Easy Peel

Allez à avery.ca/gabarits

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: Ordinance 22-21, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Agricultural (A) to Community Commercial (CC) on a ±45.3 acre subject property; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve Ordinance 22-21 on first reading, and
2. Schedule second and final reading of Ordinance 22-21 for August 22, 2022

upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance 22-21 on first reading and (2) schedules second and final reading of Ordinance 22-21 for August 22, 2022.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the

Official Zoning Atlas to amend the zoning on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation

of the subject property from Agriculture to Community Commercial.

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

> 3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:
>
> (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
>
> (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
>
> (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
>
> (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial (CC) zone district is established and described in Section 3.5.2(C) of the City's LDRs:

> 3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Planning & Zoning Board Recommendation

At the July 12, 2022 Planning and Zoning Board Meeting, the Board voted 5-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- Ordinance 22-21
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 7/12/22 PZB Hearing
- Public Notice Materials for the 8/8/22 City Commission Meeting

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; 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 June 30, 2022 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 July 14, 2022 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 July 28, 2022 and on August 8, 2022 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on August 8, 2022 and on August 22, 2022 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.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Community Commercial (CC) on portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000, 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 8th day of August 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of August 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

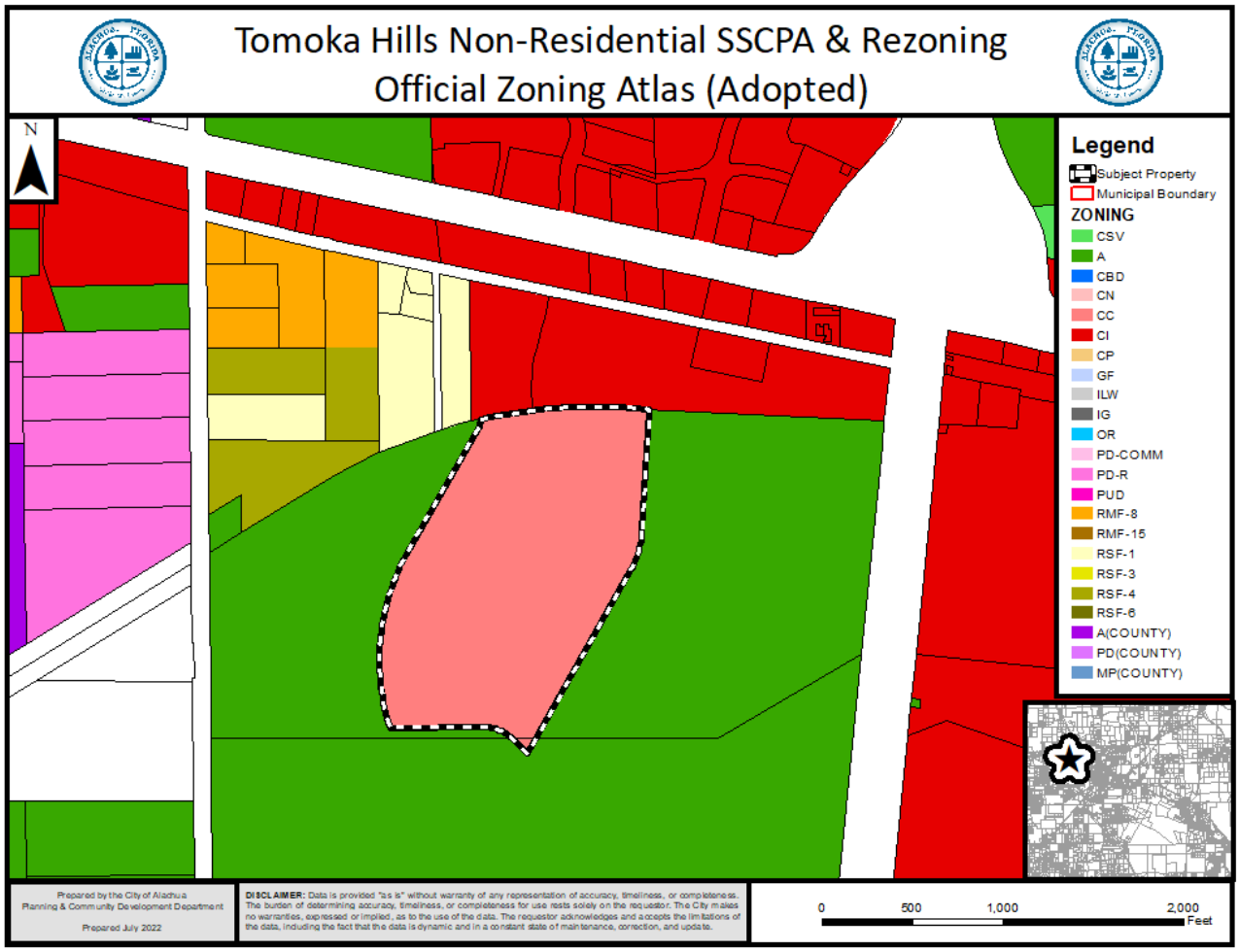
EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

EXHIBIT "B"


Tomoka Hills Non-Residential SSCPA & Rezoning
Official Zoning Atlas (Adopted)
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)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared July 2022
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

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC)
APPLICANT/AGENT:	Craig Brashier, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	Generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A)
PARCEL ID NUMBER:	Portions of 03873-000-000 and 03873-001-000
ACREAGE:	±45.3 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. 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 submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

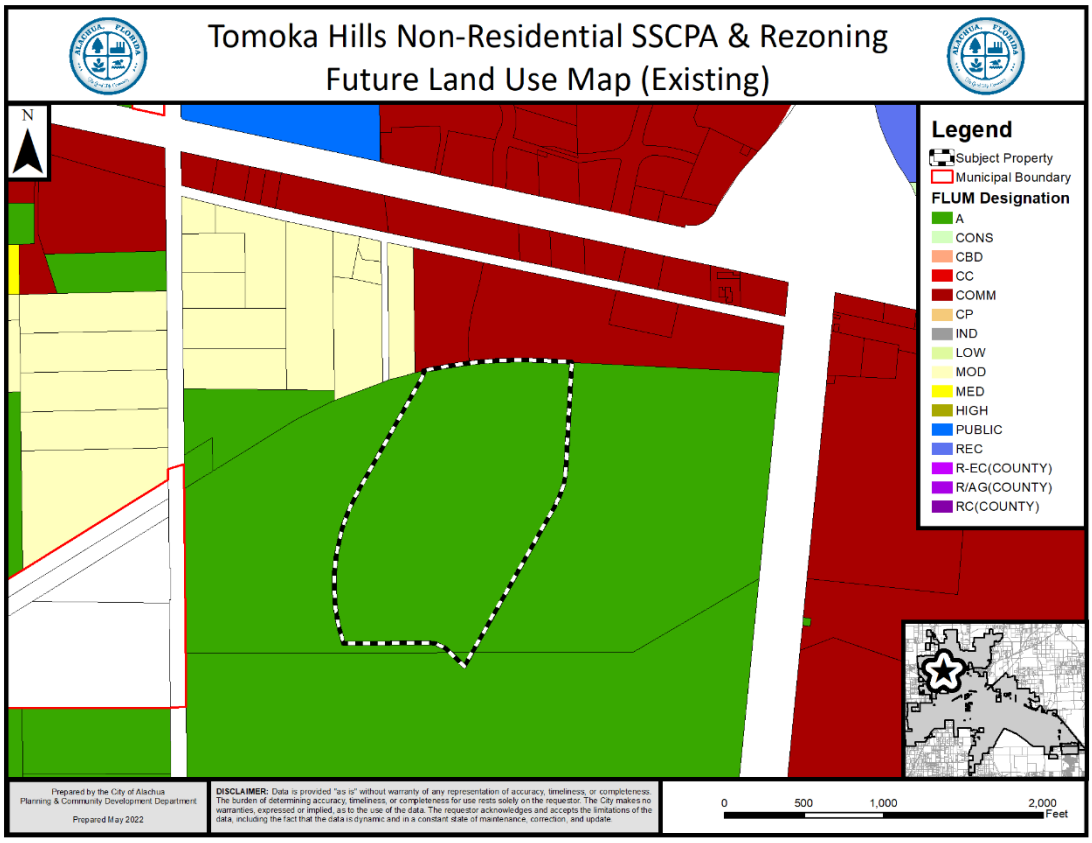
SUMMARY

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

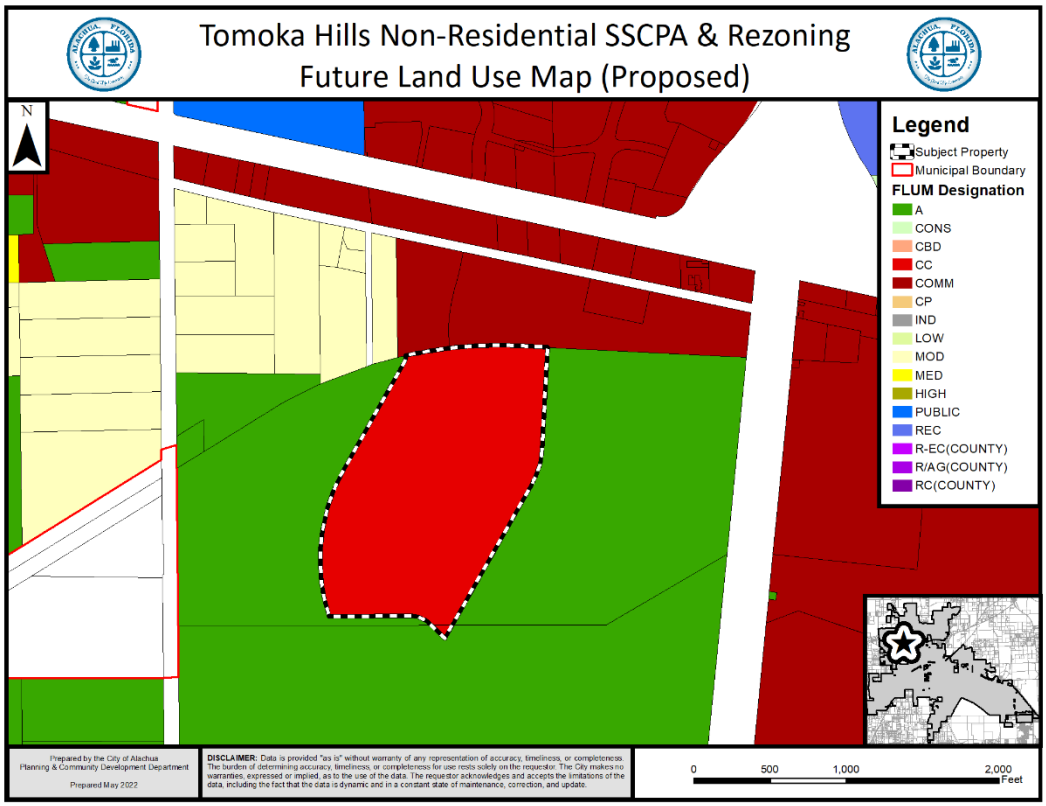
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Community Commercial.

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

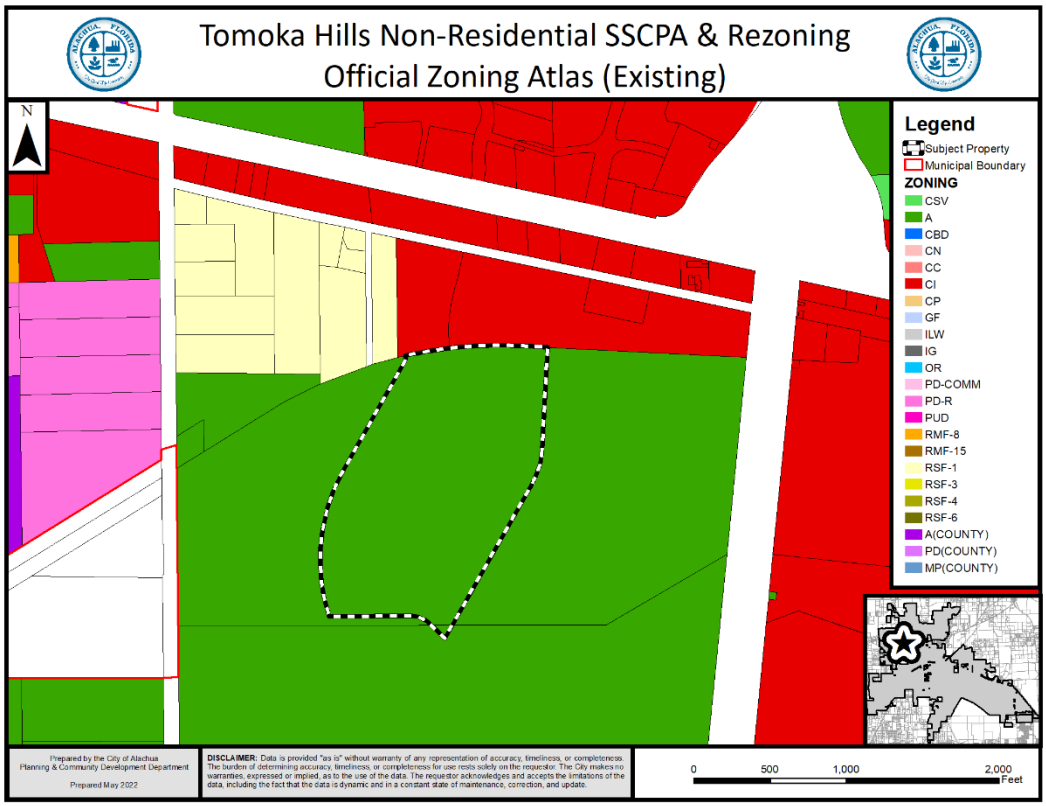
Map 1. Existing Future Land Use Map with Subject Property



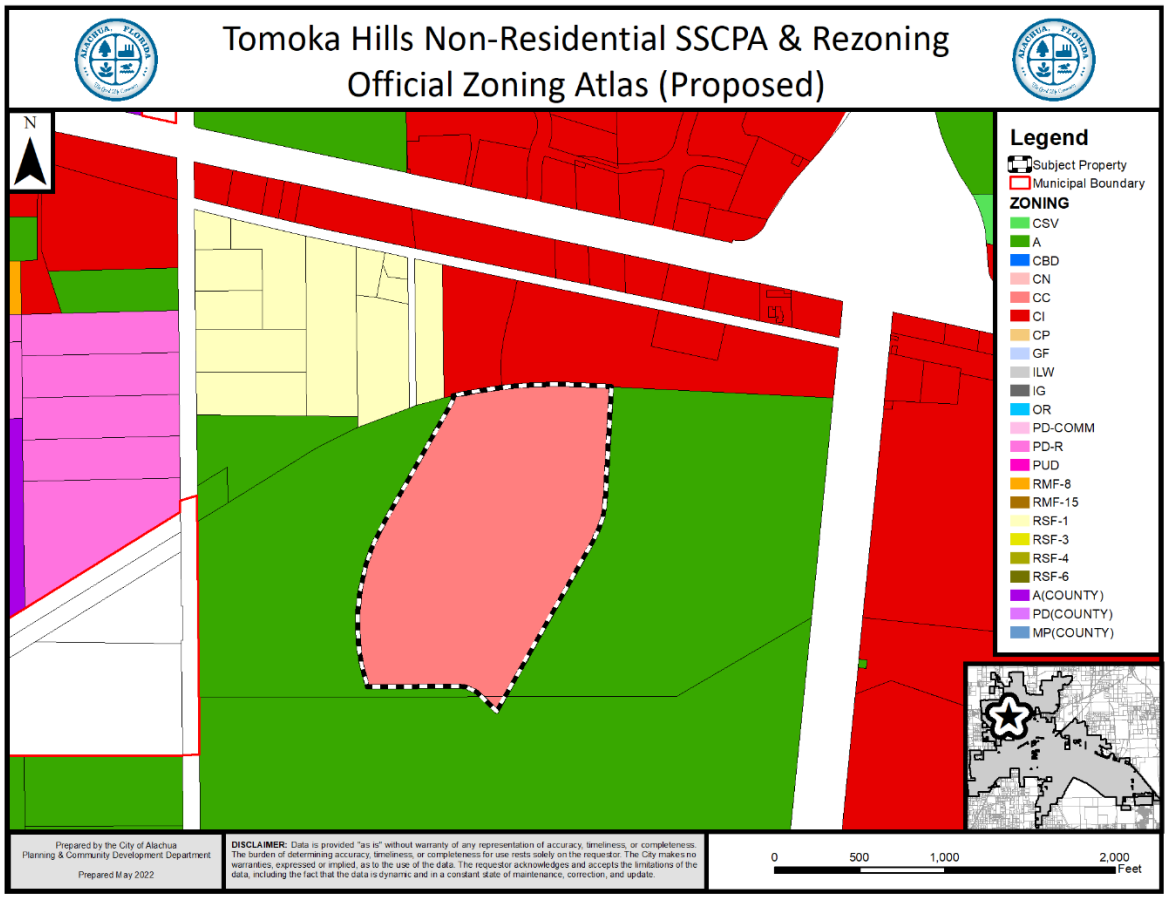
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial (CC) zone district is established and described in Section 3.5.2(C) of the City's LDRs:

3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density:	1 dwelling/ 5 acres 9 dwelling units	N/A
Max. Floor Area:	N/A	0.50 Floor Area Ratio (FAR) 986,634 square feet
Typical Uses:	Agriculture; Animal Husbandry; Agricultural Support and Services; Animal Sales and Care; single family Residential Units	Community Services; Day Cares; Educational Facilities; Health Care Facilities; Institutions; Animal Sales, Services, & Care; Eating Establishments; Offices; Indoor Recreation; Retail Sales & Services; Visitor Accommodations
Net Increase/ Decrease:	***Decrease of 9 dwellings*** ***Increase of 986,634 square feet non-residential uses***	

EXISTING USES

The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

SURROUNDING USES

The existing uses, 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 5. Vicinity Map

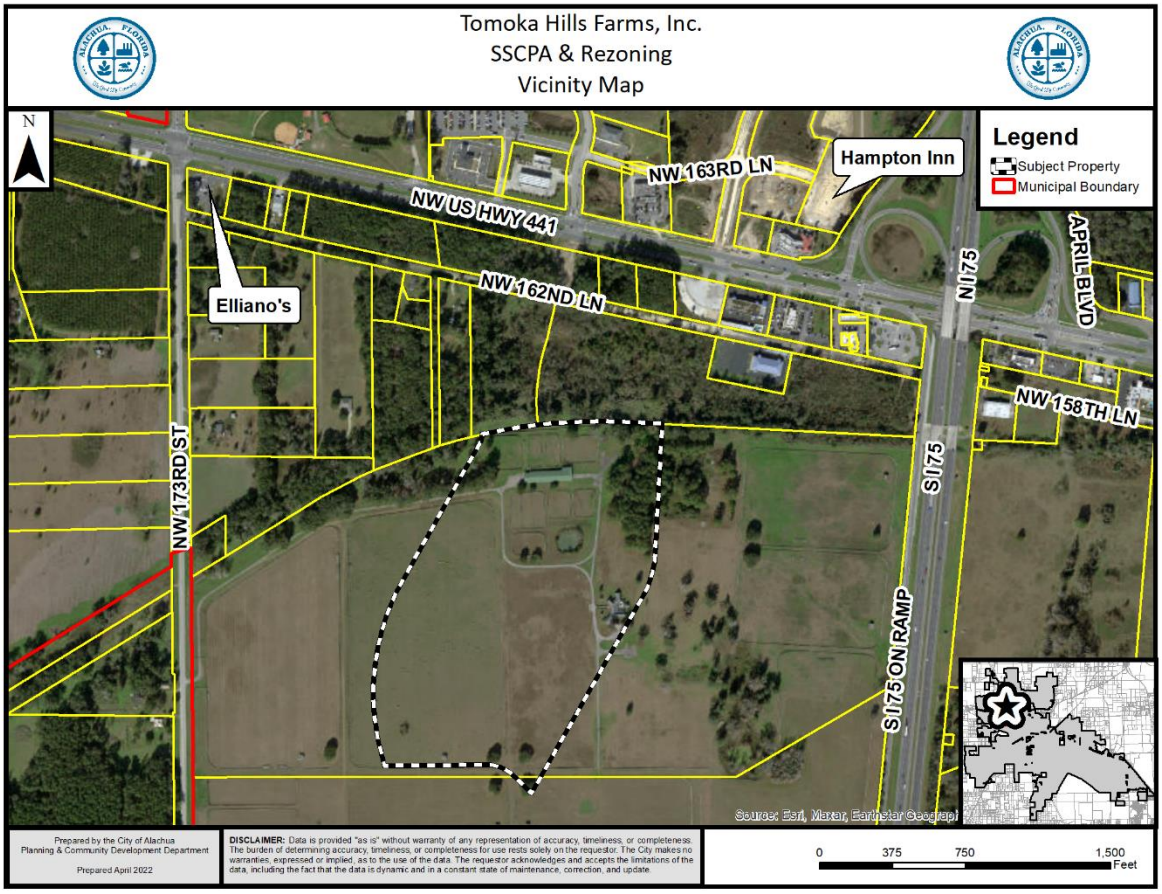


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Vacant Lands	Agriculture	Agricultural (A)
West	Vacant Lands	Agriculture	Agricultural (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.

The Neighborhood Meeting was held on April 20, 2022 at 6:00 p.m. at the offices of Causseaux, Hewett, & Walpole, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC).

Table 3 shows the proposed FLUM Designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the proposed FLUM Designation for the property subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
Portions of 03873-000-000 and 03873-001-000	±45.3	Community Commercial	Community Commercial	☑

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: *Community Commercial*:

The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Evaluation & Findings: The proposed amendment would amend the zoning of the subject property to Community Commercial (CC). A companion application proposes to amend the FLUM Designation of the subject property to the Community Commercial land use category. The proposed zoning is consistent with the land use category proposed by the companion application.

Objective 5.1: Natural Features: The City shall coordinate land use categories 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 may be established in the City's Land Development Regulations.

***Evaluation & Findings*:** A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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, public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full

build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

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: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

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

Evaluation and Findings: 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:

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

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

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

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.

Evaluation and Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. There are no known significant natural features which would support habitat for any listed species. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

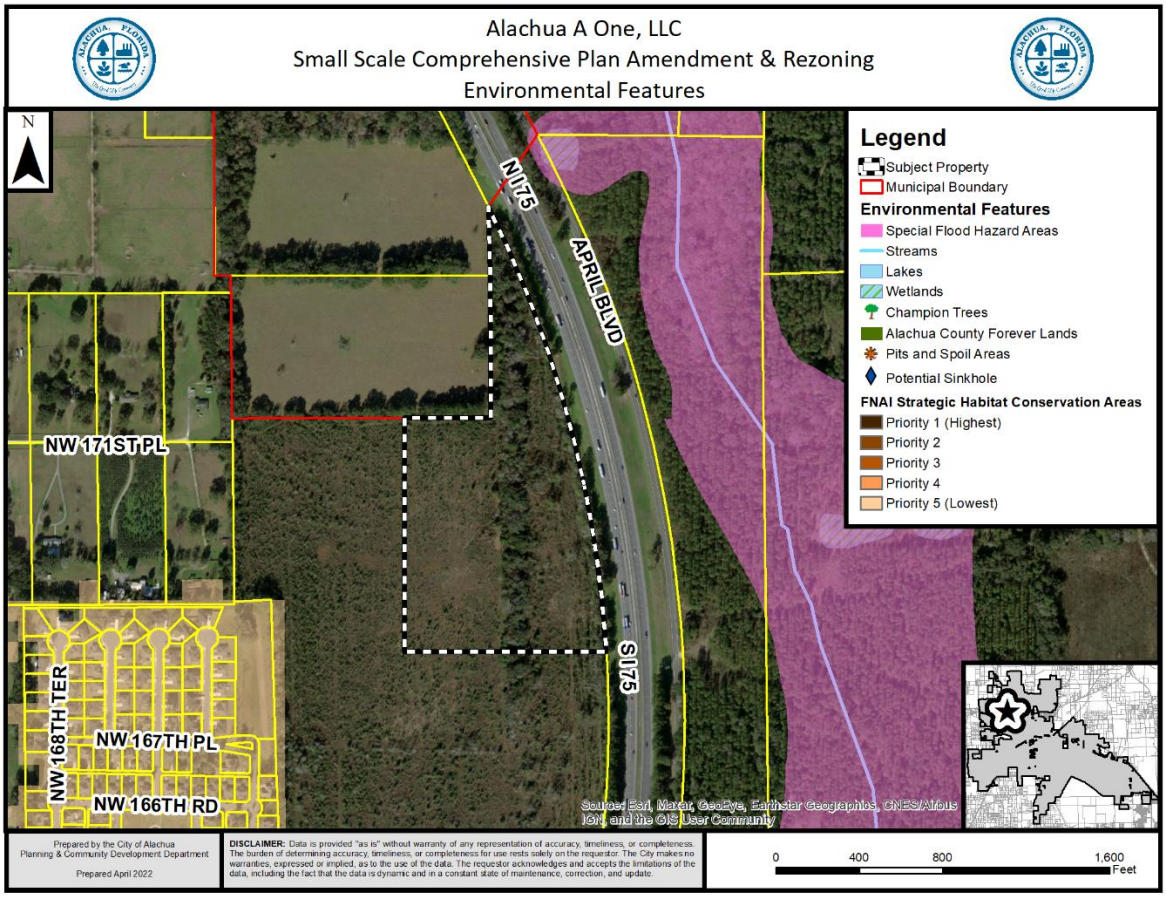
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Map 6. Environmental Features



Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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. Future development of the subject property is not expected to result in any adverse impacts 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. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. 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 (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.

Millhopper Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A

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

Pits & Dumps
Hydrologic Soil Group: N/A

This map unit consists of pits from which limestone has been removed during surface mining operations and dumps where the excavated overburden material has been piled adjacent to the pits. Pits vary in size and are generally about 30 to 70 feet in depth. Dumps mostly consist of large areas of heterogeneous soil material that has been excavated from the surface of the limestone and piled adjacent to the pits. Included within this map unit are some pits in which the soil has been excavated for use in road construction and for fill material on sites and buildings. These pits, locally known as borrow pits, are typically about four (4) to 20 acres in sized and about five (5) to 10 feet in depth. Small piles of limestone that has been excavated and stored on the floor of some of the pits for future use are also included. Under present conditions they are not suited for urban uses.

Evaluation: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified as 'pits and dumps'. With the exception of these areas, the on-site soil types consist of those which pose only slight limitations for development. Future development will need to consider any limitations presented by soils present on-site, and geotechnical exploration will be necessary prior to development of the subject property.

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 Zones 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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: Desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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.

FINDINGS OF FACT: 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 and Findings: 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 and Findings: 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 and Findings: The subject property is located proximate to the US Highway 441 / Interstate 75 interchange and near areas within the City that are established commercial and residential uses. The subject property is contiguous to commercial lands to the north. The applicant contends that the development of the subject property would allow commercial development to occur proximate to a range of existing commercial and residential development.

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

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for commercial uses. The applicant contends that the subject property is proximate to urbanized development with nonresidential uses; is proximate to a major highway interchange; a public high school; tools, a shopping center with a grocer; and several quick service restaurants. The applicant contends that this application represents an extension of commercial land use, which abuts the subject property to the north.

(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 and Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The subject property is located within an urbanizing area of the City, proximate to existing residential and nonresidential uses.

(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 and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented uses.

(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 and Findings: The lands located to the north are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented uses.

(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 and Findings: 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." Staff finds that the proposed amendment does not constitute urban sprawl.

(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 and Findings: The lands located to the north are zoned for commercial uses. The proposed amendment would rezone the property to Community Commercial (CC). The commercial lands to the north of the subject property are presently zoned Commercial Intensive (CI). Generally, the Community Commercial (CC) zoning category does not permit commercial uses which could potentially result in a greater effect upon nearby and adjacent properties, such as auto-oriented 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, 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 and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the US 441 right-of-way.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Further evaluation of facility capacity will be required at the time of any future development proposal, and capacity must be available to serve such development at that time.

(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 and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

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:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density:	1 dwelling / 5 acres	N/A
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density*:	9 dwellings	N/A
Maximum Intensity:	0 square feet	986,634 square feet

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

The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of

the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Table 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	COMM	D
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	COMM	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	COMM	D
13	CR 241 (from CR 25 to South City Limits)	2/U	Major Collector	COMM	D
14	CR 2054 (from SR 235 to West City Limits)	2/U	Major Collector	COMM	D
16	CR 235A (from US 441 to North City Limits)	2/U	Major Collector	COMM	D
17	CR 235A (from US 441 to CR 235)	2/U	Major Collector	COMM	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 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
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 5. Potential Trip Generation[1]

Land Use[2]	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building[3] (ITE Code 710)	5,451 (2,725/2,726)	773 (680/93)	727 (124/603)
High-Turnover Sit Down Restaurant[3] (ITE Code 932)	4,321 (2,160/2,161)	378 (208/170)	357 (218/139)
Shopping Center[3] (ITE Code 820)	15,138 (7,569/7,569)	343 (213/130)	1,406 (675/731)
Total Potential Trip Generation	**24,820 (12,410/12,410)**	**1,486 (1,101/393)**	**2,480 (1,017/1,473)**

1 Source: ITE Trip Generation, 10th Edition.

2 Development Scenario: 60% of maximum development potential as "General Office Building", 36% of maximum development potential as "Shopping Center", and 4% of maximum development potential as "High-Turnover Site Down Restaurant".

3 Formulas: ITE Code 710: AADT – 9.74 trips per 1,000 square feet x 591,980 square feet (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 square feet x 591,980 square feet (86% entering/14% exiting); PM Peak Hour – 1.15 trips per 1,000 square feet x 591,980 square feet (16% entering/84% exiting); ITE Code 932: AADT – 112.18 trips per 1,000 square feet x 39,465 square feet (50% entering/50% exiting); AM Peak Hour – 9.94 trips per 1,000 square feet x 39,465 square feet (55% entering/45% exiting); PM Peak Hour – 9.77 trips per 1,000 square feet x 39,465 square feet (62% entering/38% exiting); ITE Code 820: AADT – 37.75 trips per 1,000 square feet x 355,189 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 355,189 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 355,189 square feet (48% entering/52% exiting);

REMAINDER OF PAGE INTENTIONALLY BLANK

Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
Average Annual Daily Trips (AADT)						
Maximum Service Volume[2]	91,600	91,600	43,000	45,700	39,000	39,000
Existing Traffic[3]	29,500	55,956	20,000	18,230	22,581	27,914
Reserved Trips[4]	239	239	43	5,689	2,368	2,052
Available Capacity[4]	61,861	35,405	22,957	21,781	14,051	9,034
Maximum AADT Generated by Amendment[5]	6,205	6,205	2,482	3,723	6,205	24,820
Residual Capacity After Potential Development's Impacts[6]	**55,656**	**29,200**	**20,475**	**18,058**	**7846**	**-15,786**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
Average Annual Daily Trips (AADT)							
Maximum Service Volume[2]	43,000	14,400	14,400	20,880	15,120	15,120	15,120
Existing Traffic[3]	22,250	9,400	7,255	6,025	4,161	1,402	5,302
Reserved Trips[4]	1,565	5	90	1,670	35	816	112
Available Capacity[4]	19,185	4,995	7,055	13,185	10,924	12,902	9,706
Maximum AADT Generated by Amendment[5]	2,482	2,482	1,241	1,241	745	1,241	2,482
Residual Capacity After Potential Development's Impacts[6]	**16,703**	**2,513**	**5,814**	**11,944**	**10,179**	**11,611**	**7,224**

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 Facility AADT counts provided by Alachua County Public Works, April 2022.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2022 Development Monitoring Report.
5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits)[1]	Segment 2 (31): I-75 (From US 441 to South City Limits)[1]	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection)[1]	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235)[1]	Segment 5 (107): US 441 (From SR 235 to I-75)[1]	Segment 6 (4107): US 441 (From I-75 to CR 235A)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	8,250	8,250	3,870	4,110	3,510	3,510
Existing Traffic[3]	3,098	5,875	1,800	1,732	2,145	2,652
Reserved Trips[4]	19	19	5	452	199	171
Available Capacity[4]	5,133	2,356	2,065	1,926	1,166	687
Maximum AADT Generated by Amendment[5]	623	623	249	374	623	2,490
Residual Capacity After Potential Development's Impacts[6]	**4,510**	**1,733**	**1,816**	**1,552**	**792**	**-1,803**

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188th St)[1]	Segment 8 (108): SR 235 (From NW 143rd Pl to US 441)[1]	Segment 9 (109): SR 235 (From US 441 to NW 140th St)[1]	Segment 13 CR 241 (From CR 235 to South City Limits)[1]	Segment 14: CR 2054 (From SR 235 to West City Limits)[1]	Segment 16: CR 235A (From US 441 to North City Limits)[1]	Segment 17: CR 235A (From US 441 to CR 235)[1]
PM Peak Hour Trips							
Maximum Service Volume[2]	3,870	1,290	1,290	1,881	1,359	1,359	1,359
Existing Traffic[3]	2,114	893	689	572	395	133	504
Reserved Trips[4]	129	1	10	131	0	85	12
Available Capacity[4]	1,627	396	591	1,178	964	1,141	843
Maximum AADT Generated by Amendment[5]	249	249	125	125	75	125	249
Residual Capacity After Potential Development's Impacts[6]	**1,378**	**147**	**466**	**1,053**	**889**	**1,016**	**594**

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 Facility AADT counts provided by Alachua County Public Works, April 2022.

3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

4 Source: City of Alachua June 2022 Development Monitoring Report.

5 Trip Distribution: Segment 1 - 25%; Segment 2- 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.

*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service ("LOS") Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project's impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from I-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Reserved Capacity[2]	239,932
Available Capacity	750,651
Projected Potable Water Demand from Application[3]	155,888
Residual Capacity	**594,763**
Percentage of Permitted Design Capacity Utilized	**74.14%**

Sources:
1 *City of Alachua Public Services Department, April 2022.*
2 *City of Alachua June 2022 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Reserved Capacity[2]	216,718
Available Capacity	525,282
Projected Sanitary Sewer Demand from Application[3]	155,888
Residual Capacity	**369,394**
Percentage of Permitted Design Capacity Utilized	**75.37%**

Sources:
1 City of Alachua Public Services Department, April 2022.
2 City of Alachua June 2022 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	73,024	7,851.88
Reserved Capacity[2]	17,933.28	3,272.82
Demand Generated by Application[3]	18,330	3,345.22
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).
2 City of Alachua June 2022 Development Monitoring Report.
3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.
4 New River Solid Waste Facility, April 2022.

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.

Recreational Impacts

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 Impacts

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

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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,													S	S	P		P	P	P	A			A	4.3.2(D)

storage, and distribution facility																								
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		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

area, or with accessory schools, day care centers with more than 50 children, or recreational facilities																								
Parks and open areas																								
Arboretum		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	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		A	A	A	
Golf course, public		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	A	A	A	A	
Public square		S	S	S	S	S	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	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	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		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	

greater in main activity area																								
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	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 "B"

TO

TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Tomoka Hills Non-Residential SSCPA and Rezoning Applications

Dear Mr. Brashier:

On June 22, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Tomoka Hills Farms, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 28, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 28, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 11, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

June 8, 2022

Sent via electronic mail

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills Nonresidential Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills Nonresidential Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

The above-referenced applications have been revised per the comments provided in the PAT letter issued May 23rd, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font.**

---

1. LSCPA & REZONING APPLICATIONS

a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

Applications were renamed "Tomoka Hills Nonresidential" to reflect the diversity of uses possible in the Commercial land use category and CC zoning district. The Rezoning application has been revised to propose CC rather than CI.

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

Greater emphasis has been put on the diversity of uses possible in the Commercial land use designation and CC zoning district. The rezoning application has been revised to propose CC rather than CI. Revised language throughout is similar to the explanation below.

"The driving factor behind these requests is the construction of office buildings and their associated infrastructure. However, these office buildings will not take up the entire ±45.3-acre property and will be part of a larger master planned development on this project site and potentially beyond in the future. The land area proposed for land use change and rezoning in these applications will allow for cohesive nonresidential mixed-use development that is pedestrian and multi-modal friendly in its design and inclusive of several of the nonresidential uses possible in the Commercial land use district and CC zoning district."

Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

The executive summary has been revised to reflect the maximum permitted density of the existing land use/zoning, rather than the maximum permitted intensity. Per Table 5.1-1., the max. gross density for the Agricultural (A) district is 0.2 du/acre, which would yield a maximum theoretical density of ±9 dwelling units.

d. *Concurrency Impact Analysis*

a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.

Based on previous work by the applicant and agent, a 0.10-0.15 FAR is a more realistic expectation for nonresidential, suburban-style development, once factors including parking, stormwater management, setbacks, and buffers are considered. This FAR range is consistent with the retail shopping centers and out parcels located nearby along US 441. The calculations for the realistic expectation of intensity have been revised to reflect a 0.15 FAR.

b. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change row has been removed in consideration of the revisions to be made per comment 1.c., given a difference between number of dwelling units and commercial square footage cannot be calculated.

c. Please revise Table 3.a. to consider the revisions to be made per comment 1.c.

Table 3.a. has been revised to consider the revisions to be made per comment 1.c.

d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.

The trip generation tables have been revised to consider a mix of possible commercial uses—namely, office, restaurant, and shopping center.

e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

The trip distribution map and calculations in Tables 4a and 4b will be revised. The map will be revised to a 5% distribution on segment 13; a 10% distribution on Segment 8; and a 0% distribution on Segment 15. The calculations were revised to reflect the changes made to the trip generation table per comment 1.d.d. as well as the new distribution percentages.

e. *Comprehensive Plan Consistency Analysis*

a. Policy 1.3.e, FLUE: In response to this policy, the applicant states *"this extension (of commercial land use) is compatible with the **planned uses** of the surrounding area…"* The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands."*

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

Furthermore, one might take a more expansive view of what can be considered "surrounding", beyond the land that is immediately abutting the subject property. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development. Thus, while the immediately adjacent land abutting the property may be agricultural, the existing land uses and land use categories of the surrounding area are compatible with this request. It also demonstrates how the character and development patterns are changing in this portion of the City.

b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a ***range and mixture of nonresidential uses and opportunities***…"

Revisions throughout the documents have been made consistent with the text provided below.

"While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the ±45-acre site. The offices merely represent the beginning of a larger development program. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Commercial FLU and CC zoning, as they allow a range and mixture of nonresidential uses and opportunities."

c. Objective 5.2., FLUE: The applicant states, *"As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property."* The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible

during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

d. Policy 5.2.a, FLUE, The applicant states, *"As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

Comprehensive Plan Transportation Element Policy 1.1.a has been added to the Comprehensive Plan Consistency Analysis section of both applications to address the City's established Level of Service Standards for roadway segments at PM peak. The response addresses how development of the property will not cause a lowering of Level of Service Standards for affected roadway segments.

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

It is assumed that this comment refers to Objective 1.7 and Policy 1.7.a. of the Conservation and Open Space Element of the Comprehensive Plan. These two items have been added to the Comprehensive Plan Consistency Analysis section of both applications.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

Based on available topographic data, the "pits and dumps" soil type on the subject property appears to be in a lower-lying area. Development in lower-lying areas is unlikely to occur. The area will instead likely be used for open space or stormwater management. Geotechnical exploration will be performed prior to any development occurring on the property. This exploration will include investigation of this area by the geotechnical engineer, who will be able to provide appropriate recommendations for construction within this area.

2. ***LSCPA APPLICATION***

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): *"the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these office buildings and their required infrastructure will not occupy the entire ±45.3 acres. This can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow cohesive planning and a pedestrian-friendly urban form, rather than radial, strip, isolated, or ribbon patterns of development.

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The response to Chapter 163.3177(6)(a)9.a.(III) has been expanded upon to explain in greater detail how the proposed amendment will not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban development by virtue of the fact that the project site is not in an isolated area emanating from existing urban developments. Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned. The area of the City the project site is situated within is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the approval of the Tomoka Hills SsCPA and rezoning applications, which will be heard at second reading on June 13th, 2022.

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property*." While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

The term "passive agricultural activities" is not defined in the 2021 Florida Statute or by the City of Alachua. The only instance of this term that can be found in the 2021 Florida Statutes is in Chapter 163.3177(6)(a)9.a.(V). It is unclear what activities this term includes. The land in question is not used for any purpose currently. In the future, it may be included in a larger master planned development, but the property owner has no intention of using the property for agriculture. In addition to agricultural uses, the

Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development*…"

a. Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
b. Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

This statement has been revised to more precisely reflect Section 3's conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: "*This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

The driving factor behind these requests is the development of two (2) office buildings. However, these buildings can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow a cohesive and functional urban form that is multimodal and pedestrian-friendly.

b. *Needs Analysis*

a. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change has been removed in response the revisions to be made per comment 1.c., as calculating the difference between number of dwelling units and square feet of nonresidential development is not possible.

3. ***REZONING APPLICATION***

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

The proposed zoning district is Community Commercial (CC).

b. *Consistency with LDRs*

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(c), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment will result in a logical and orderly development pattern in two primary ways. First, the subject property abuts land in the CI zoning district to its north, and land in the A zoning district to its west, east, and south. The proposed zoning district for the property—CC—will complement the business-oriented uses allowed in CI, while maintaining compatibility with A, due to the reduced number of uses allowed in CC compared to CI. Second, Rezoning the ±45.3-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).

The proposed CC zoning district is not incompatible with the adjacent land zoned Agricultural A for multiple key reasons:

- **The CC zoning district creates a commercial gradient on the property as one moves south and away from US 441. This gradient goes from the broad list of intensive commercial uses permitted in the land zoned CI north of the property to the more narrow, community-focused uses allowed in CC. These focused uses are compatible with the potential uses in A.**
- **In addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Commercial FLU and CC Zoning.**
- **All agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.**

c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding *area* of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI*."

The two (2) office buildings alluded to throughout the presentation are the driving factor behind this request. However, it is correct to state that a range of nonresidential uses are possible in CC, as demonstrated in LDR Table 4.1-1, and that the subject property, at ±45.3 acres, is large enough to accommodate many uses. The office buildings and their associated infrastructure will not occupy all ±45.3 acres. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.

Section 2.4.2(E)(1)(g) states that a proposed amendment should not deviate from the development pattern, both established and as proposed by surrounding zoning districts. The proposed amendment is in alignment with the established urban development pattern in the area, and complements what is possible on adjacent CI-zoned land. Examples include the new quick service restaurants; plans for new car wash and service establishments; the nearby shopping center inclusive of a Publix supermarket; and the additions to High Point Crossing, including a new hotel. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

The land zoned Agricultural to the site's east, south, and west, has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment.*" Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

Section 3 includes calculations considering both a maximum development scenario and a realistic development scenario. Section 3 indicates that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario.

While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

The project site lies within the Sensitive Karst Area of the County, per publicly-available GIS resources. An Environmental Resource Assessment will be conducted on the property prior to development occurring. Development plans and stormwater calculations will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria as necessary.

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: *"…the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI."*

While the land on the property's east, west, and south is zoned Agricultural (A), the land to the property's north is zoned CI, as is much of the surrounding land. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion. Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City's 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "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**." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

The rezoning application has been revised to request Community Commercial (CC) zoning, rather than Commercial Intensive (CI) zoning, for the property. Section 3.5.2.(E) in the report has been replaced with Section 3.5.2.(C). The response to this section explains that, while the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, per the Proposed Projects List of the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial. This connection will be created as part of a larger master plan for the property.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Tomoka Hills Office (Commercial)
Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. A completeness review was performed on May 5, 2022 and the applications were determined to be complete on the same date.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, June 8, 2022**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **July 12, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. ***LSCPA & Rezoning Applications***
   a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain

industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a 'maximum permitted intensity' of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

d. Concurrency Impact Analysis

   a. The Concurrency Impact Analysis considers a 'realistic expectation of intensity' of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the 'realistic expectation of intensity'. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.
   b. Please revise the net change to consider the revisions to be made per comment 1.c.
   c. Please revised Table 3.a. to consider the revisions to be made per comment 1.c.
   d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.
   e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

e. Comprehensive Plan Consistency Analysis

   a. Policy 1.3.e, FLUE: In response to this policy, the applicant states "this extension (of commercial land use) is compatible with the ***planned uses*** of the surrounding area…" The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property "*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands*."
   b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: "…*the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a* ***range and mixture of nonresidential uses and opportunities***…"

c. Objective 5.2., FLUE: The applicant states, "*As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property.*" The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

d. Policy 5.2.a, FLUE, The applicant states, "*As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request."*

i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

ii. Please clarify the statement "there is adequate capacity to accommodate ***any*** development of the property".

e. Please respond to the following Comprehensive Plan GOPs:

i. Policy 1.1.a, Transportation Element;

ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

2. *LSCPA Application*

a. *Urban Sprawl Analysis*

i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): "*the subject property… is large enough to a allow for a mixed use development, with an urban form…"*

ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, "*Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property.*" While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: "*As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development…"*

(a) Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
(b) Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: *"This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses…"*

a. Needs Analysis

i. Please revise the net change to consider the revisions to be made per comment 1.c.

3. *Rezoning Application*

a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

b. Consistency with LDRs

a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(b), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.
b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).
c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.
d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: "*The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI.*"
e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.
f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: "*As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment*." Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: "*...the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI.*"

i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "*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***." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 5, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Tomoka Hills Office Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000.

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 applications for completeness and finds that the applications are complete.

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 Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

April 28, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Office – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning
(Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find three (3) copies of the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

Also included in submittal are six (6) sets of mailing labels for all property owners within 400 feet of the subject property boundaries, and six (6) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings.

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Commercial, Intensive (CI). The intents of these requests are to allow for the development of non-residential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

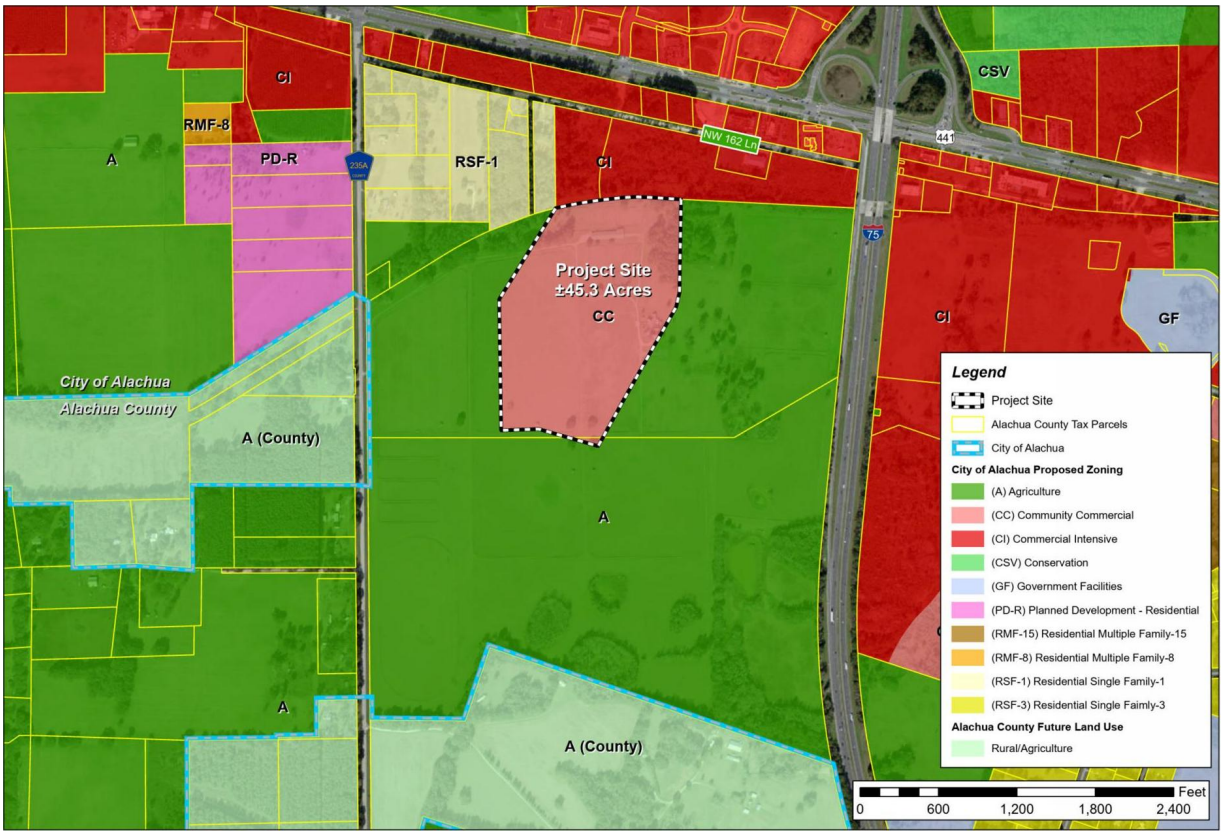
We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

Tomoka Hills Nonresidential

Rezoning Application on Alachua County Tax Parcels # 03873-000-000 and 03873-001-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

Date: 6/22/2022 ~~4/28/2022~~
PN# 21-0025.08

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **Rezoning Application**
3. **Property Owner Affidavit**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Map Set**

Application Package
Table of Contents

1. **Cover Letter**
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

Application Package
Table of Contents

1. Cover Letter
2. **Rezoning Application**
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. 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: Tomoka Hills Office
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 08373-000-000 and 08373-001-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Agriculture (A)
7. Proposed Zoning Designation: ~~Commercial, Intensive (CI)~~ *RESUBMITTED to propose Community Commercial (CC)*
8. Acreage: ±45.3 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director of Planning
   Company (if applicable): CHW Professional Consultants
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tomoka Hills Farms, Inc.
   Mailing Address: PO Box 147018
   City: Gainesville State: FL ZIP: 32614-7018

   * 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

Craig Brashier

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 28th day of April, 2022 by Craig Brashier

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

as identification.

NOTARY SEAL

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. **Property Owner Affidavit**
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 173rd Street, Alachua, FL, 32615

Parcel ID Number(s): 03054-001-002; 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003; 03871-000-000; 03873-000-000; 03873-001-000

Acreage: ±347

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William J Shively Title: Title President, Secretary, Treasurer

Company (if applicable): Tomoka Hills Farms, Inc.

Mailing Address: PO Box 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact agent FAX: e-mail:

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: N/A e-mail: sethw@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, Florida Department of Environmental Protection, and all other pertinent government agencies.

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

William Shively

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 23 day of March, 2022 by William Shively

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

NOTARY SEAL

Sueticia Rodgers

Signature of Notary Public, State of KY

Sueticia Ann Rodgers
Notary Public, ID KYNP36730
State at Large, Kentucky
My Commission Expires on Sept. 22, 2025

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. **Legal Description**
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

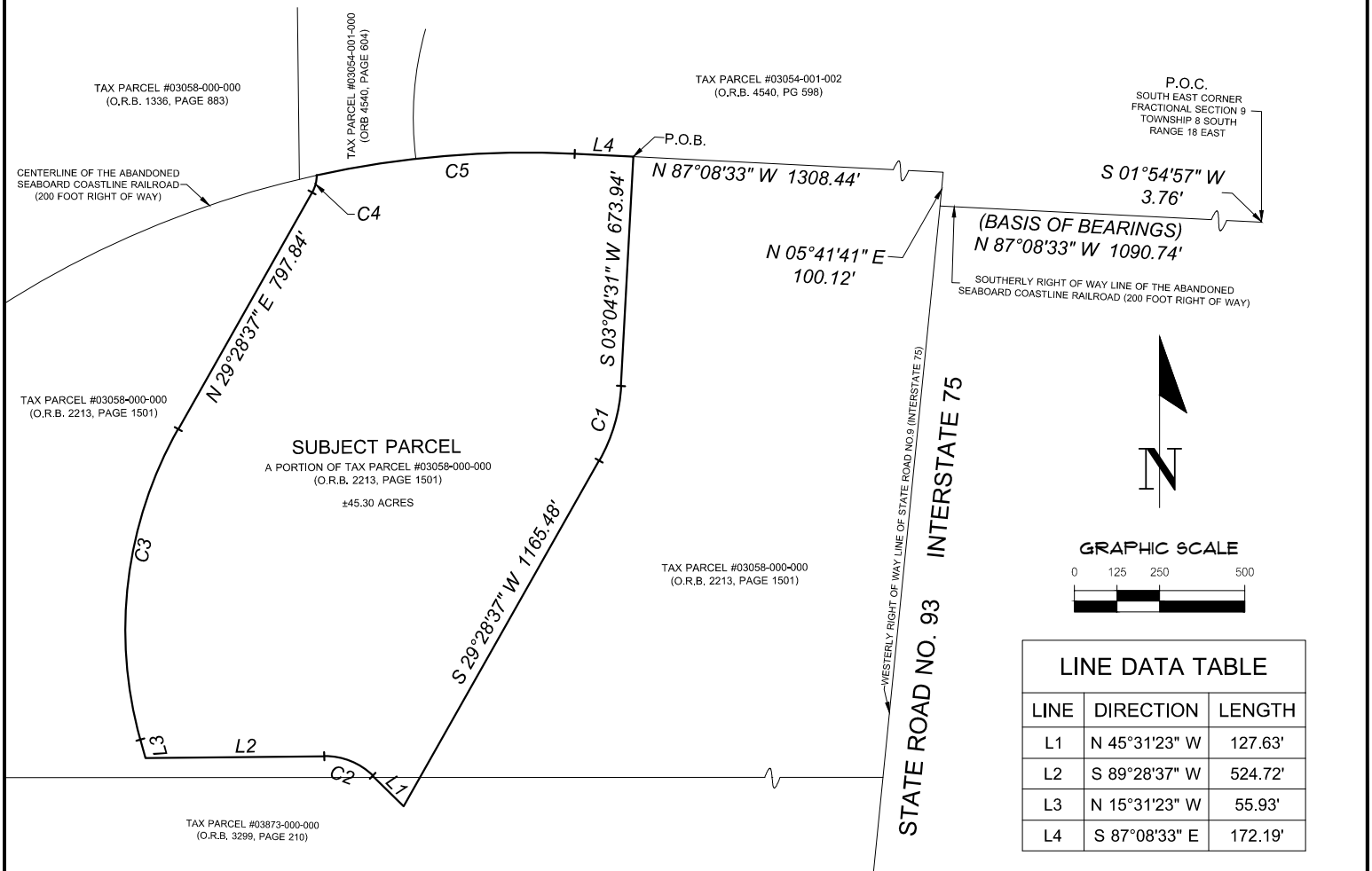
SITUATED IN FRACTIONAL SECTIONS 9, 16 & 37
(WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	230.40'	500.00'	26°24'06"	117.28'	228.36'	S 16°16'34" W
C2	157.08'	200.00'	45°00'00"	82.84'	153.07'	N 68°01'23" W
C3	942.48'	1200.00'	45°00'00"	497.06'	918.44'	N 06°58'37" E
C4	52.49'	100.00'	30°04'38"	26.87'	51.89'	N 14°26'18" E
C5	762.14'	2864.79'	15°14'34"	383.34'	759.90'	N 85°14'10" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 45°31'23" W	127.63'
L2	S 89°28'37" W	524.72'
L3	N 15°31'23" W	55.93'
L4	S 87°08'33" E	172.19'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 87°08'33" W OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD.

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

TOMOKA FARMS

SHEET NO: 1 OF 2

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ANDREW K. SMITH

Professional Surveyor & Mapper Fla. License No. 7132

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

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

PARCEL DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE PINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

CONTAINING ±45.30 ACRES.

CERTIFIED TO:

TOMOKA FARMS

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET ONE OF TWO

DATE: 04-27-2022
TECHNICIAN: WES
CHECKED BY: AKS
PROJECT NUMBER: 21-0025

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2207220 2 PGS
2006 JAN 18 04:18 PM BK 3299 PG 210
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#268482
Doc Stamp-Deed: 0.70

Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel ID Number: 03873-000-000

Warranty Deed

This Indenture, Made this 18th day of January, 2006 A.D., **Between** William J. Shively

of the County of Alachua, State of Florida, **grantor,** and Tomoka Hills Farms, Inc., a corporation existing under the laws of the State of Florida

whose address is: P.O. Box 147018, Gainesville, FL 32614

of the County of Alachua, State of Florida, **grantee.**

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

Those certain lands as are more particularly described in the attached Exhibit "A" which is made apart hereof by reference.

Subject to taxes for 2006 and subsequent years.

Subject to restrictions and easements of record.

This deed is being given by the grantor to a corporation which he owns one hundred percent of the outstanding stock in and is a transfer of unencumbered property to a corporation wholey owned by grantor and is exempt from Florida Documentary Stamp Tax.

The grantor covenants and warrants that the above described property is neither his homestead nor his residence.

2207220

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

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

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Printed Name: Jeannie Brazier
Witness

William J. Shively (Seal)
P.O. Address: P.O. Box 147018, Gainesville, Florida 32614-7018

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 18th day of January, 2006 by William J. Shively

he is personally known to me or he has produced his Florida driver's license as identification.

Comm. number DD 235053
Expires: Aug 16, 2007

Printed Name: Charles M. Gadd, Jr.
Notary Public
My Commission Expires:

Notary Public State of Florida

A50761

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD-1

EXHIBIT "A"

A tract of land situated in Fractional Section 16 and the William Garvin Grant, Township 8 South, Range 18 East, Alachua County, Florida, said tract of lane being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the aforementioned Fractional Section 16, Township 8 South, Range 18 East for a point of reference and run South 00 degs., 27 mins., 55 secs. West, a distance of 3.76 feet to the South right of way line of the Seaboard Coastline Railroad (200 foot right of way abandoned); thence run North 88 degs., 37 mins., 15 secs. West, along said right of way line of Interstate Highway No. 75 (300 foot tight of way); thence run South 04 degs., 11 mins., 43 secs. West along said right of way line , a distance of 1090.69 feet to the West right of way line of Interstate No. 75 a distance pf 1200.36 feet to a concrete monument at the intersection of the South line of that certain parcel of land described in Official Records Book 1195, at page 66 of the Public Records of Alachua County, Florida with said West right of way line, of Interstate Highway No.75 and the True Point of Beginning; thence continue South 04 degs., 11 mins., 43 secs. West, along said right of way line, a distance of 1257.04 feet to a concrete monument at the point of curvature of a 00 degs., 58 mins., 28 sec. curve, having a radius of 5879.58 feet, a total internal angle of 28 degs., 38 mins., 28 secs. and being concave to an Easterly direction; thence run Southeasterly, along the arc of the said right of way curve, an arc distance of 1734.82 feet to a concrete monument, said concrete monument being the Southeast corner of the certain parcel of land described in Official Records Book 742, at page 153 of the Public Records of Alachua County, Florida; thence run North 72 degs., 29 mins., 54 secs. West, along the South line of said parcel of land recorded in Official Records Book 742, at page 153, a distance of 2775.69 feet to a concrete monument; thence run South 17 degs., 05 mins., 50 secs. West, along said South line, a distance of 592.04 feet to a concrete monument; thence run South 89 degs., 04 mins., 44 secs. West, along said South line, a distance of 725.63 feet to the East right of way line of State Road No. S-235-A (100 foot right of way); thence run North 01 degs., 59 mins., 55 secs. West, along said right of way line, a distance of 2164.71 feet to a concrete monument at the Southwest corner of said parcel of land described in Official Records Book 1195, at page 66; thence ruin North 88 degs., 29 mins., 13 secs. East, along the South line of said parcel of land, a distance of 2807.17 feet to a concrete monument; thence run North 58 degs., 14 mins., 10 secs. East, along said South line, a distance of 917.09 feet to the True Point of Beginning.

INSTRUMENT # 2207220
2 PGS

Record 15.00
Doc. Stamps 6,384.00
Int.Tax
Total 6,399.00

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 01/25/1999 16:28
Document ID 1587372
Book/Page 2213/ 1501

DTAX 6,384.00

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
3426 N.W. 43rd Street, Suite B
Gainesville, Florida 32606
352-374-4120
File No.: **98-3148**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January**, **1999** between

New Life Corporation of America, a Tennessee corporation
whose Social Security/FEIN Number is: [redacted]
whose post office address is
123 Walnut Drive, Hendersonville, Tennessee 37075
grantor, and

Tomoka Hills Farms, Inc., a Florida corporation
whose Social Security/FEIN Number(s) are: 59-3551165
whose post office address is
Post Office Box 141150, Gainesville, Florida 32614
grantee:

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

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

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 03873-001-000

Subject to taxes for 1999 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER WITH: Double Wide Mobile Home MVID numbers GEO729214 and GEO729215, which is permanently affixed to, a part of, and being sold with the real property described above.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998 .

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

New Life Corporation of America
a Tennessee corporation

Witness Name: _____

By: _____
Norvell Olive
Executive Director

Witness Name: _____

(Corporate Seal)

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 21st day of January, 1999 by Norvell Olive, Executive Director of New Life Corporation of America, a Tennessee corporation, on behalf of the corporation. He/she is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

Notary Public
Printed Name: Ronald L. Stone
My Commission Expires: 03-25-2000

Exhibit A

A tract of land situated in Fractional Sections 9 & 16 and Section 37 (William Garvin Grant), Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Fractional Section 9, Township 8 South, Range 18 East for a point of reference and run S. 01° 54'57" W., a distance of 3.76 feet to a concrete monument on the Southerly right of way line of the abandoned Seaboard Coastline Railroad (200 foot right of way); thence run N. 87°08'33" W., along said Southerly right of way line, a distance of 1090.74 feet to a concrete monument on the Westerly right of way line of State Road No. 93, also known as Interstate Highway No. 75 (300 foot right of way); thence run N. 05°41'41" E., along said Westerly right of way line, a distance of 100.12 feet to an iron pipe on the centerline of said railroad right of way and the True Point of Beginning; thence run N. 87°08'33" W., along said centerline, a distance of 1480.63 feet to an iron pipe at the point of curvature of a curve concave Southerly, said curve having a radius of 2864.79 feet, a central angle of 34°35'30", and a chord bearing and distance of S. 75°33'42" W., 1703.44 feet respectively; thence run Southwesterly, with said curve and along said centerline, an arc distance of 1729.58 feet to an iron pipe at the point of tangency of said curve; thence run S. 58°15'57" W., along said centerline, a distance of 716.12 feet to a concrete monument on the Easterly right of way line of County Road No. 235A (100 foot right of way); thence run S. 00°30'42" E., along said right of way line, a distance of 1030.00 feet to a concrete monument; thence run N. 89°58'49" E., a distance of 2807.17 feet to a concrete monument; thence run N. 59°41'41" E., a distance of 917.50 feet to a concrete monument on said Westerly right of way line of State Road No. 93; thence run N. 05°41'41" E., along said right of way line, a distance of 1300.00 feet to the True Point of Beginning.

TOGETHER WITH rights of the "parent tract" (dominant tenement) set forth in the easement recorded in O. R. Book 1195, at Page 68, of the Public Records of Alachua County, Florida.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-001-000
Prop ID	15089
Location Address	15403 NW 173RD ST ALACHUA, FL 32615 ⊞ see more addresses...
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	TRACT IN FRAC SECTIONS 9 16 TWP 8 RNG 18 AND GARVIN GRANT COM SE COR OF SEC 9-8-18 RUN S 3.76 FT N 87 DEG W ALONG RR R/W 1090.74 FT TO W R/W I-75 N 5 DEG E 100.12 FT THE POB N 87 DEG W 1480.63 FT SYLY AN ARC DISTANCE OF 1729.58 FT S 58 DEG W 716.12 FT TO (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	135.000
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$368,962	$345,676	$353,867	$412,100	$389,900
Land Value	$9,000	$9,000	$9,000	$9,000	$9,000
Land Agricultural Value	$46,800	$46,800	$46,800	$46,800	$46,800
Agricultural (Market) Value	$234,000	$234,000	$234,000	$234,000	$234,000
Just (Market) Value	**$611,962**	**$588,676**	**$596,867**	**$655,100**	**$632,900**
Assessed Value	$424,762	$401,476	$409,667	$455,170	$418,050
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$424,762	$401,476	$409,667	$455,170	$418,050
Maximum Save Our Homes Portability	$0	$0	$0	$12,730	$27,650

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	130.00	5662800	0	0	A
0115	SFR ACREAGE	5.00	217800	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	7,154	**HC&V**	04-FORCED AIR
Heated Area	5,130	**HVAC**	03-CENTRAL
Exterior Walls	16-TILE/WD STUCCO; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	03-PLASTER; 04-PANEL	**Bedrooms**	3-3 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1981
Floor Cover	14-CARPET	**Effective Year Built**	1981

Type	SOH MISC	**Heat**	
Total Area	34,121	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1981

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	5,130	4	0100	SINGLE FAMILY	$267,777
FDU	FINISHED DET UTILITY	140	4	0100	SINGLE FAMILY	$4,750
FGR	FINISHED GARAGE	858	4	0100	SINGLE FAMILY	$24,633
FOP	FINISHED OPEN PORCH	1,026	4	0100	SINGLE FAMILY	$16,066

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
0222	BARN 2	8,550		R2	RES	$36,081
0241	BARN POLE 1	375		R2	RES	$322
0242	BARN POLE 2	3,307		R2	RES	$5,093
0280	BATH HOUSE	256		R2	RES	$1,850
0959	FP 2	1		R7	RES	$1,310
1020	GATE EL OP	1		R7	RES	$595
1641	PATIO 1	2,200		R1	RES	$2,695
1680	PAVING 1	15,880		R1	RES	$9,131
1762	POOL 2	576		R3	RES	$4,527
1960	SCREEN ENC	2,975		R5	RES	$3,034

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/22/1999	$912,000	WD	2213	1501	Q - QUALIFIED	Improved	* NEW LIFE CORPORATION OF AMER	TOMOKA HILLS FARMS INC	Link (Clerk)
4/10/1998	$100	CT	2162	2267	U - UNQUALIFIED	Improved	* SOUTHERN CROSS OSTRICH FARM	* NEW LIFE CORPORATION OF AMER	Link (Clerk)
12/27/1994	$255,000	WD	2003	236	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* SOUTHERN CROSS OSTRICH FARM	Link (Clerk)
12/27/1994	$255,000	WD	1994	1479	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* OSTRICH AMERICA CORP	Link (Clerk)
4/9/1993	$385,000	WD	1902	834	U - UNQUALIFIED	Improved	* DICKINSON HUNT DIC	* OSTRICH AMERICA CORP	Link (Clerk)
3/1/1979	$243,000	WD	1195	66	U - UNQUALIFIED	Vacant		* DICKINSON HUNT DIC	Link (Clerk)

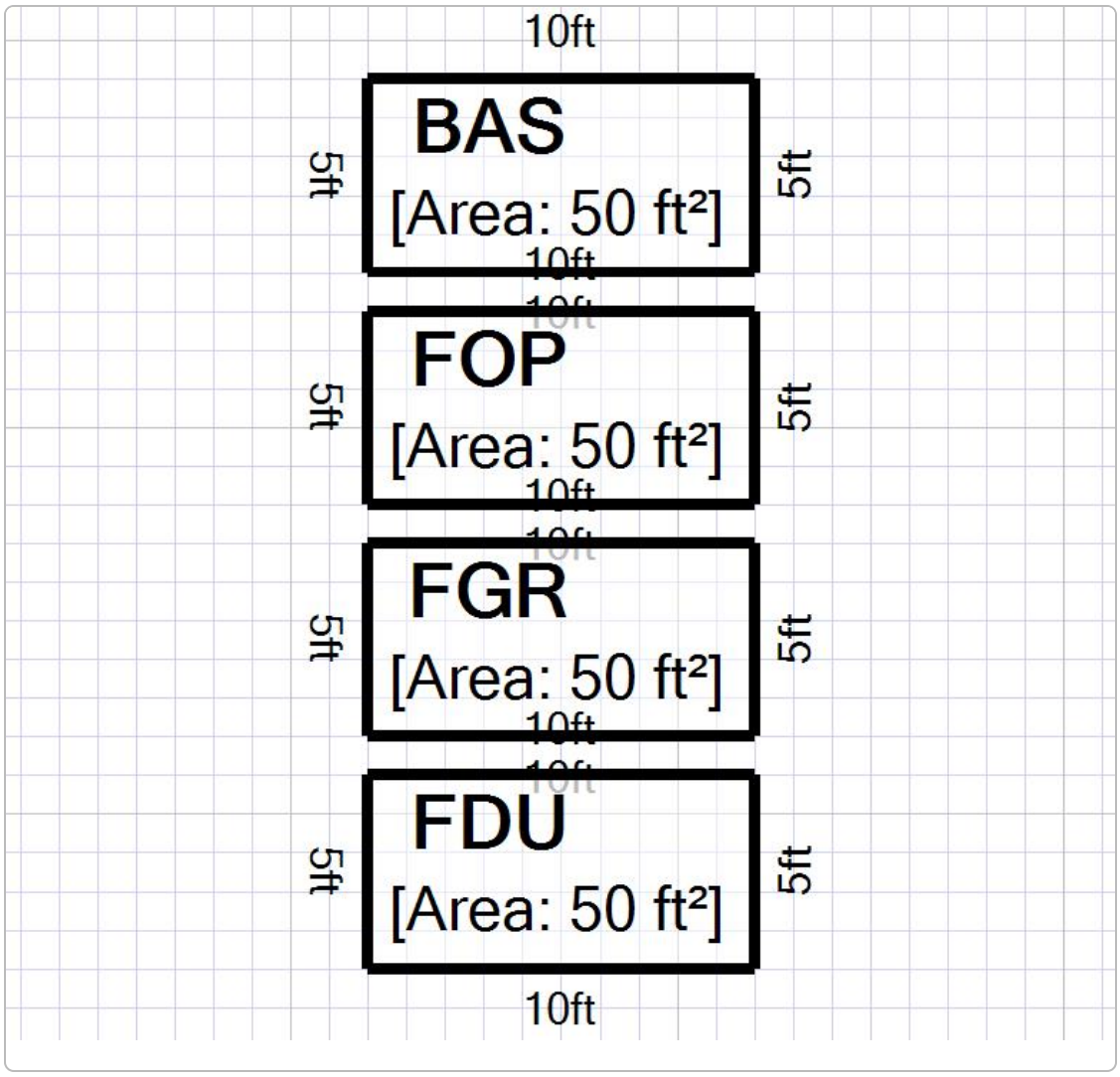
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

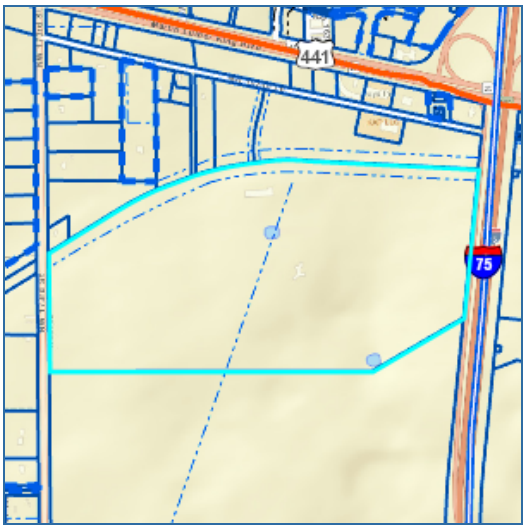
Permit Number	Type	Primary	Active	Issue Date	Value
11-00000	OVER THE COUNTER INSPECT	Yes	No	8/31/2011	$0
06-10835	ROOFING	Yes	No	12/20/2006	$45,240
06-10831	REMODEL SFD	Yes	No	12/18/2006	$20,000
7499	POOL ENCLOSURE	Yes	No	8/18/2000	$11,174
7295	REMODEL RESI.	Yes	No	2/28/2000	$6,000
6009	MECHANICAL	Yes	No	5/14/1996	$800
5333	OVER THE COUNTER INSPECT	Yes	No	9/9/1993	$500
5278	PARK MOBILE HOME	Yes	No	6/3/1993	$0
5279	PARK MOBILE HOME	Yes	No	6/3/1993	$0

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

Sketches



Map



No data available for the following modules: Extra Features, Photos.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03873-000-000
Prop ID	15088
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	FRAC SEC & GARVIN GRT COM NE COR SEC S 3.76 FT TO S R/W ACL RR (ABANDONED) W ALG R/W 1090.69 FT TO W R/W I-75 S ALG R/W 1200.36 FT POB S ALG R/W 1257.04 FT SELY ALG R/W 1734.82 FT N 72 DEG W 2775.69 FT S 17 DEG W 592.04 FT W 725.63 FT TO E R/W SR-235A N 2 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	16-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	168.920
Homestead	N

View Map

Owner Information

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,100	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$59,700	$59,700	$59,700	$59,700	$58,100
Agricultural (Market) Value	$298,176	$298,176	$298,176	$298,200	$298,200
Just (Market) Value	**$299,256**	**$299,256**	**$299,256**	**$299,300**	**$299,300**
Assessed Value	$60,780	$60,780	$60,780	$60,800	$59,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$60,780	$60,780	$60,780	$60,800	$59,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	155.00	6751800	0	0	A
5501	TIMBER 2-N	10.00	435600	0	0	A
5930	SWAMP/WATER	3.92	170755.2	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2400	WELL	1		R5	RES	$1,080

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2006	$100	WD	3299	210	U - UNQUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARMS INC	Link (Clerk)
9/23/1998	$98,600	WD	2193	1160	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES M	* SHIVELY WILLIAM J	Link (Clerk)
9/23/1998	$493,000	WD	2193	1126	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES /	* KEFFER & MATTHEWS TRUSTEES M	Link (Clerk)
5/17/1995	$100	WD	2012	1545	U - UNQUALIFIED	Vacant	* MARY JOSEPHINE MATTHEWS	* KEFFER & MATTHEWS TRUSTEES	Link (Clerk)
4/11/1994	$63,500	WD	1959	2058	U - UNQUALIFIED	Vacant	* DONALD G AHEARN & MARILYNN R	* MARY JOSEPHINE MATTHEWS	Link (Clerk)
1/30/1989	$17,000	WD	1725	342	U - UNQUALIFIED	Vacant		* DONALD G AHEARN & MARILYNN R	Link (Clerk)
12/31/1988	$55,000	WD	1723	2020	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$405,500	WD	1262	94	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

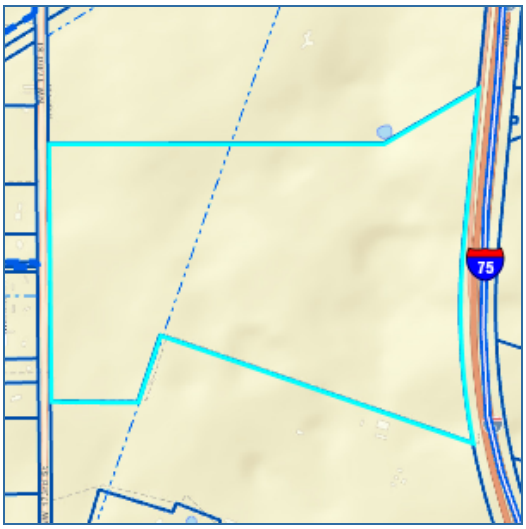
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-09826	ROOFING	Yes	No	3/28/2005	$26,820
6896	MECHANICAL	Yes	No	2/16/1999	$2,500

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

Map



No data available for the following modules: Extra Features, Sketches, Photos.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/18/2022, 6:09:15 AM

Version 2.3.188

John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | Property Tax | Tourist Tax

Search > Account Summary

Real Estate Account #03873 000 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$1,286.36**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $1,286.36	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,295.16	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,334.63	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,316.89	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,315.56	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,402.42	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,431.78	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,344.51	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,346.46	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,346.76	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,378.81	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,371.21	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $1,715.89	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1328		**Redeemed**	07/12/2010	**Face** $1,628.23, **Rate** 6.5%	
		Paid $1,715.89			
2008 Annual Bill	$0.00	**Paid** $1,300.70	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,220.08	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,372.27	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,403.29	11/30/2005	**Receipt** #2005-9051831	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,411.33	12/31/2004	**Receipt** #2004-4018882	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,282.09	11/19/2003	**Receipt** #2003-3014868	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,302.97	11/26/2002	**Receipt** #2002-0216777	Print (PDF)
Total Amount Due	**$0.00**				

Search > Account Summary

Real Estate Account #03873 001 000

Owner:
TOMOKA HILLS FARMS INC

Situs:
15403 NW 173RD ST
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/10/2021** for **$9,739.07**. Print paid bill (PDF)

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $9,739.07	11/10/2021	**Receipt** #21-0016351	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $9,220.32	11/16/2020	**Receipt** #20-0017113	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $9,651.64	11/12/2019	**Receipt** #19-0013751	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $10,691.43	11/14/2018	**Receipt** #18-0013874	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $10,199.60	11/21/2017	**Receipt** #17-0027705	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9,167.06	11/17/2016	**Receipt** #16-0021180	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9,448.28	11/24/2015	**Receipt** #15-0030604	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9,279.24	11/25/2014	**Receipt** #14-0030489	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $10,274.14	11/19/2013	**Receipt** #13-0019209	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $10,325.36	11/15/2012	**Receipt** #12-0024271	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $17,003.12	11/29/2011	**Receipt** #2011-3015005	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $18,239.08	11/30/2010	**Receipt** #2010-1015619	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $25,882.78	07/12/2010	**Receipt** #2009-9103466	Print (PDF)
Certificate #1329		**Redeemed**	07/12/2010	**Face** $24,644.31, **Rate** 5.75%	
		Paid $25,882.78			
2008 Annual Bill	$0.00	**Paid** $20,547.34	11/25/2008	**Receipt** #2008-9010881	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $17,254.79	11/30/2007	**Receipt** #2007-9034034	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $18,286.71	12/12/2006	**Receipt** #2006-9094411	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $16,458.78	01/31/2006	**Receipt** #2005-9061218	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $15,337.01	12/31/2004	**Receipt** #2004-4018881	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $13,790.07	11/19/2003	**Receipt** #2003-3014148	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $13,792.99	11/26/2002	**Receipt** #2002-0215517	Print (PDF)
Total Amount Due	**$0.00**				

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025.08

Professional Consultants

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection

From: Craig Brashier, AICP

Date: 06 April 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and

2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Mailing Labels

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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 Deptarment of Environmental 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
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Ukraine

Continued from Page 1A

pulled out only because their aggressor did not hear what they wanted to hear from them," he said, recounting what he described as the worst atrocities since World War II.

Over the past few days, grisly images of what appeared to be civilian massacres carried out by Russian forces in Bucha before they withdrew from the outskirts of Kyiv have caused a global outcry and led Western nations to expel scores of Moscow's diplomats and propose further sanctions, including a ban on coal imports from Russia.

Zelenskyy said that both those who carried out the killings and those who gave the orders "must be brought to justice immediately for war crimes" in front of a tribunal similar to what was used in postwar Germany.

Moscow's U.N. ambassador, Vassily Nebenzia, said that while Bucha was under Russian control, "not a single local person has suffered from any violent action." Reiterating what the Kremlin has contended for days, he said that video footage of bodies in the streets was "a crude forgery" staged by the Ukrainians.

"You only saw what they showed you," he said. "The only ones who would fall for this are Western dilettantes."

Associated Press journalists in Bucha have counted dozens of corpses in civilian clothes and interviewed Ukrainians who told of witnessing atrocities. Also, high-resolution satellite imagery from Maxar Technologies showed that many of the bodies had been lying in the open for weeks, during the time that Russian forces were in the town.

The dead in Bucha included a pile of six charred bodies, as witnessed by AP journalists. It was not clear who they were or under what circumstances they died. One body was probably that of a child, said Andrii Nebytov, head of police in the Kyiv region. One person had a gunshot wound to the head.

The chief prosecutor for the International Criminal Court at The Hague opened an investigation a month ago into possible war crimes in Ukraine.

Zelenskyy stressed that Bucha was only one place and that there are more with similar atrocities – a warning echoed by NATO Secretary-General Jens Stoltenberg.

"When and if they withdraw their troops and Ukrainian troops take over, I'm afraid they will see more mass graves, more atrocities and more examples of war crimes," he said.

Stoltenberg, meanwhile, warned that in pulling back from the capital, Russian President Vladimir Putin's military is regrouping its forces in order to deploy them to eastern and southern Ukraine for a "crucial phase of the war." Russia's stated goal is control of the Donbas, the largely Russian-speaking industrial region in the east that includes the shattered port city of Mariupol.

"Moscow is not giving up its ambitions in Ukraine," Stoltenberg said.

While both Ukrainian and Russian representatives sent optimistic signals following their latest round of talks a week ago, Russian Foreign Minister Sergey Lavrov said Moscow won't accept a Ukrainian demand that a prospective peace deal include an immediate pullout of troops followed by a Ukrainian referendum on the agreement.

In televised remarks Tuesday, Lavrov said a new deal would have to be negotiated if the vote failed, and "we don't want to play such cat and mouse."

Ukrainian officials said that the bodies of at least 410 civilians have been found in towns around Kyiv that were recaptured from Russian forces and that a "torture chamber" was discovered in Bucha.

Zelenskyy told the Security Council there was "not a single crime" that Russian troops hadn't committed in Bucha, and he likened their actions to those of the Islamic State group.

"The Russian military searched for and purposefully killed anyone who served our country. They shot and killed women outside their houses when they just tried to call someone who is alive. They killed entire families, adults and children, and they tried to burn the bodies," he said. They used tanks to crush civilians "just for their pleasure," he said.

On Tuesday, police and other investigators walked the silent streets of Bucha, taking notes on bodies that residents showed them. Survivors who hid in their homes during the monthlong Russian occupation of the town, many of them past middle age, wandered past charred tanks and jagged window panes with plastic bags of food and other humanitarian aid. Red Cross workers checked in on intact homes.

Many of the dead seen by AP journalists appeared to have been shot at close range, and some had their hands bound or their flesh burned.

The AP and the PBS series "Frontline" have jointly verified at least 90 incidents during the war that appear to violate international law. The War Crimes Watch Ukraine project is looking into apparent targeted attacks as well as indiscriminate ones.

U.S. Secretary of State Antony Blinken said the images from Bucha revealed "not the random act of a rogue unit" but "a deliberate campaign to kill, to torture, to rape, to commit atrocities." He said the reports of atrocities were "more than credible."

"Only non-humans are capable of this," said Angelica Chernomor, a refugee from Kyiv who crossed into Poland with her two children and saw the photos from Bucha. "Even if people live under a totalitarian regime, they must retain feelings, dignity, but they do not."

Chernomor is among the more than 4 million Ukrainians who have fled the country in the wake of the Feb. 24 invasion.

Russia has rejected similar accusations of atrocities in the past by accusing its enemies of forging photos and video and using so-called crisis actors.

As Western leaders condemned the killings in Bucha, Romania, Italy, Spain and Denmark expelled dozens of Russian diplomats on Tuesday, following moves by Germany and France. Hundreds of Russian diplomats have been sent home since the start of the invasion, many accused of being spies.

Kremlin spokesperson Dmitry Peskov called the expulsions a "short-sighted" measure that would complicate communication and warned they would be met with "reciprocal steps."

The U.S., in coordination with the European Union and Group of Seven nations, will roll out more sanctions against Russia on Wednesday, including a ban on all new investment in the country, a senior administration official said, speaking on condition to discuss the upcoming announcement.

Also, the EU's executive branch proposed a ban on coal imports from Russia, in what would be the first time the 27-nation bloc has sanctioned the country's lucrative energy industry over the war.

The coal imports amount to an estimated $4.4 billion per year.

EU Commission President Ursula von der Leyen denounced Moscow's "heinous crimes" around Kyiv.

A woman walks near a damaged building Sunday in the eastern city of Kramatorsk, in the Donbas region of Ukraine, amid the Russian invasion. Since Russia announced it would focus its efforts on the "liberation" of Donbas, residents have lived in fear of a major military offensive. FADEL SENNA/AFP VIA GETTY IMAGES

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

NOTICE OF PUBLIC HEARING

Alachua County, Florida

The Alachua County Planning Commission will hold a public hearing Wednesday, April 20, 2022, at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOM-05-22 (Miller Electric PD Rezoning)
A request by Chris Gmuer of Gmuer Engineering, LLC, agent, for 4800 GCW, LLC owners, to rezone from the Residential/Professional (RP) zoning district to the non-residential planned development (PD) zoning district. The site has a future land use designation of Office/Residential (2 to 4 dwelling units/acre) and is approximately 5 acres, located on tax parcel number 07213-002-000 at 4800 SW 13th St.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to https://growth-management.alachuacounty.us/PublicComment

No later than 7 (seven) calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to https://growth-management.alachuacounty.us/PublicComment

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 (five) calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: https://mapgenius.alachuacounty.us/develoment-projects/. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

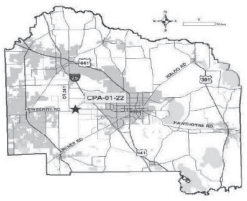
GF-29617082

NOTICE OF PUBLIC HEARING

Alachua County, Florida

Amendments to the Alachua County Comprehensive Plan

The Alachua County Local Planning Agency and Planning Commission will hold a public hearing Wednesday, April 20, 2022 at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following amendment to the Alachua County Comprehensive Plan:



CPA-01-22 (Large Scale Comprehensive Plan Land Use Amendment)
A request by JBrown Professional Group, Inc., agent, for West End Golf Club, Inc., owner, for an amendment to the Alachua County Comprehensive Plan: 2019-2040 Future Land Use Map from a Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) designation on portions of approximately 75.18 acres located on tax parcels 04333-001-000 and 04314-000-000 as well as associated Comprehensive Plan text amendments. This property has an address of 12830 West Newberry Road

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to **https://growth-management.alachuacounty.us/PublicComment**

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: **https://mapgenius.alachuacounty.us/develoment-projects/.** For further information call (352) 374-5249. **Visit www.alachuacounty.us** and click on the meetings tab on the homepage for the most up to date information.

GF-29617385

Workshop Presentation

Tomoka Hills Office

Small-Scale Comprehensive Plan Amendment (SsCPA) & Rezoning Applications

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
April 20, 2022

1

The purpose of the neighborhood meeting:

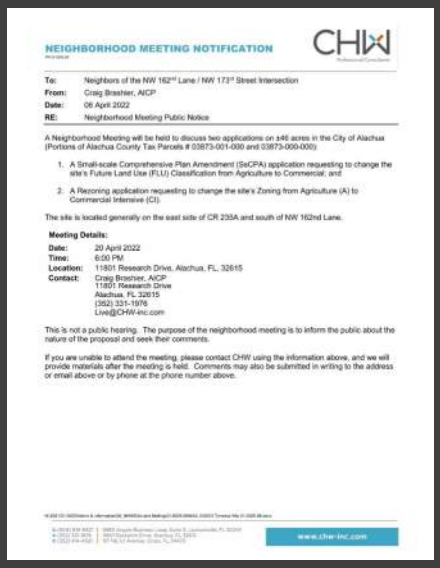
The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

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

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 06 April 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:
Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

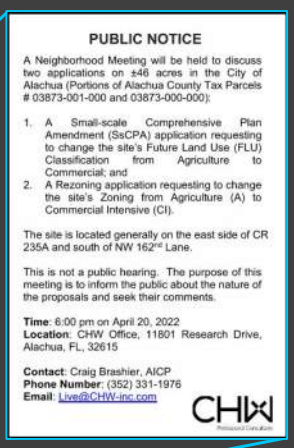
www.chw-inc.com

Ukraine

NOTICE OF PUBLIC HEARING

Amendments to the Alachua County Comprehensive Plan

PUBLIC NOTICE



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

21-0025.08: Tomoka Hills SsCPA & Rezoning

3

INTENT:

To designate appropriate FLU and Zoning for relocation of the Tower Hill Insurance headquarters.

OPPORTUNITIES:

- Expand City of Alachua's economic base;
- Increasing tax revenue in the City of Alachua;
- Promotes master planned, mixed-use development.

21-0025.08: Tomoka Hills SsCPA & Rezoning

4

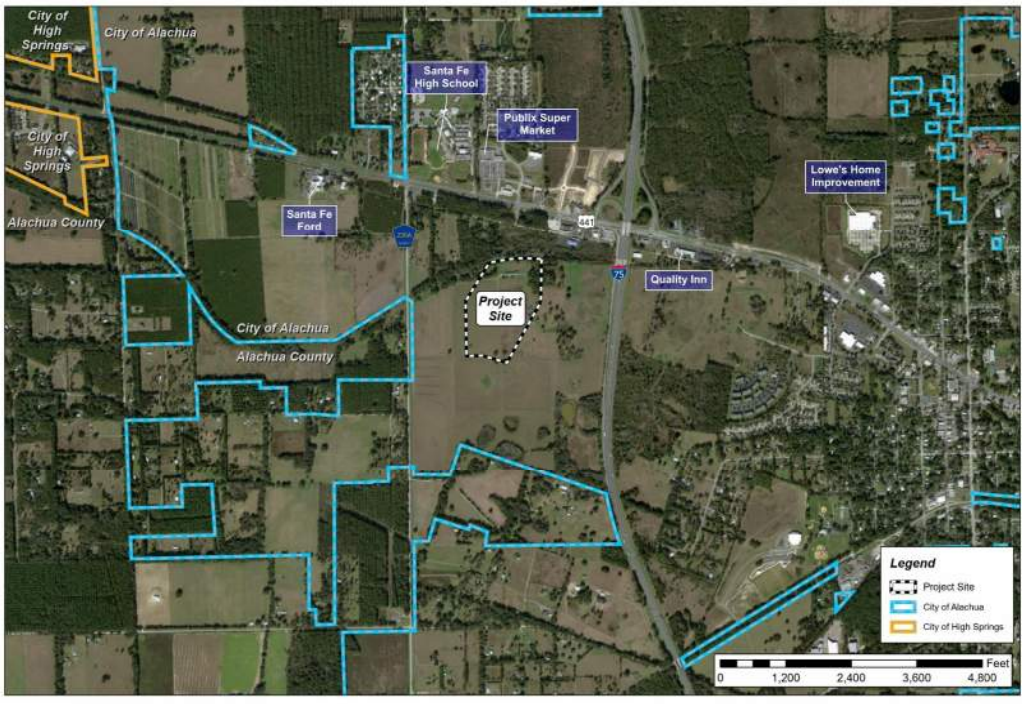
REQUESTS:

- SsCPA Application
  - *FROM*: Agriculture
  - *TO*: **Commercial**

- Rezoning Application
  - *FROM*: Agriculture (A)
  - *TO*: **Commercial Intensive (CI)**

5

Context Map



CHW

6

Aerial Map

7

SsCPA & REZONING
ESTIMATED TIMELINE

Preapplication Meeting	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board	City Commission
April 6, 2022	April 20,2022	April 2022 (Tentative)	May - July 2022	July 2022 (Tentative)	August - September 2022 (Tentative)

8

Existing Future Land Use (FLU) Map

Agriculture

9

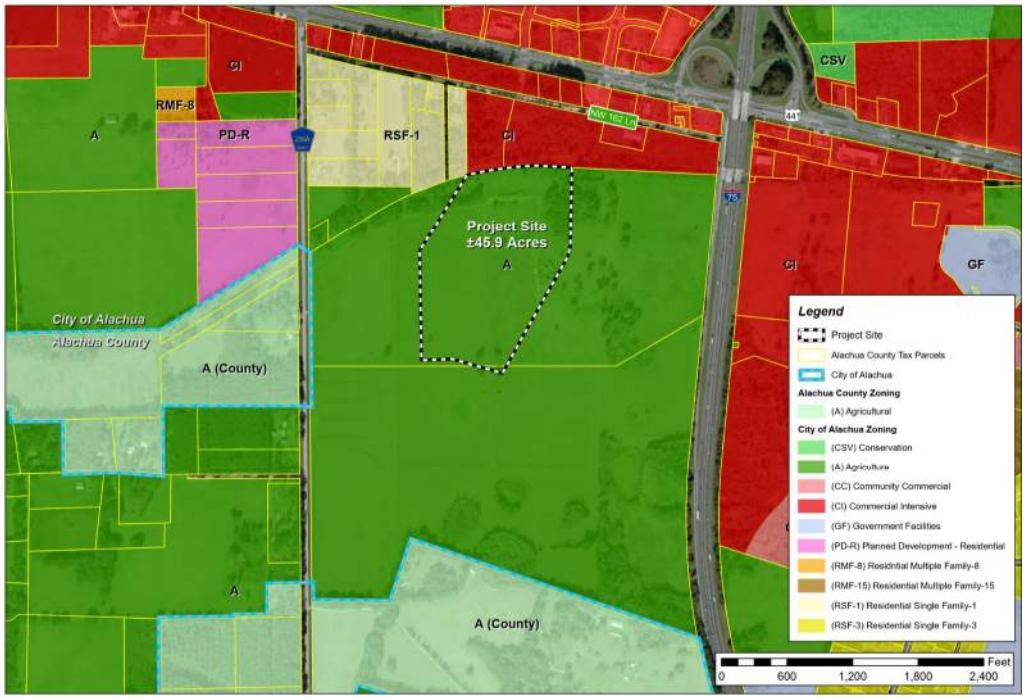
Proposed Future Land Use Map

Commercial

10

Existing Zoning Map

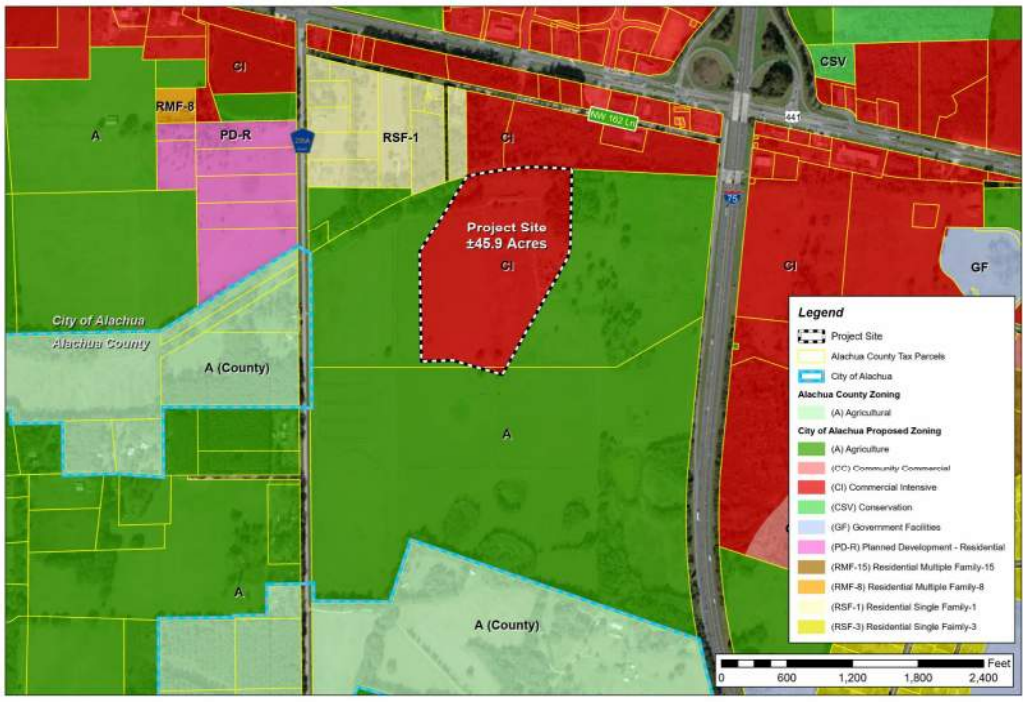
Agriculture (A)



11

Proposed Zoning Map

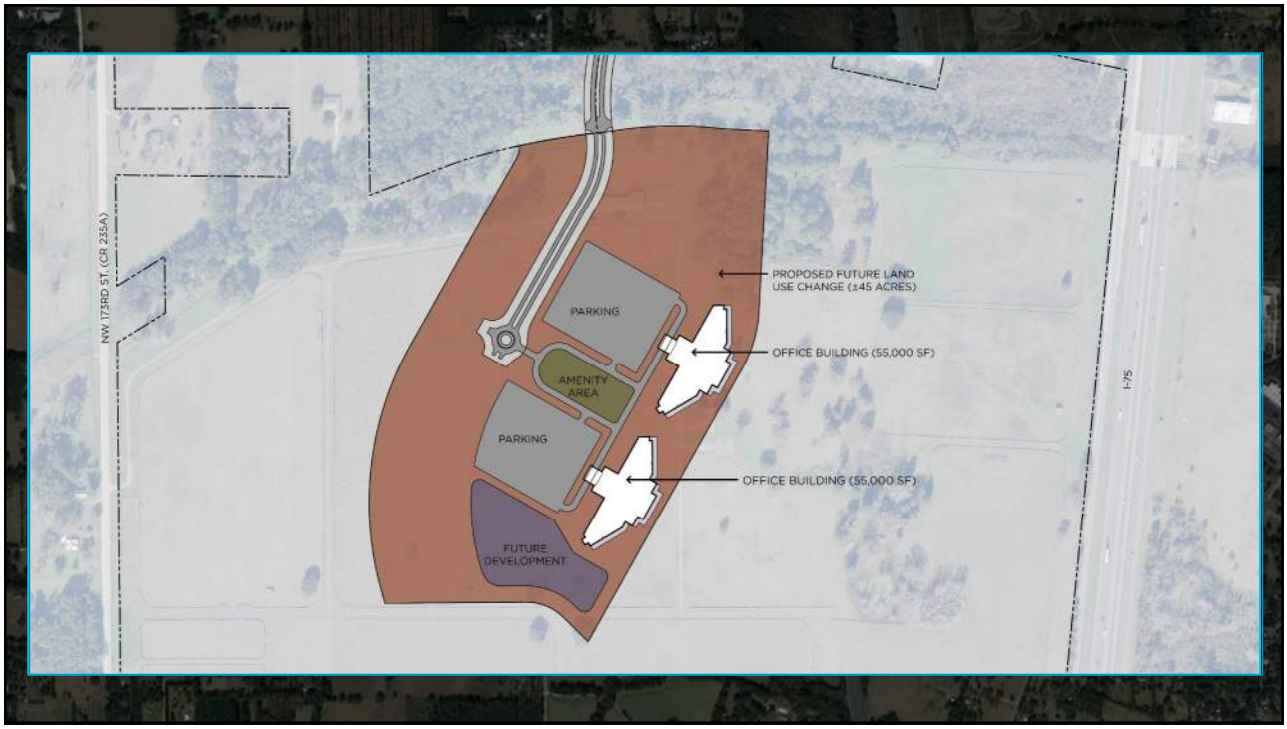
Commercial Intensive (CI)



12

TOMOKA HILLS FARMS | FLU EXHIBIT | 4-18-2022

13


NW 173RD ST. (CR 235A)
PROPOSED FUTURE LAND USE CHANGE (±45 ACRES)
PARKING
OFFICE BUILDING (55,000 SF)
AMENITY AREA
PARKING
OFFICE BUILDING (55,000 SF)
FUTURE DEVELOPMENT
I-75

14

15

Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Professional Consultants

Event: Neighborhood Meeting

Date/Time: April 20, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08

Event:	Neighborhood Meeting
Date/Time:	April 20, 2022 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Braxton Linton; Seth Wood
Public Attendees: 0

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a thirty minute grace period, **the meeting was adjourned at approximately 6:30 PM.**

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

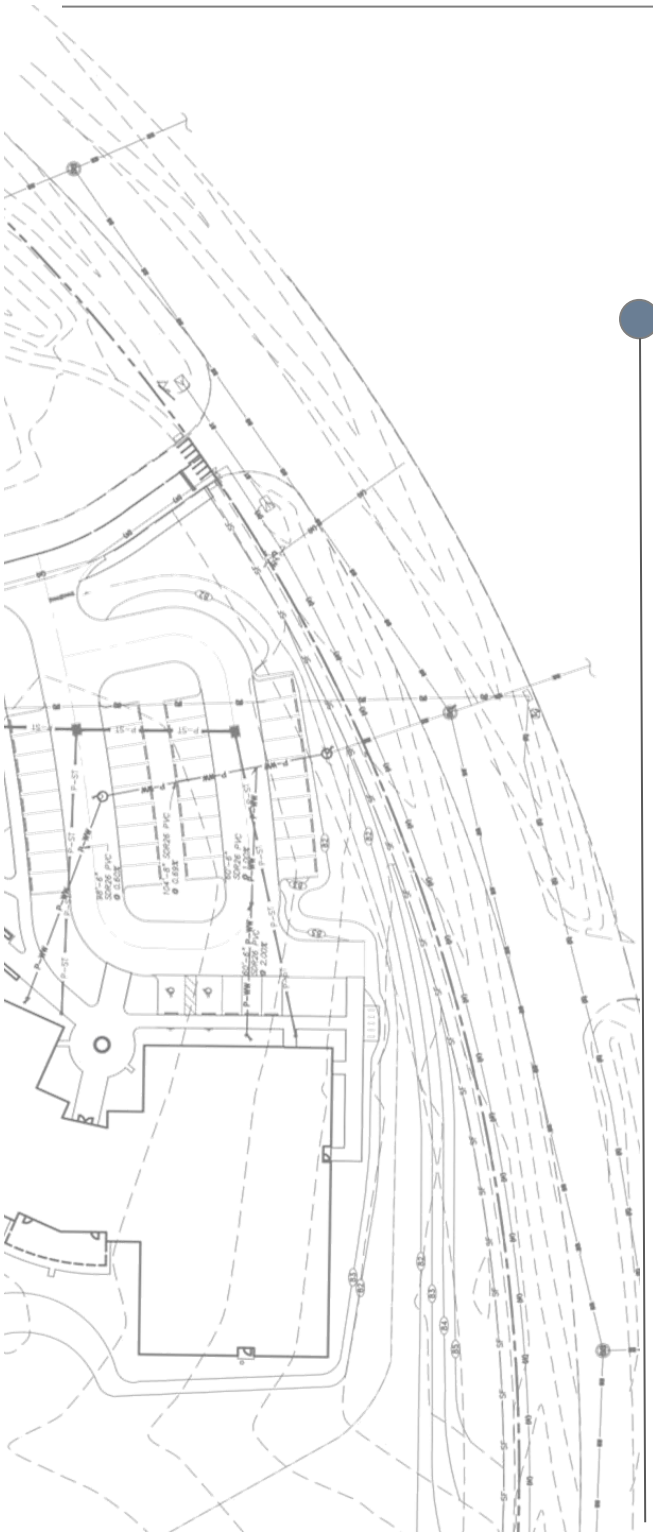
www.chw-inc.com

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Map Set

CHW
Professional Consultants

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION



TOMOKA HILLS NONRESIDENTIAL

Rezoning–Justification Report

~~April 28, 2022 RESUBMITTED June 8, 2022~~
RESUBMITTED June 22, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Tomoka Hills Farms, Inc.

Prepared by:
CHW

PN# 21-0025.08
N:\2021\21-0025\Departments\02_Planning\Reports\RPT DRAFT 220608 Tomoka Hills Nonres REZ.docx

Table of Contents

1. Executive Summary 1
2. Statement of Proposed Change 2
3. Concurrency Analysis 5
4. Consistency with City of Alachua Comprehensive Plan 5
5. Consistency with City of Alachua Land Development Regulations 20

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations 2
Table 2. Existing and Proposed Maximum Density Comparison 5
Table 3a: Projected Maximum Trip Generation 5
Table 3b: Projected Realistic Trip Generation 5
Table 4a: Projected Maximum Impacts on Affected Roadway Segments 7
Table 4b: Projected Realistic Impacts on Affected Roadway Segments 9
Table 5a: Projected Theoretical Maximum Potable Water Impacts 10
Table 5b: Projected Realistic Potable Water Impacts 10
Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts 11
Table 6b: Projected Realistic Sanitary Sewer Impacts 11
Table 7: Projected Theoretical Maximum Solid Waste Impacts 12
Table 7b: Projected Realistic Solid Waste Impacts 12

List of Figures

Figure 1: Aerial Map 2
Figure 2: Existing Future Land Use Map 3
Figure 3: Proposed Future Land Use Map 3
Figure 4: Existing Zoning Map 4
Figure 5: Proposed Zoning Map 4

1. EXECUTIVE SUMMARY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~April 28, 2022 RESUBMITTED June 8, 2022~~ RESUBMITTED June 22, 2022
Re: Tomoka Hills Nonresidential – Rezoning Application

Jurisdiction: City of Alachua	**Intent of Application:** To allow development of non-residential uses including new office buildings.
Description of Location: East of County Road 235A and just south of NW 162nd Lane.	
Parcel Numbers: 03873-000-000 03873-001-000	**Acres:** ±45.3 acres (Source: CHW Legal Description)
Existing Future Land Use (FLU) Classification: *Agriculture* The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	**Proposed FLU Classification:** *Community Commercial* The Commercial land use category provides for neighborhood- and community-scale goods and services uses adjacent to neighborhood and residential areas.
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	**Proposed Zoning District:** *CC: Community Commercial* The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.
Existing Max. Permitted Intensity: ±45.3 acres * 0.2 dwelling units /acre = ±9 dwelling units	**Proposed Max. Permitted Intensity:** ±45.3 acres * 0.5 FAR = ±986,634 sq. ft.

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the zoning districts on Alachua County tax parcels 03873-000-000 and 03873-001-000 (hereinafter "the property" or "the project site") from Agricultural (A) to Community Commercial (CC). The subject parcel is located east of County Road (CR) 235A / NW 173rd Street and south of NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

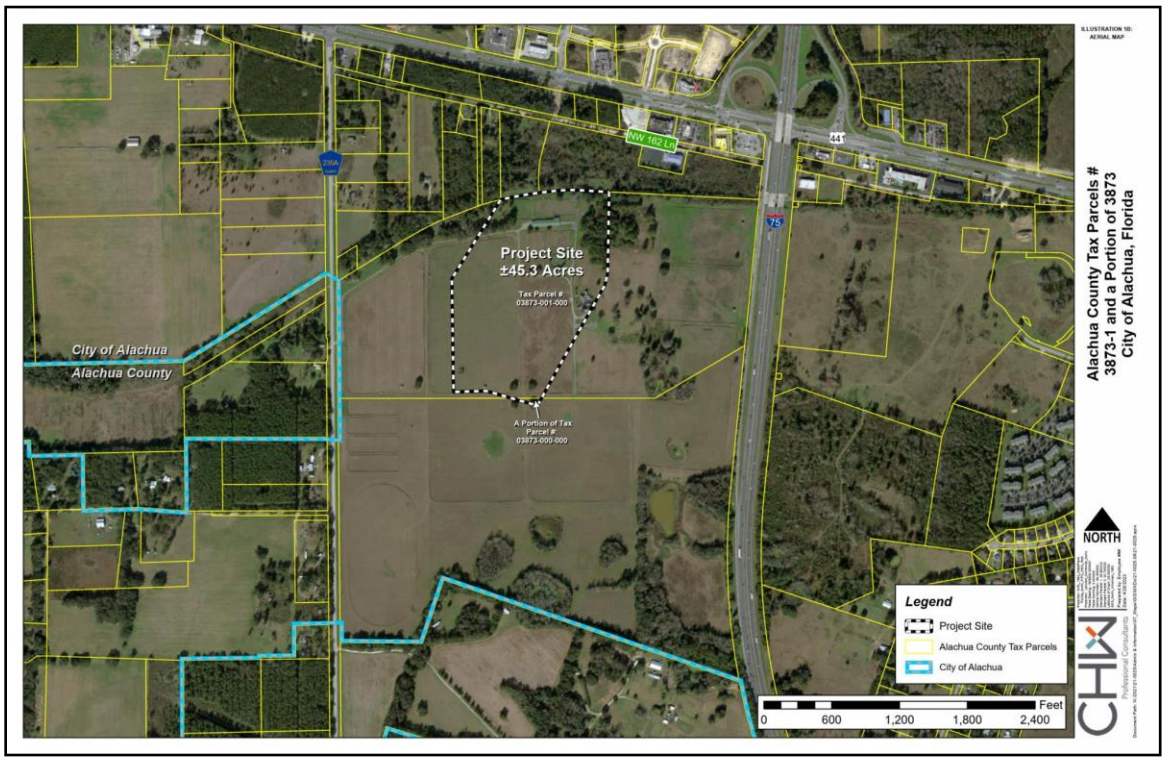


Figure 1: Aerial Map

This application is submitted concurrently with a Small-scale Comprehensive Plan Amendment (SsCPA) application, requesting to amend the City of Alachua Future Land Use (FLU) Map on the project site from Agriculture to Community Commercial. The driving intent of these requests is to allow for the development of two (2) new office buildings on the property. These office buildings will be used for the relocation of an existing company to the City.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3.** The proposed Zoning District is illustrated in **Figure 5.**

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Agricultural	Agriculture (A)
South	Agricultural	Agriculture (A)
West	Agricultural	Agriculture (A)

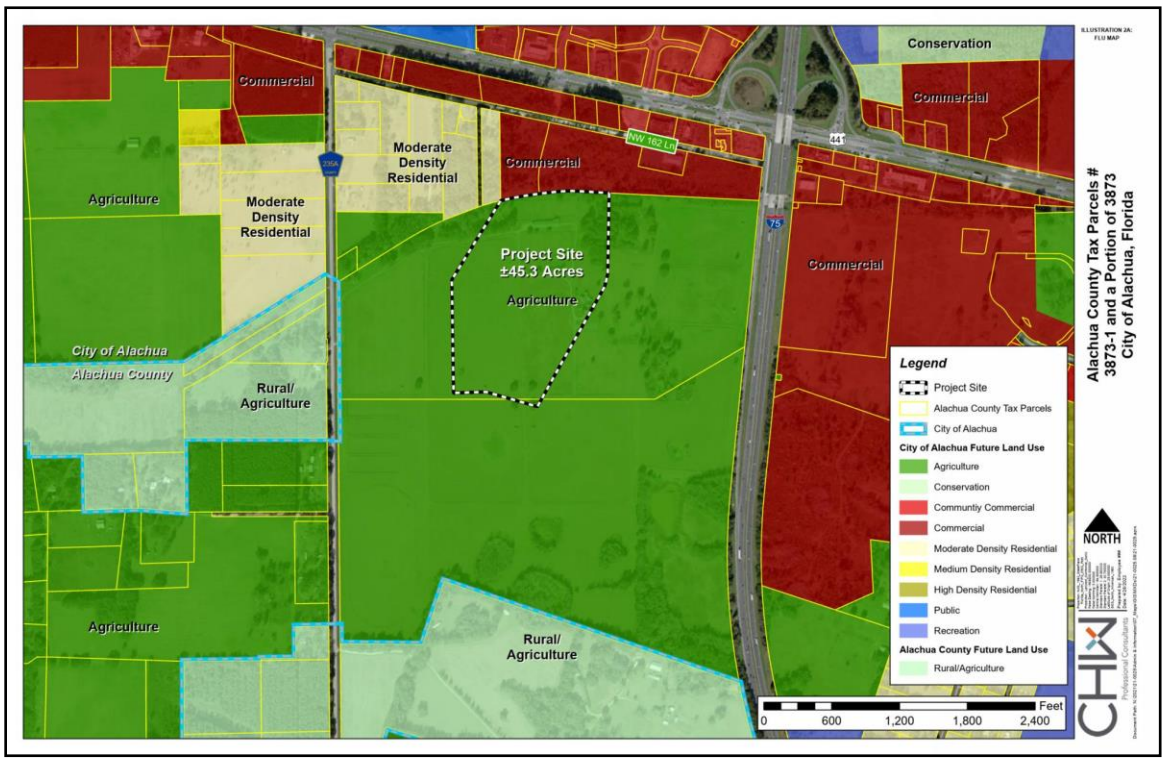


Figure 2: Existing Future Land Use Map

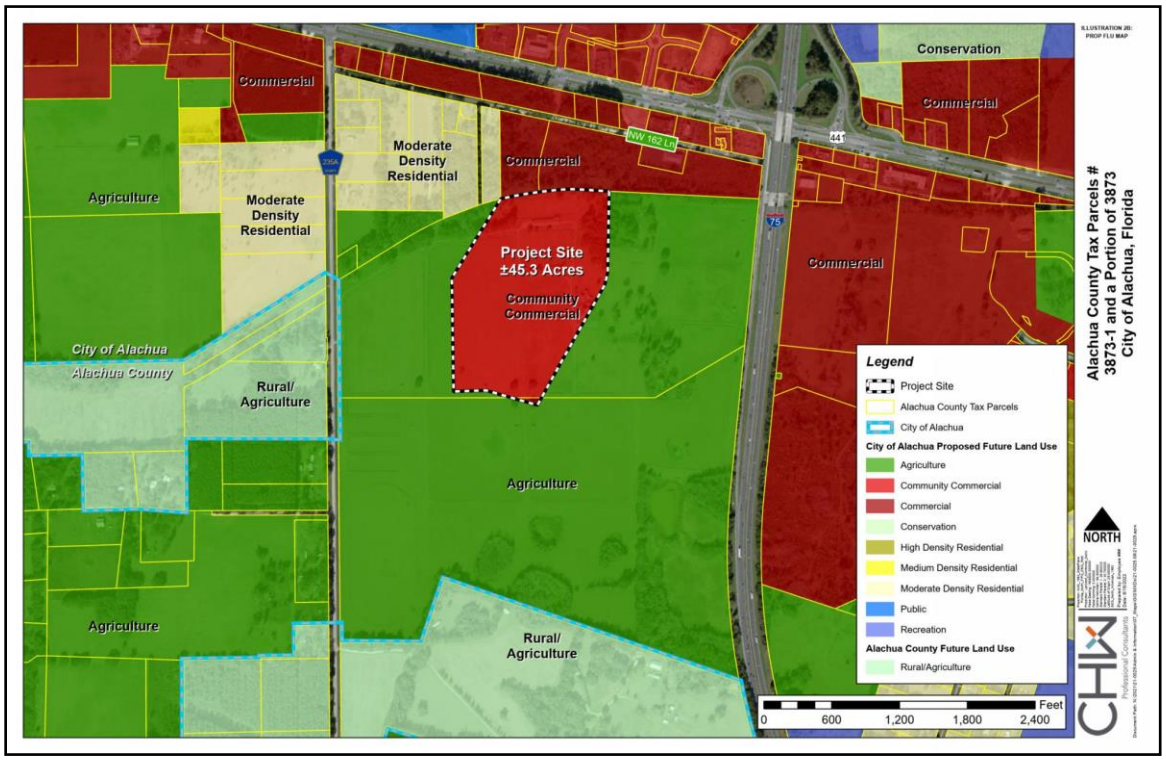


Figure 3: Proposed Future Land Use Map

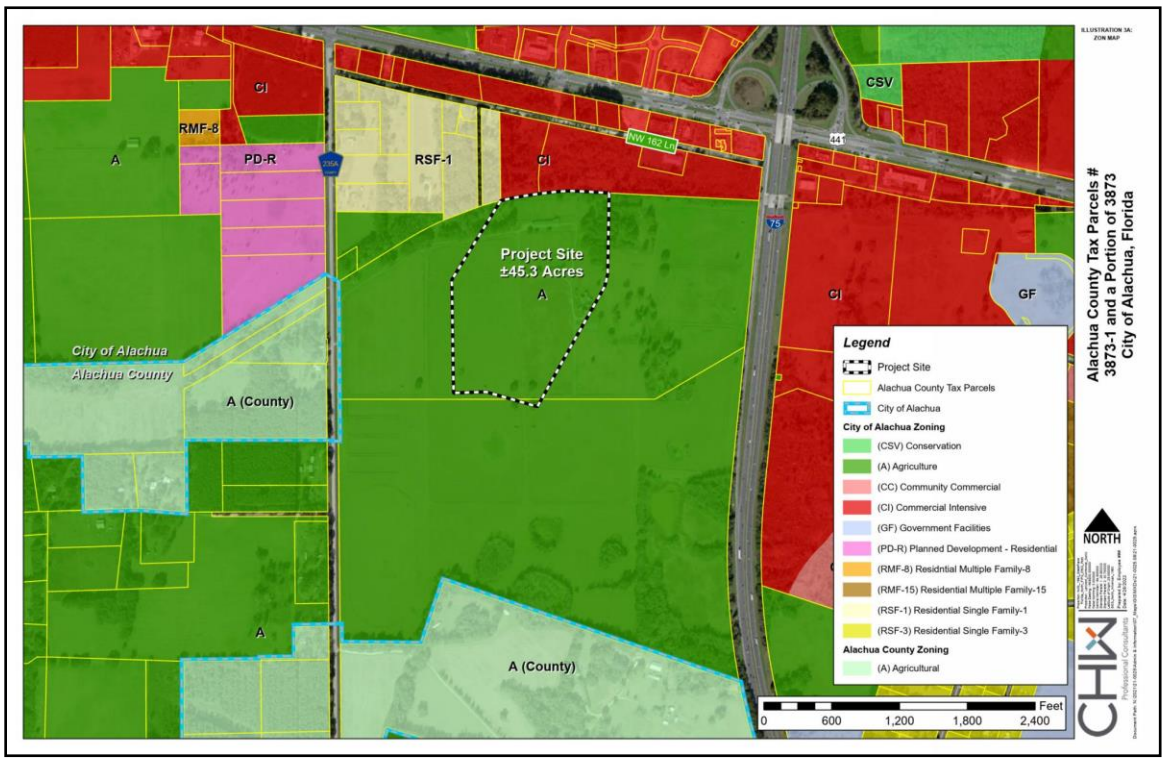


Figure 4: Existing Zoning Map

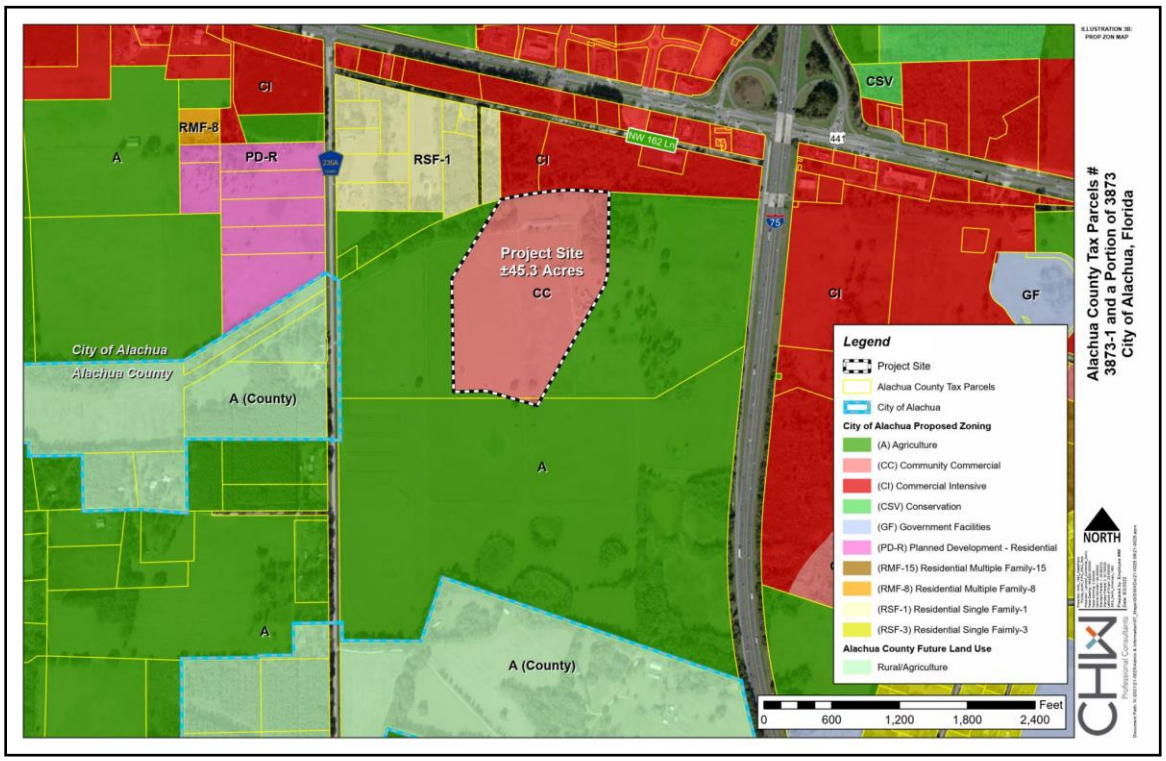


Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±45.3-acre site's zoning district from Agriculture (A) to Community Commercial (CC). Approval of this application will change the site's theoretical maximum permitted intensity.

Existing and proposed maximum intensity for the project site, as well as a realistic expectation of intensity, are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Intensity *Agriculture*	**Proposed Maximum Permitted Intensity** *Community Commercial*	**Realistic Expectation of Intensity** *Community Commercial*
±45.3 acres * 0.2 dwelling units/ acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 acres * 0.15 FAR = ±295,990 sq. ft.
Realistically, the development intent to follow this request is ±100,000 square feet of office space. This planned square footage is substantially lower than the sq. ft. possible in the maximum permitted intensity scenario.		

Roadways / Transportation

Table 3a: Projected Maximum Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single Family Detached	210	DU	9.000	110	8	2	6	10	6	4
Proposed										
General Office Building	710	KSF	591.980	5,451	773	680	93	727	124	603
High-Turnover Sit Down Restaurant	932	KSF	39.465	4,231	378	208	170	357	218	139
Shopping Center	820	KSF	355.189	15,138	343	213	130	1,406	675	731
Total				24,820	1,494	1,101	393	2,490	1,017	1,473
Net Change				24,710	1,486	1,099	387	2,480	1,011	1,469

Table 3b: Projected Realistic Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	KSF	177.594	1,912	274	241	33	267	45	222
High-Turnover Sit Down Restaurant	932	KSF	11.840	1,269	378	208	170	357	218	139
Shopping Center	820	KSF	106.557	8,646	196	122	74	591	284	307
Total				11,827	848	571	277	1,215	547	668

Source: ITE Trip Generation Manual, 11th Edition

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications. Both Tables 3a and 3b consider a development scenario with 60% of the site devoted to office space; 36% of the site devoted to shopping center; and 4% of the site devoted to restaurant.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are

those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments were determined to be Segment Segments 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 16, and 17.

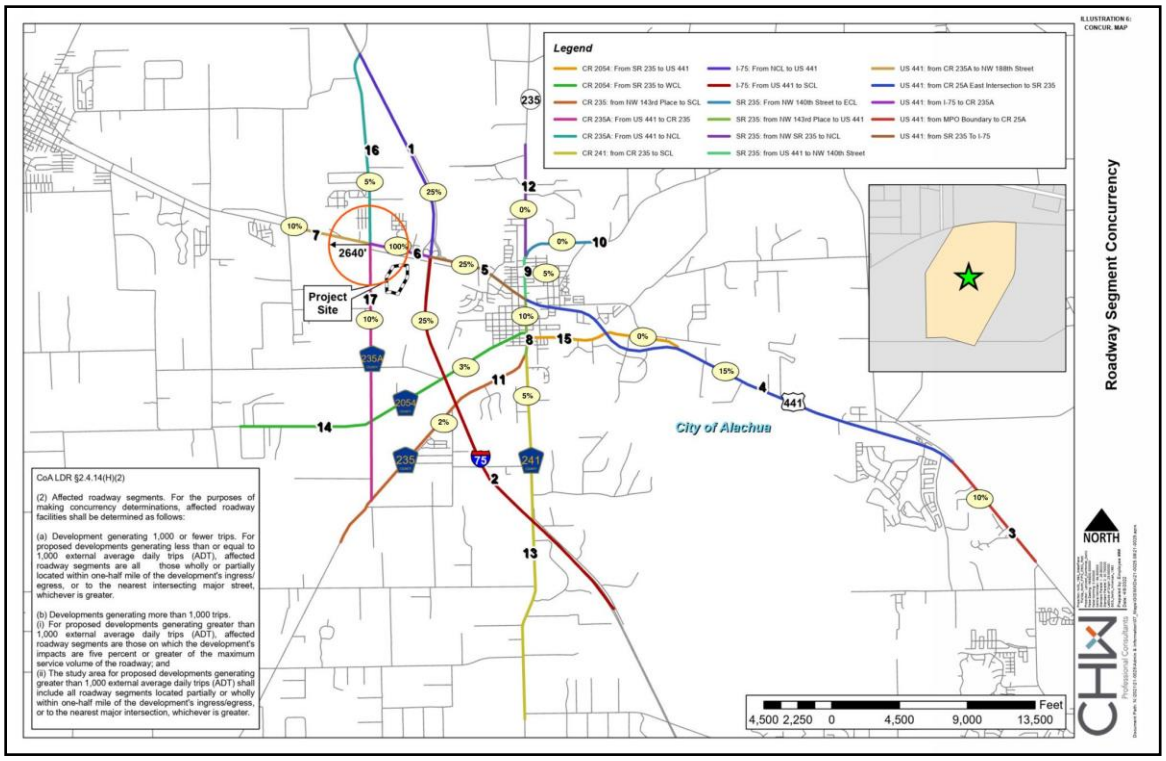


Figure 6: Projected Trip Distribution Map

Table 4a: Projected Maximum Impacts on Affected Roadway Segments

Traffic System Category	Segment 1		Segment 2		Segment 3		Segment 4	
	I-75		I-75		US 441		US 441	
	From North City Limit to US 441		From US 441 to the South City Limit		From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	43,000	3,870	45,700	4,110
Existing Traffic[1]	38,841	4,078	65,627	6,891	23,536	2,118	20,435	1,941
Reserved Trips[1]	208	15	208	15	43	5	4,323	298
Available Capacity	52,551	4,157	25,765	1,344	19,421	1,747	20,942	1,871
Projected Trip Generation[2]	6,205	623	6,205	623	2,482	249	3,723	374
Residual Capacity with Zoning Approval	**46,346**	**3,535**	**19,560**	**722**	**16,939**	**1,498**	**17219**	**1,498**

Traffic System Category	Segment 5		Segment 6		Segment 7		Segment 8	
	US 441		US 441		US 441		SR 235	
	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic	24,204	2,299	30,111	2,681	22,250	2,114	10,180	967
Reserved Trips[1]	2,160	170	1,971	154	1,565	129	5	1
Available Capacity	12,636	1,041	6,962	495	19,185	1,627	4,215	322
Projected Trip Generation[2]	6,205	623	24,820	2,490	2,482	249	2,482	249
Residual Capacity with Zoning Approval	**6,431**	**419**	**(17,858)**	**(1,995)**	**16,703**	**1,378**	**1,733**	**73**

Traffic System Category	Segment 9 SR 235 From US 441 to NW 140th Street		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	1,440	1,290	20,880	1,881	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic (2008)[1]	8,054	765	6,025	572	2,930	278	1,380	131	5,209	495
Reserved Trips[1]	90	10	765	43	53	-	816	85	287	31
Available Capacity	6,256	515	14,090	1,266	12,137	1,081	12,924	1,143	9,624	833
Projected Trip Generation[2]	1,241	125	1,241	125	745	75	1,241	125	2,482	249
Residual Capacity with Zoning Approval	**5,015**	**391**	**12,849**	**1,141**	**11,392**	**1,006**	**11,683**	**1,018**	**7,142**	**584**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 1: 25%
    - Segment 2: 25%
    - Segment 3: 10%
    - Segment 4: 15%
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 7: 10%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 13: 5%
    - Segment 14: 3%
    - Segment 16: 5%
    - Segment 17: 10%

Conclusion: When considering the impact of a maximum theoretical development scenario on affected roadway segments, all but one affected roadway segment—Segment 6—maintain residual capacity. The residual capacity of Segment 6 is shown to be deficient in Table 4a, indicating that, were the entire ±45.3-acre property to be developed at a 0.5 FAR, the number of trips generated would have the potential to exceed the residual capacity of the segment as listed in the March 2022 Development Monitoring Report. *In reality, such a development scenario is not likely, due to realistic constraints on development including setbacks, buffers, and natural features, and market forces such as demand and community character.* Furthermore, a full Traffic Impact Analysis (TIA) will be submitted at time of each site plan application for a phased development of the property, and appropriate improvements and mitigations will be identified based upon the actual impacts of any proposed development. Development of the property will occur in phases, ensuring that roadway capacity is considered throughout development programming.

Additionally, this analysis only considers one access point to the project site from US 441, as that is all that will be constructed to serve the initial phases of development. In reality, a secondary access point to CR 235A will also be constructed as future phases of the project site and surrounding properties continue to develop. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Table 4b: Projected Realistic Impacts on Affected Roadway Segments

Traffic System Category	Segment 5		Segment 6		Segment 8		Segment 9		Segment 17	
	US 441		US 441		SR 235		SR 235		CR 235A	
	From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic	24,204	2,299	30,111	2,681	10,180	967	8,054	765	5,209	495
Reserved Trips[1]	2,160	170	1,927	154	5	1	90	10	287	31
Available Capacity	12,636	1,041	6,962	495	4,215	322	6,256	515	9,624	833
Projected Trip Generation[2]	2,957	304	11,827	1,215	1,183	122	591	61	1,183	122
Residual Capacity with Zoning Approval	**9,679**	**737**	**(4,865)**	**(720)**	**3,032**	**201**	**5,665**	**454**	**8,441**	**712**

1. Source: City of Alachua March 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 5: 25%
    - Segment 6: 100%
    - Segment 8: 10%
    - Segment 9: 5%
    - Segment 17: 25%

Conclusion: When considering the impact of a realistic development scenario on affected roadway segments, fewer roadway segments are impacted. Realistic development programming of the property will occur in phases. At each phase, traffic impacts will be taken into account. Permits cannot be obtained for development without a demonstration of adequate roadway capacity.

The first phase of site development, to include two (2) 50,000 sq. ft. office buildings, will occur concurrent with the extension of NW 167th Boulevard south, from its intersection with US 441, to the project site. As phased development of the property and its surroundings continues, a secondary access point to CR 235A will also be constructed. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Potable Water / Sanitary Sewer / Solid Waste

Table 5a: Projected Theoretical Maximum Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**629,668.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 5b: Projected Realistic Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	214,194
Residual Capacity[1]	**785,556**
Percentage of Permitted Design Capacity Utilized[1]	**65.85%**
Projected Potable Water Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**738,789.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for potable water.

Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	155,887.9
Residual Capacity after Proposed Project	**473,832.1**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(591,980 sq. ft. * 15 gpd) / 100 = **88,797 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day*
            1. *((39,465 sq. ft.* 60%) / 15 sq. ft.) * 20 gpd = **31,572 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 355,189 sq. ft. = **35,518.9 gpd***

Table 6b: Projected Realistic Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	193,280
Residual Capacity[1]	**629,720**
Percentage of Permitted Design Capacity Utilized[1]	**58.02%**
Projected Sanitary Sewer Demand from Proposed Project[2]	46,766.8
Residual Capacity after Proposed Project	**582,953.2**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            1. *(177,594 sq. ft. * 15 gpd) / 100 = **26,639.1 gpd***
        ii. *Restaurant: ((sq. ft. of floor space * 60%) / 15 sq. ft. per seat) * 20 gallons per day)*
            1. *((11,840 sq. ft. * 60%) / 15 sq. ft.) * 20 gpd = **9,472 gpd***
        iii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            1. *0.1 gpd * 106,557 sq. ft. = **10,655.7 gpd***

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7a: Projected Theoretical Maximum Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**2,160.73**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [986,634]) * 365)/2,000)*

Table 7b: Projected Realistic Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[1]	18,329.99	3,345.22
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**648.22**

1. *Source: City of Alachua March 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
    a. *Formula used: Formula used: (((12 lbs. / 1,000 ft^2/day * [295,990]) * 365)/2,000)*

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This rezoning application is submitted concurrently with a SsCPA application, requesting to amend the Future Land Use classification of the property from Agricultural to Commercial. This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how these applications are consistent with each. Text from the City of Alachua Comprehensive Plan is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.3: Commercial

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship,parks, and community centers; and,
12. Traditional Neighborhood Planned Developments
    1.

The intended use of the subject property following the requested FLU classification change is two office buildings. Office is an allowed use in the Community Commercial land use category. These office buildings represent the beginning of a larger development program for the property, which will be used for the creation of a well-considered, master-planned area. Subsequent uses, such as supporting retail and restaurant, will also be consistent with those allowed by the Community Commercial FLU classification.

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 to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions 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, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals 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;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 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.

Any future development of the property following the requested amendments to the Future Land Use map and Official Zoning Atlas will adhere to all required design and performance standards. Per this policy, a 0.5 FAR was utilized to calculate theoretical maximum Level of Service impacts of this request. Those calculations can be found in Section 3 of this report. As demonstrated in Section 3, this request is not anticipated to result in any degradation of established Level of Service standards.

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 extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

No strip pattern commercial development is proposed for creation or promotion by this rezoning application or the concurrently submitted SsCPA application.

The subject property is immediately adjacent to land within the Commercial FLU classification. The Community Commercial FLU classification is complementary to the Commercial FLU classification, as both are established as commercial land use categories by Comprehensive Plan Future Land Use Element Objective 1.3. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development.

The subject property also abuts land with Agricultural land use to its east, west, and south. This land is currently undeveloped and not actively used for agriculture. The Agricultural and Community Commercial land use categories can be compatible with one another, as the Agricultural FLU allows for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the

neighborhood- and community-scale goods and service uses allowed by the Community Commercial FLU. These uses are implemented via the Community Commercial (CC) zoning district, which the Community Commercial FLU supports and which is requested for the property in this application. The CC zoning district, compared to the Commercial, Intensive (CI) zoning district, limits the more intense commercial uses, such as car sales and restaurants with drive-through.

Furthermore, this land is under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design.

Thus, this application is requesting an extension of the existing commercial area, allowing for cohesive urban form that is not strip development. This extension is compatible with the planned land uses of the surrounding area, much of which is under common ownership by the applicant. This extension does not encroach into a residential area, as all abutting surrounding land is currently undeveloped.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The listed criteria will be considered and adhered to in any development of the property to follow the requested land use amendment.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

An application for amendment to the site's land use category was submitted concurrently with this rezoning application. In Section 5 of this justification report, chapter 163.317(6)(a)9.a. and b., Florida Statutes, are addressed in greater detail.

This application does not constitute urban sprawl. The requested change will not result in "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), FS).

Rather, the requested changes to Community Commercial FLU and Community Commercial (CC) zoning will allow for a range and mixture of nonresidential uses and opportunities. The size of the property allows adequate space for such a development

pattern. While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the property. The offices represent the beginning of a larger development program that will also likely include supporting retail and restaurant uses. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Community Commercial FLU and CC zoning because of the range and mixture of nonresidential uses and opportunities they allow.

Public facilities and services are immediately nearby, precluding the costly extension of infrastructure. Given the site's proximity to both US 441 and I-75, as well as the high-intensity zoning to its north, a clear separation of urban and rural uses is established.

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.

A preliminary, desktop analysis of the subject property indicates that there are no wetlands within the project area boundary and no portions of the project area are within a documented FEMA floodplain. The topography and soils onsite are suitable to development. Prior to any development occurring, an environmental assessment will be conducted to gain greater detail on these matters.

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.

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes north/northeast. This natural function will be retained to the maximum extent practicable.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently six (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site when development occurs.

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.

The project site is not within any documented FEMA Flood Zone 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.

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or buffered and mitigated consistent with City and County requirements in subsequent development.

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.

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an inventory of listed species will be included per this policy requirement.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development

scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

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 (6) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Pits and Dumps (Hydro. Group N/A)**

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

Objective 1.7: Geological Resources. The City shall identify, protect and conserve significant geological resources and their natural functions.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

A desktop analysis of available data indicates that the subject property lies within the Alachua County Sensitive Karst Area. Prior to any development of the subject property, an Environmental Resource Assessment will be conducted to identify what, if any, significant geologic resources may be onsite. In development planning and the calculation of stormwater management needs, the findings of this assessment will be taken into account. Subsequent development will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria.

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

The National Wetlands Inventory database does not indicate any wetlands onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

TRANSPORTATION ELEMENT

Policy 1.1a: The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Adopted LOS Standard
5	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (From CR 235A to NW 188th St)	4/D	Principle Arterial	Urban Trans	D
8	SR 235 (From NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	D
9	SR 235 (From US 441 to NW 140th Street)	2/U Bays	Major Collector	Comm	D
11	CR 235 (From NW 143rd Place to South City Limits)	2/U	Major Collector	Comm	D
13	CR 241 (From CR 235 to South City Limits)	2/U	Major Collector	Comm	D
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
16	CR 235A (From US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	CR 235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

Section 3 discusses in detail the potential impacts to roadway Level of Service Standards from development of the subject property with the proposed FLU classification and zoning district. Both a maximum potential development scenario and a realistic development scenario are considered.

Calculations in this section do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

5. CONSISTENCY WITH CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 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 applicable goals, objectives, and policies found within the City of Alachua Comprehensive Plan.

In addition, this application is submitted concurrently with a SsCPA application, requesting to change the project site's FLU to Community Commercial. The contents of that application further demonstrate consistency with the City's Comprehensive Plan. The proposed zoning districts are compatible with the proposed Future Land Use map designations.

(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 demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Specifically, code language regarding site-specific amendments to the City's Official Zoning Atlas and regarding the requested zoning district, CC, are addressed in detail.

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

The proposed amendment would result in a logical and orderly development pattern on the project site in two primary ways.

First, the project site immediately abuts land in the CI district to the north. The proposed amendment will complement this existing, abutting business zoning district, while being compatible with the surrounding Agricultural zoning district, as fewer uses are allowed in CC compared to CI. This creates a commercial gradient, with gradually lowering intensity of uses as one moves further from the major arterial US 441.

Second, rezoning the ±45-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

Furthermore, in recent years the area surrounding the project site has seen increased commercial development activity, including the recently-constructed hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning occurring on CR 235A for Santa Fe Crossings, a mixed-use development.

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

The proposed amendment will not create premature development in undeveloped or rural areas. Rather, the proposed amendment will spur development of land in a developing area of the City. The specific development planned to follow this rezoning request will be for the construction of two (2) office buildings, to be occupied by an existing company.

The project site is in a developed portion of the city that is undergoing further development. The site is just south of US 441, a major transportation corridor, and just west of Interstate 75, another major transportation corridor.

Much of the nearby segment of US 441 is developed with commercial uses and has seen new development in recent years. A new hotel was recently constructed next to Interstate 75, and new quick service restaurants have opened in the past couple of years.

In sum, rather than creating premature development in undeveloped or rural areas, the proposed amendment follows the development trend of the surrounding context area and will spur further development.

(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.

The proposed CC zoning district is compatible with the adjacent land in both the CI and the A zoning districts. CC is compatible with CI by virtue of the fact that both are businesses zoning districts, with similar dimensional standards (as detailed in LDR Table 5.103) and allowed uses (as detailed in LDR Table 4.1-1). CC would complement the CI district, with its broader range of permitted uses, while more narrowly focusing uses on those that are compatible with the potential use of the surrounding A zoning district.

Furthermore, all agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. When considering the fact that all Agriculturally-zone land that is adjacent to and surrounds the project site is owned by the applicant, the issue of compatibility becomes something of a moot point.

Finally, in addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Community Commercial FLU and CC Zoning.

(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 amendment will not adversely affect the character of the general area by creating excessive traffic, intensities of use, building height and bulk, noise, lights or other physical effects, or nuisances.

The general area can be characterized as developed and developing, with a range of nonresidential uses. The area immediately north of the project site is within the requested zoning district, CI. The proposed amendment will extend the existing character of the area and complement it, rather than have any adverse effect. Development to follow this amendment will adhere to all pertinent regulations surrounding height, bulk, noise, and lights.

(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.

The uses permitted by the proposed amendment do not deviate from the existing and proposed development pattern of the surrounding area, but rather, expand on it. The zoning district requested complements that of the CI-zoned land that abuts the property immediately to its north as well as the context area surrounding the project site. This context area is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions.

In addition, this proposed amendment will not inherently deviate from the potential development pattern of property to the site's east, west, and south, with Agricultural FLU and zoning. This land has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Community Commercial FLU and CC Zoning.

Finally, the fact that the surrounding ±260 acres of agriculturally-zoned land is owned by the applicant renders potential issues from potential conflict minimal.

(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.

The proposed amendment will not encourage urban sprawl. Rather than resulting in low-density, single-dimensional development, the proposed amendment will greatly expand what is possible on the property. Development to follow this proposed amendment will not leap-frog over vacant land, but instead, extend developed land.

The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CC. The list of nonresidential uses possible in CC is expansive, as demonstrated in LDR Table 4.1-1.

This report repeatedly alludes to the planned development of two (2) office buildings on the subject property. These buildings are the driving factor behind this request, but the buildings and their associated infrastructure will not occupy all ±45.3 acres of the property. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

(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 amendment will not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts. Property immediately abutting the subject property to its north is another business zoning district, CI, with similar dimensional standards and allowed 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.

The proposed amendment is in a location where there are existing public facilities able to serve development.

Current public facilities in the area include:

- **Potable water: an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site**
- **Wastewater: a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site**
- **Electric: The project site is in the service area of Duke Energy.**

Section 3 of this report illustrates the potential impacts of the proposed amendment to utility infrastructure both under a maximum development scenario and a realistic development scenario. As this section demonstrates, there is adequate capacity for both maximum and realistic development scenarios in potable water, sanitary sewer, and solid waste infrastructure.

Section 3 also demonstrates a reduced impact on surrounding roadway segments in a realistic development scenario compared to a maximum development scenario.

(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.

The proposed amendment will not result in significant adverse impacts on the natural environment. A preliminary desktop analysis indicates that there are no FEMA flood zones or National Wetlands Inventory (NWI)-designated wetlands on the property. Should any be discovered in development programming of the site following development, minimization of adverse impact on the environment will be done to the extent practicable. An environmental resource assessment will be conducted during development programming.

Sec. 3.5. – Business Districts.

3.5.1 *General purposes*. The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

Section 4 of this report demonstrates that this request, as well as the concurrently submitted SsCPA application requesting Community Commercial FLU for the property, is consistent with pertinent goals, objectives, and policies of the Comprehensive Plan. The project site is in an area served by water and sewer.

The project site is an appropriate area for the CC zoning district. The property is within an urbanized context area, with much of the land to the property's north being zoned CI, another business zoning district. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion.

Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. Furthermore, the planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as delineated in the "Proposed Project List" of the City of Alachua 2036 Long Range Transportation Plan, demonstrates that this is a logical extension of the current development pattern.

(B) *Strengthen economic base*. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

The proposed amendment greatly increases the nonresidential possibilities on the project site. By allowing commercial development on more land, the City's economic base will be strengthened, as more businesses can be created, started, and placed, and thus employment opportunities can be brought. Furthermore, the development intended to follow this proposed amendment is the creation of two (2) office buildings for the relocation of an existing company to the City of Alachua. This will strengthen the City's economic base through temporary construction jobs as well as permanent employment opportunities in the City, proximate to residential areas.

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

The proposed amendment will create a suitable environment for nonresidential uses including office. The area is suitable due to its proximity to various other nonresidential offerings; its proximity to various housing opportunities for employees; and the major transportation corridors US 441 and Interstate-75. This compatible environment mitigates any adverse effects from incompatible uses.

(D) *Minimize impact of business development on residential districts and uses*. Minimize the impact of business development on residential districts and uses.

The land to the project site's west, south, and east is within the A zoning district. This land is currently undeveloped, but does allow for residential development, as well as a number of educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by the CC zoning district. As the intention of the CC zoning district is to provide land for business uses that serve residents of the entire community, placing the CC zoning district proximate to the A zoning district yields a potential for future residents to live close to businesses that provide needed goods and services.

Additionally, this surrounding Agriculturally-zoned land is under common ownership with the project site and is not currently being used for residential use. This common ownership precludes any adverse impacts, as the property owner will be aware of any upcoming development.

Land to the north of the project site is within the CI zoning district, a nonresidential district.

3.5.2 Business district specific purposes.

(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

The project site is just off of US 441 and is under a mile from the US 441/Interstate-75 interchange. While the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, as detailed in the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial.

The development intended to most immediately follow the proposed amendment is office space, which benefits from being in an accessible location. The larger plan for the ±45.3-acre property is a mixed use master plan, which will incorporate the extension of NW 167th Boulevard and benefit from being readily accessible by the major arterial.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Map Set**

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

City of High Springs

City of Alachua

City of High Springs

Alachua County

235A COUNTY

441

75

Project Site

City of Alachua

Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

NORTH

0 1,200 2,400 3,600 4,800 Feet

Professional Consultants

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
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/18/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels # 03873-1 and a Portion of 03873
City of Alachua, Florida

NW 162 Ln

235A
COUNTY

441

75

Project Site
±45.3 Acres

Tax Parcel #:
03873-001-000

A Portion of Tax
Parcel #:
03873-000-000

City of Alachua

Alachua County

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

0 600 1,200 1,800 2,400 Feet

NORTH

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
GCS_North_American_1983

Prepared by: Employee ###
Date: 4/28/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025 08\21-0025.aprx

CHW Professional Consultants

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial

Conservation

Commercial

Moderate Density Residential

Commercial

NW 162 Ln

441

235A

Agriculture

Moderate Density Residential

75

Project Site
±45.3 Acres

Agriculture

Commercial

City of Alachua

Alachua County

Rural/ Agriculture

Agriculture

Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Future Land Use

- Agriculture
- Conservation
- Communtiy Commercial
- Commercial
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 2B:
PROP FLU MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

Commercial
Conservation
Commercial
NW 162 Ln
441
235A
Moderate Density Residential
Commercial
Agriculture
Moderate Density Residential
75
Project Site ±45.3 Acres
Community Commercial
Commercial
City of Alachua
Alachua County
Rural/ Agriculture
Agriculture
Agriculture
Rural/ Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

- Agriculture
- Community Commercial
- Commercial
- Conservation
- High Density Residential
- Medium Density Residential
- Moderate Density Residential
- Public
- Recreation

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Datum: North_American_1983
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 ###
Date: 6/16/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
235A
RSF-1
CI
NW 162 Ln
441
CSV
75
Project Site
±45.3 Acres
A
CI
GF
City of Alachua
Alachua County
A (County)
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Zoning

- (CSV) Conservation
- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-8) Residntial Multiple Family-8
- (RMF-15) Residential Multiple Family-15
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Family-3

Alachua County Zoning

- (A) Agricultural

Feet
0 600 1,200 1,800 2,400

NORTH

Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873 City of Alachua, Florida

CI
RMF-8
A
PD-R
RSF-1
CI
CSV
NW 162 Ln
441
235A
75
Project Site
±45.3 Acres
CC
CI
GF
City of Alachua
Alachua County
A (County)
A
A
A (County)

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Zoning

- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial Intensive
- (CSV) Conservation
- (GF) Government Facilities
- (PD-R) Planned Development - Residential
- (RMF-15) Residential Multiple Family-15
- (RMF-8) Residential Multiple Family-8
- (RSF-1) Residential Single Family-1
- (RSF-3) Residential Single Faimly-3

Alachua County Future Land Use

- Rural/Agriculture

Feet
0 600 1,200 1,800 2,400

NORTH

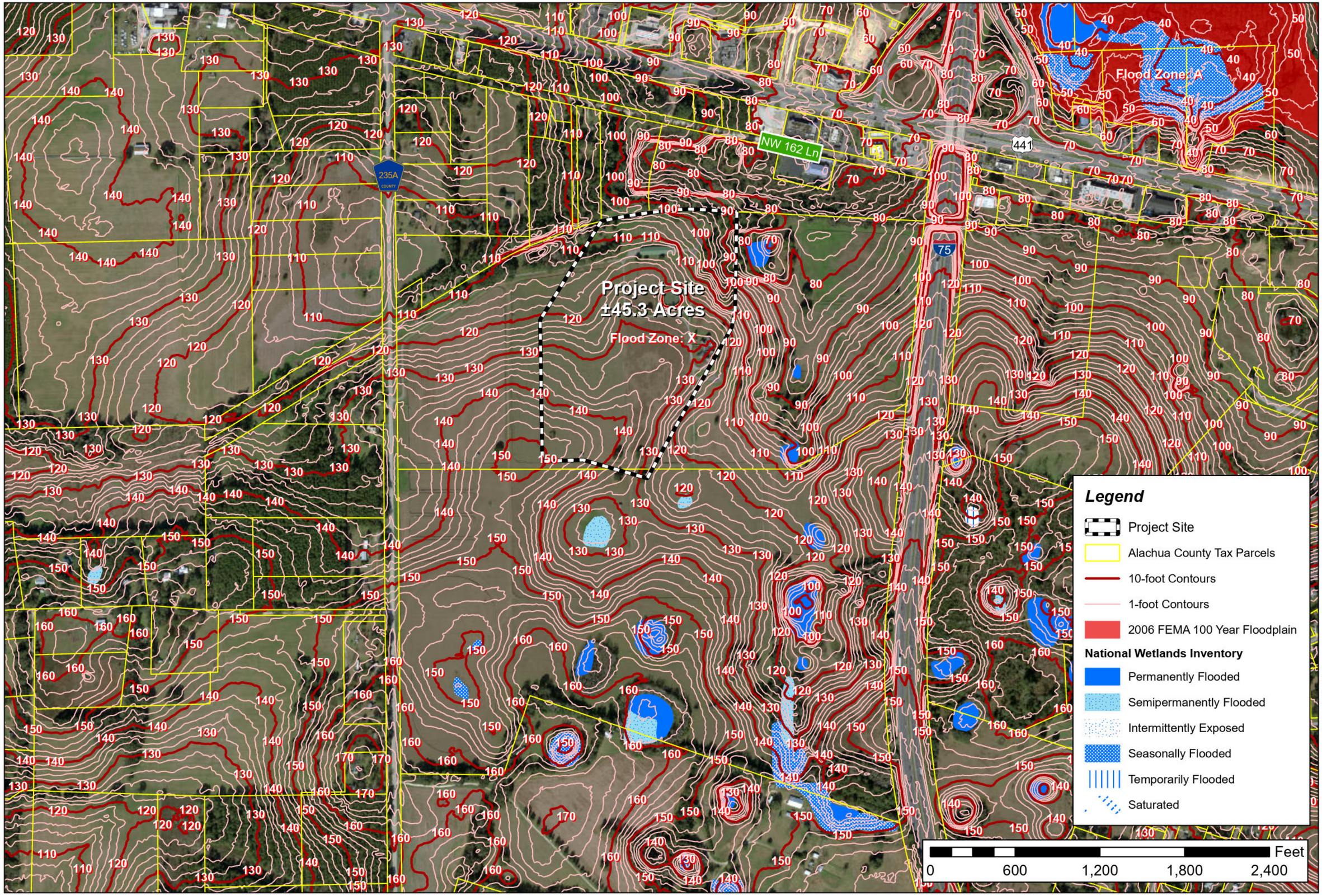
Prepared by: Employee ###
Date: 6/2/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



NORTH

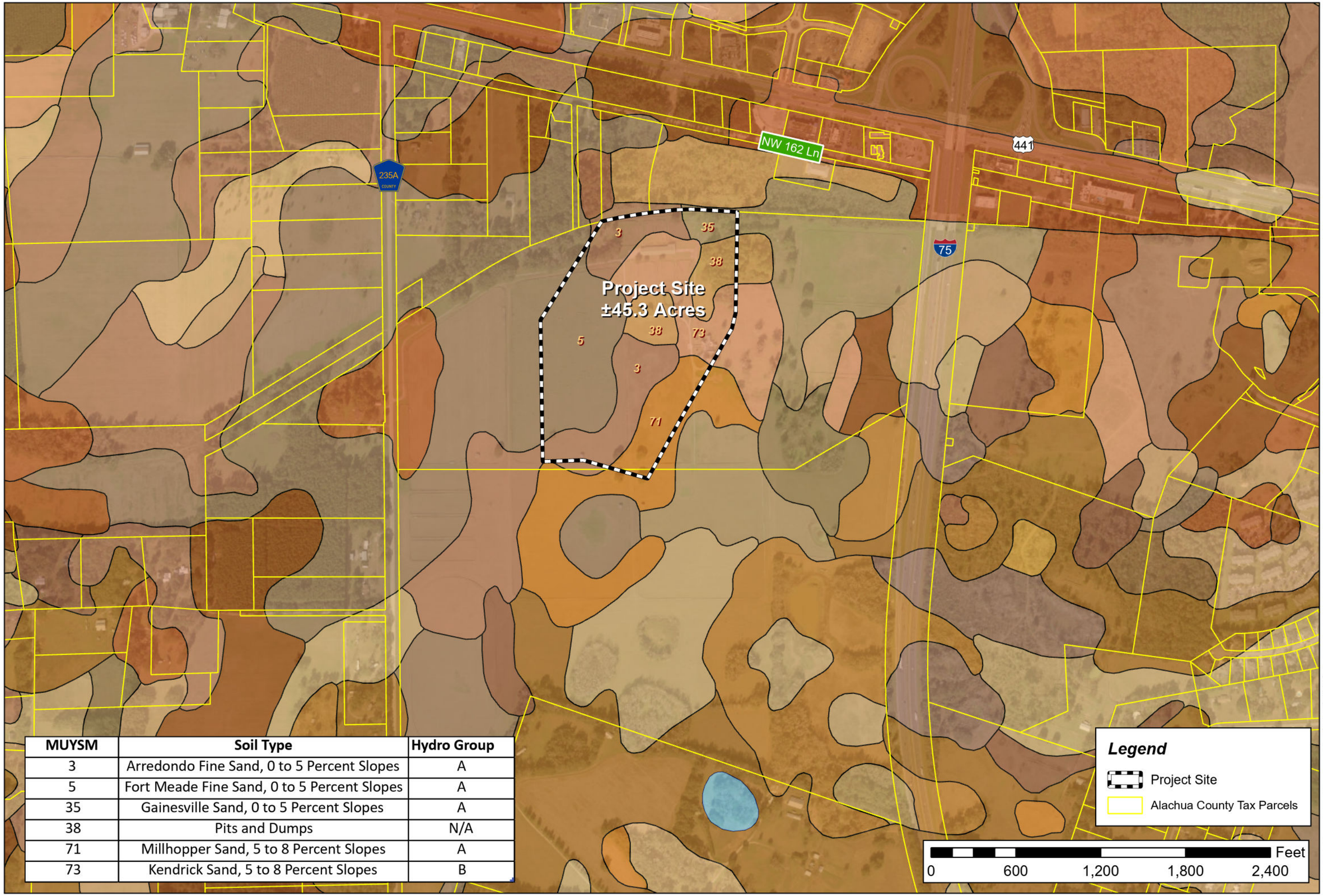
Professional Consultants

Prepared by: Employee ###
Date: 4/28/2022

Document Path: N:\2021\21-0026\Admin & Information\07_Maps\GIS\MXDs\21-0026.08\21-0026.aprx

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcels # 3873-1 and a Portion of 3873
City of Alachua, Florida



MUYSM	Soil Type	Hydro Group
3	Arredondo Fine Sand, 0 to 5 Percent Slopes	A
5	Fort Meade Fine Sand, 0 to 5 Percent Slopes	A
35	Gainesville Sand, 0 to 5 Percent Slopes	A
38	Pits and Dumps	N/A
71	Millhopper Sand, 5 to 8 Percent Slopes	A
73	Kendrick Sand, 5 to 8 Percent Slopes	B

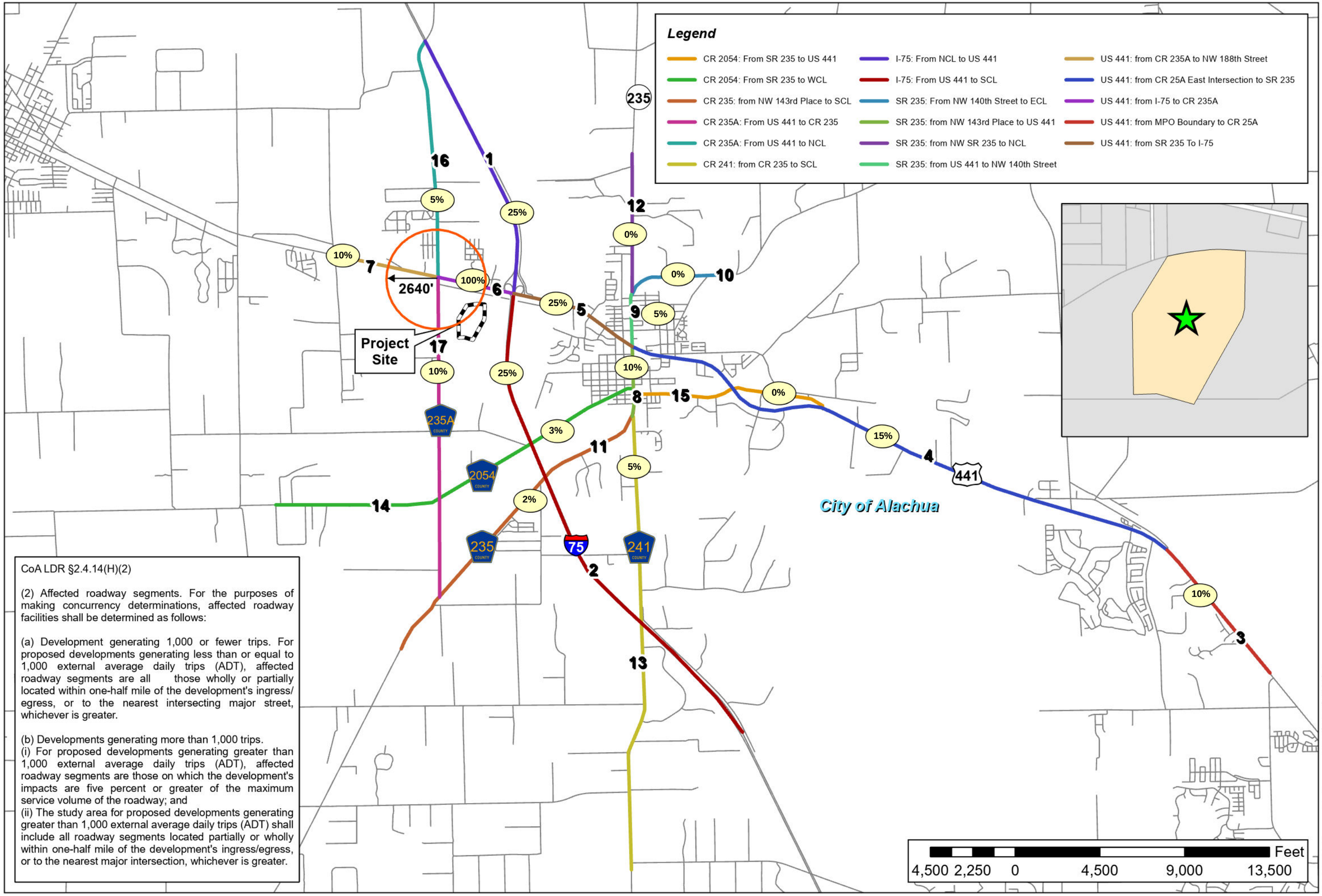
Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Latitude Of Origin: 29.000000
GCS_North_American_1983
Prepared by: Employee ###
Date: 4/28/2022

Professional Consultants

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.08\21-0025.aprx

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency



CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Professional Consultants

Prepared by: Employee ###
Date: 4/8/2022

Document Path: N:\2021\21-0025\Admin & Information\07_Maps\GIS\MXDs\21-0025.0821-0025.aprx

Challengers take Florida's abortion ban to court, saying it violates privacy right

John Kennedy
Capital Bureau | USA TODAY NETWORK – FLORIDA

TALLAHASSEE — Only days before Florida is poised to ban most abortions after 15 weeks of pregnancy, a Leon County judge was asked this week to block the new law as a violation of the state constitutional right to privacy.

Circuit Judge John Cooper has indicated he expects to rule in the case before Friday, when the new restriction is set to take effect. Planned Parenthood affiliates in Florida and allied organizations sued this month to block the law.

"Abortion is a very common procedure," Dr. Shelly Tien of Jacksonville said, in testimony Monday before Cooper. "It's a very safe procedure."

Tien, among the plaintiffs in the case, is a maternal-fetal medicine specialist who performs abortions with Planned Parenthood of South, East and North Florida. She also travels around the country to provide abortions in regions with limited access.

In mostly party-line votes, Florida's Republican-controlled House and Senate approved overhauling the state's abortion law earlier this year. The legislation, HB 5, was signed by Gov. Ron DeSantis in April.

Florida's law has allowed abortions for up to 24 weeks of pregnancy for most of the decades since the U.S. Supreme Court's Roe v. Wade decision legalizing the procedure in 1973.

The U.S. Supreme Court last Friday overturned Roe v. Wade, stripping away federal constitutional protections for abortion and potentially leading to abortion bans in half the states. In their 6-3 ruling, justices also upheld Mississippi's 15-week abortion limit, which is identical to the Florida law about to take effect.

But Florida's constitutional right to privacy, approved overwhelmingly by voters in 1980, adds certain safeguards that Planned Parenthood and others argue should halt the new 15-week ban.

Attorneys for the state, however, questioned Tien who acknowledged that data showed that 96.4% of abortions in Florida in 2019 occurred before the thirteenth week of pregnancy. When Tien was asked to acknowledge that few women seeking abortions would be affected by the new law, Cooper interrupted, also citing the 2019 statistics.

"Sixteen hundred (women) would be" barred from abortions under the 15-week standard, Cooper said. "And all those who have become pregnant by rape would be affected by HB 5."

The state Supreme Court in 1989 relied on the state's privacy right in striking down a parental consent law for minors seeking abortion, and the constitutional standard was cited by courts blocking other abortion restrictions in subsequent years.

But the current, seven-member state Supreme Court, comprised of three DeSantis appointees and all appointed by Republican governors, is viewed as conservative and potentially poised to reinterpret the privacy right, which states "every natural person has the right to be let alone and free from governmental intrusion."

DeSantis and Republican leaders in the Legislature haven't spoken about what could happen next in Florida, now that federal justices have given states authority to enact event stricter abortion laws or outright bans.

DeSantis in his comments following the Supreme Court ruling said his focus is on defending the state's new restriction "against state court challenges," hinting he is not eager to call lawmakers back into special session to enact tougher limits.

A Florida Atlantic University poll in May found that 67% of Floridians think abortion should be legal in all or most cases. For now, DeSantis and most Florida lawmakers up for election this year appear inclined to gauge how reaction to the Supreme Court ruling plays across the nation and state.

Elections

Continued from Page 3A

Boatner also comes to the office with an impressive resume, Barton added.

The political science major is just 10 credits shy of earning his degree, the least anyone has needed for anyone who held the position prior. He also played a role in helping draw new district lines locally, assisting UF professors Dan Smith and Michael McDonald.

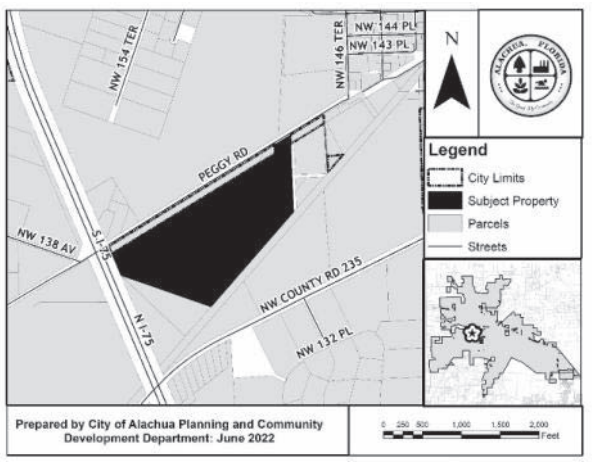
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for his help on April 12.

Arreola praised Boatner for his work and congratulated him on his new role, adding that Boatner was immediately removed as treasurer and severed all campaign accounts and activity once he received the job offer.

"I hired him for a reason," Arreola said. "I encourage anybody who wants to know more about elections and politics to work for campaigns. It really is an educational experience."

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/ Agriculture (Alachua County) to Moderate Density Residential; located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing FLUM: Agriculture and Rural/ Agriculture (Alachua County); Proposed FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A) and Agricultural (A)(Alachua County).

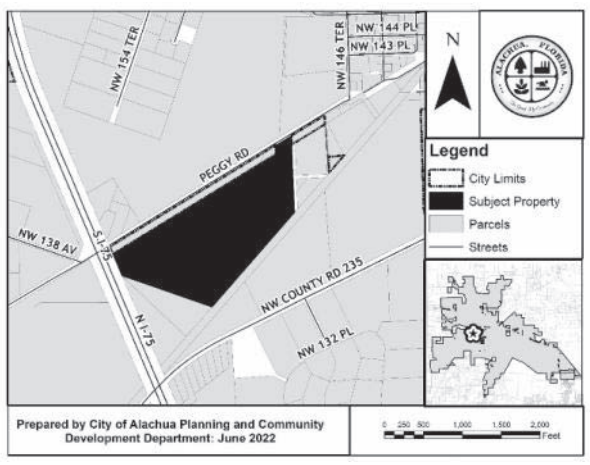


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946574

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Clay Sweger, AICP, LEED AP of eda consultants, inc, for William and Margaret Kirkland, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±51.7 acre subject property from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R); located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. Existing Zoning: Agricultural; (A) and Agricultural (A)(Alachua County); Proposed Zoning: Planned Development – Residential (PD-R); Existing FLUM: Agriculture and Rural/Agriculture (Alachua County).

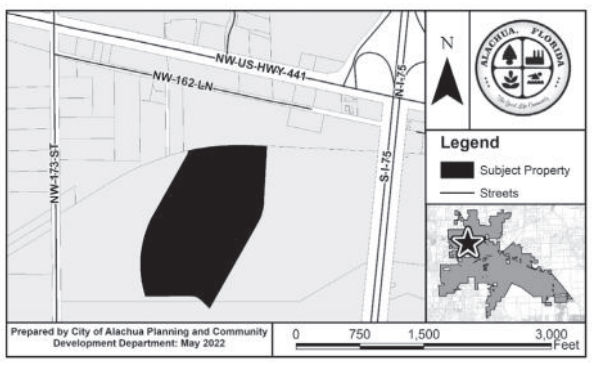


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946532

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC) on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).

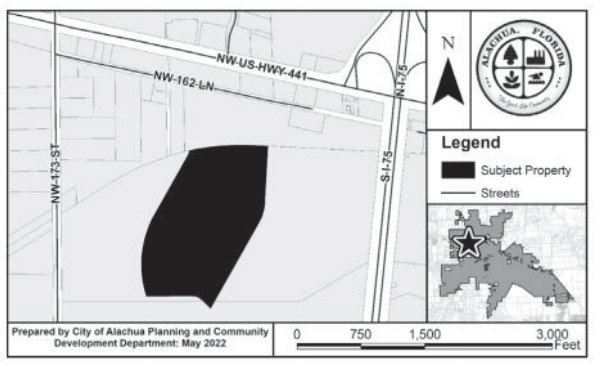


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946323

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±45.3 acre subject property to amend the Future Land Use Map (FLUM) from Agriculture to Community Commercial on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-30946402

-- Sponsored by the City of Alachua at Legacy Park, 15400 Peggy Road, Alachua. Times are 4 – 10 p.m. with a free fireworks display from 9:30 – 10 p.m. Dubbed "The Largest Small Town Fireworks Display in America," this annual event draws thousands of people to Alachua and has great economic impact on area businesses. There will be plenty of activities for the kids at Kids Corner from 4 -7 p.m. Live music will kick off at 6 p.m. Free entry, free parking! Without a doubt, this event has something for everyone and, of course, the best free fireworks show around. For questions call 386-418-0449.

July 4: Red, White & Boom Fireworks – Presented by the City of Archer. The location is Archer Road, 1.5 miles west of the Ron and Norita Davis Center at Santa Fe College. This event will begin at 2 p.m. Expect Watermelon and Pie Eating Contests, Arts and Crafts and Food Vendors, a Kids Zone and Live Music. This event is happening Rain or Shine.

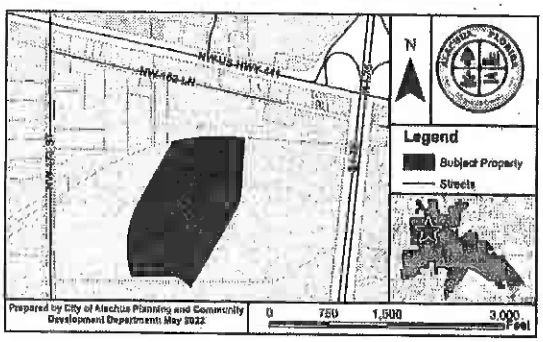
July 19: 2022 CRA Social Soiree - Florida House Representative Chuck Brannan will be the guest speaker at another soiree at 6:30 p.m. upstairs at the Opera House, 18587 High Springs Main Street. In addition, CRA Coordinator David Sutton and High Springs Assistant City Manager Bruce Millingham will be on hand to share information about improvements to downtown High Springs. Light refreshments will be served.

July 28-Aug. 7: Peter Pan at the High Springs Playhouse, 23416 W. U.S. Highway 27, High Springs. This Summer Youth Production is the first play of the 2021 2022 Season. Friday and Saturday shows begin at 8 p.m., Sunday shows begin at 2 p.m. Tickets: Regular $16, Student $11, Senior

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 & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC) on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



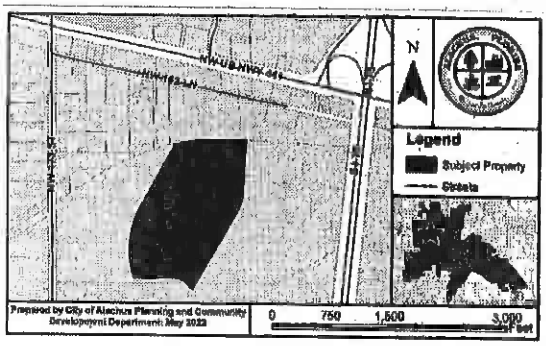
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

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 & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Small Scale Comprehensive Plan Amendment on a ±45.3 acre subject property to amend the Future Land Use Map (FLUM) from Agriculture to Community Commercial on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 30, 2022)

Heartland Places of Worshin

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(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.

_____
(signature)

Four (4)
(number of signs)

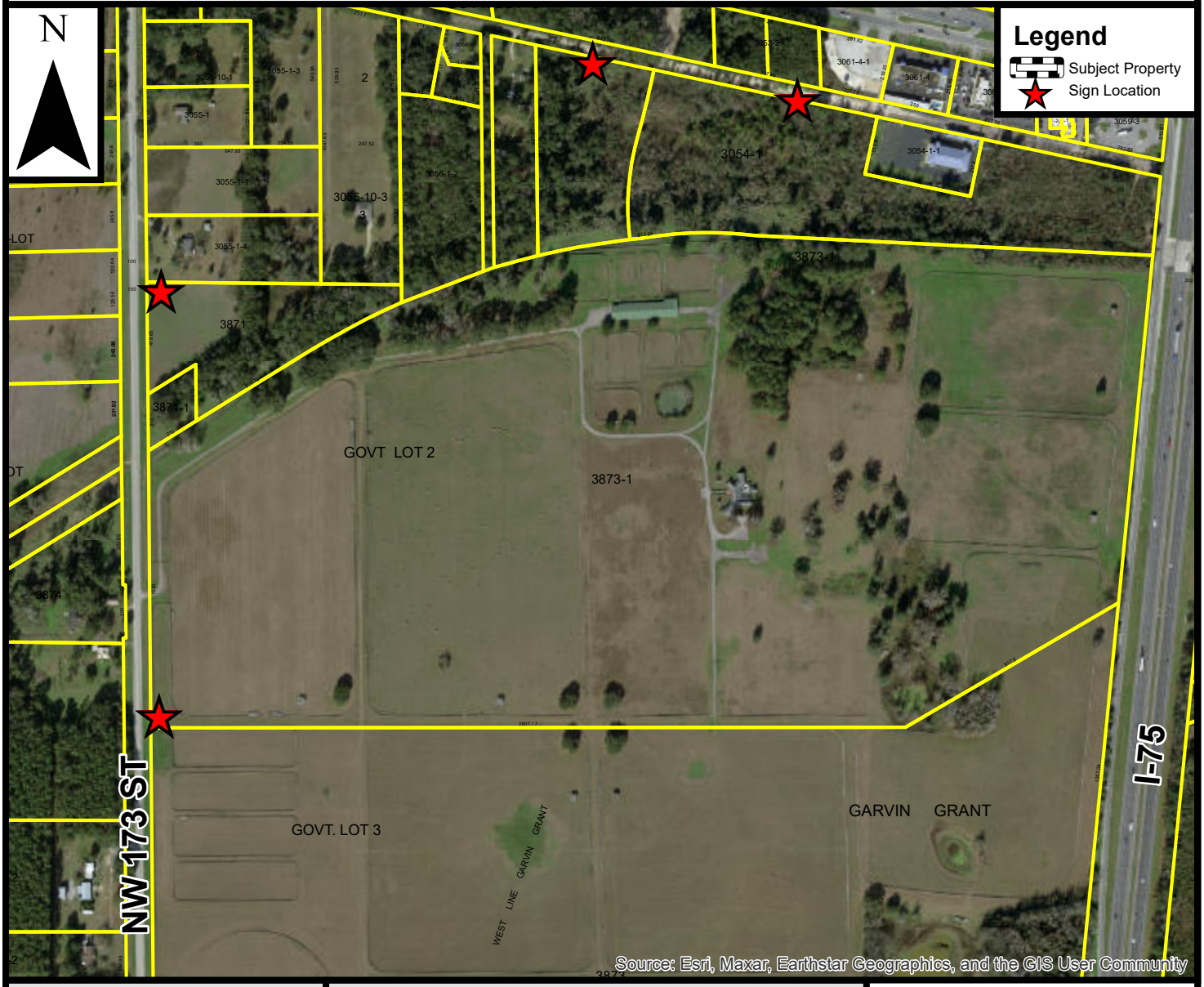
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

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.

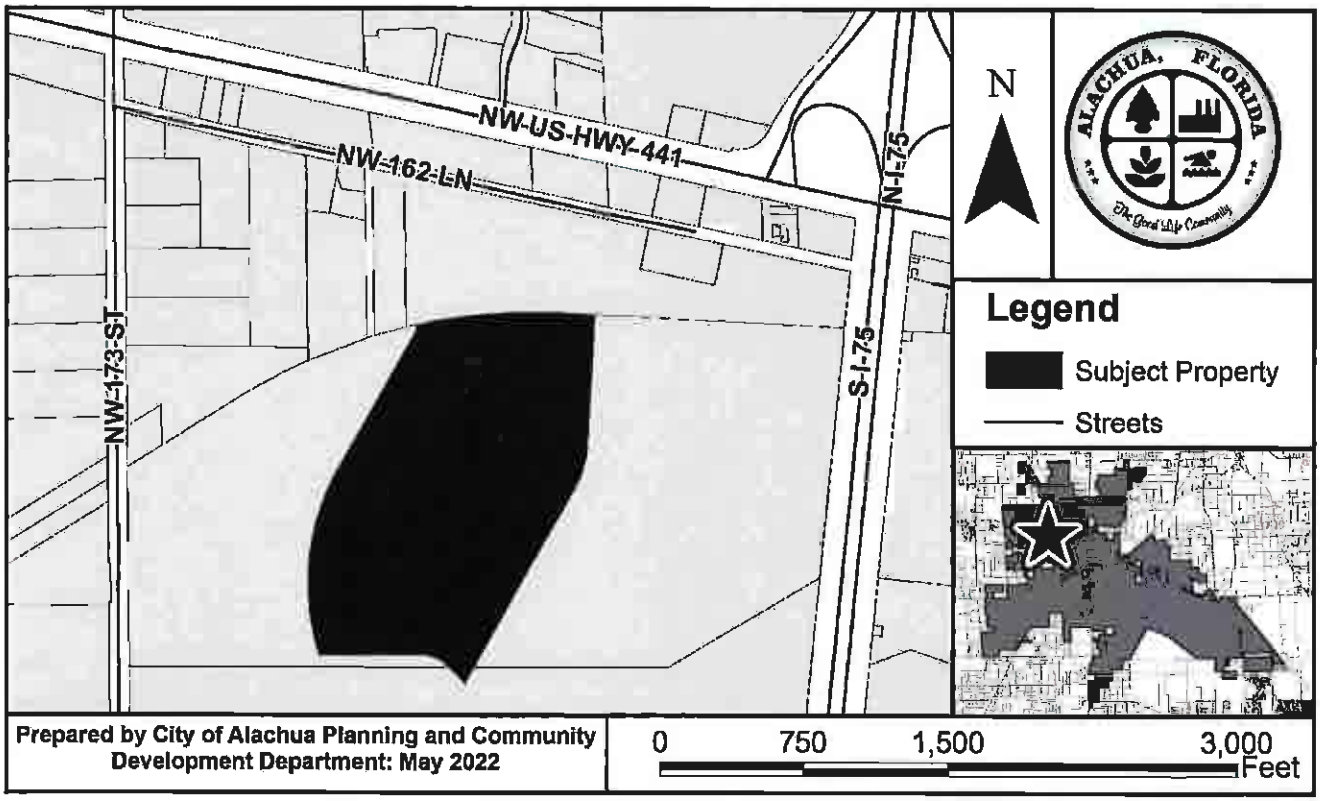
0 200 400 800 Feet

City of
ALACHUA
the good life community

Mailed 6/27/22 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 12, 2022 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 Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±45.3 acre subject property from Agricultural (A) to Community Commercial (CC) on a parcel of land generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A); consisting of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial; Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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

AVERY 5960 | Easy Peel Address Labels | Go to avery.com/templates
Bend along line to expose Pop-up Edge | Use Avery Template 5160

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

Pat. avery.com/patents | Etiquettes d'adresse Easy Peel | Allez à avery.ca/gabarits
Repliez à la bachure afin de reveler le rebord Pop-up | Utilisez le Gabarit Avery 5160

AVERY 5960
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

Pat. avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5960
Easy Peel® Address Labels
Go to avery.com/templates

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 Deptarment of Environmental 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
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits

DeSantis

Continued from Page 1A

trade practices will be punished according to the law."

The governor was joined Wednesday by incoming Florida House Speaker Paul Renner, who said a global elite is "weaponizing American capitalism against us."

"This is a pocketbook issue and we will not relent until we start dismantling this dangerous form of ESG," Renner said.

DeSantis Watch, a leftwing organization opposed to the governor, accused him of "doing the bidding of his large corporate donors and billionaire supporters."

"Florida is ground zero for the climate crisis but once again Ron DeSantis lacks the courage to take any real action to protect the livelihoods of the people of our state," DeSantis Watch Constituencies Director Natasha Sutherland said in a statement. "Today's executive order doesn't take on corporations, it does the bidding of the worst of them by refusing to address their environmental impacts, human rights records, or levels of corruption while the state invests our public tax dollars with them."

Follow Herald-Tribune Political Editor Zac Anderson on Twitter at @zacjanderson. He can be reached at zac.anderson@heraldtribune.com

Insurance

Continued from Page 1A

state House member and attorney general candidate.

"Working Floridians know he's turned his back on them, because the hits keep coming," Crist said of DeSantis. "You're paying too much for less coverage."

Crist is seeking the Democratic nomination for governor in the Aug. 23 primary, vying with Agriculture Commissioner Nikki Fried. The winner of that contest will face DeSantis in November.

Fried has said that as governor, she would work to reduce frivolous lawsuits and limit insurance fraud to bring down property coverage rates. She also would strengthen the Insurance Consumer Advocate's role.

Banker's announcement comes even as 27 companies are operating under the threat of having their financial ratings downgraded by Ohio-based Demotech, which rates insurance firms. While the downgrade was supposed to occur Tuesday, the company has told state officials it won't occur "until further notice."

Lindsey Curnutte, a DeSantis campaign spokeswoman, said the Republican governor was "working to clean up the mess Charlie's policies created." Crist, then a Republican, was governor from 2007-11 during a similarly challenging time for Florida homeowners.

"Charlie's attacks are ironic coming from the man who single-handedly booted property insurance companies out of Florida with his anti-free market policy experiment in 2007," Curnutte said..

A spokeswoman for the governor's office, Christina Pushaw, said officials are monitoring the situation with Demotech and the potential downgrade's effect on millions of Florida policyholders.

Echoing concerns aired by Florida's Chief Financial Officer Jimmy Patronis, DeSantis' office was critical of Demotech's "inconsistent application of its own methodology and its unilateral decision" involving Florida's insurers.

Crist, though, said that DeSantis should take more aggressive steps, including guaranteeing that no homeowner be left without insurance that would threaten possible mortgage foreclosure. The Republican governor also should allow anyone who loses coverage to join state-backed Citizens Property Insurance, Corp., at a rate that will not change for a year, and expand its coverage limits, Crist said.

Citizens already is being flooded with new customers, and projected to reach 1.2 million policies by the end of this year. Citizens' President and CEO Barry Gilway this month said the company was experiencing "almost incomprehensible growth."

The property insurance market's freefall comes even after DeSantis called the May special legislative session that steered $2 billion of taxpayer money into a fund to help insurers pay hurricane damage claims, limit lawsuits against companies and have homeowners shoulder more of the cost for roof replacements.

But even with the benefits enacted by the governor, homeowners' insurance rates continue to climb. Property insurance premiums in Florida are three times the national average, according to the Insurance Information Institute.

Crist, a Democratic member of Congress since 2016, was a combative advocate who took on insurance companies during his time in the governor's office.

He managed to get rates reduced early in his term, while allowing Citizens to take on more policies, but by the time he left office in 2011, rate were climbing again and his successor, Gov. Rick Scott, was committed to reducing Citizens' size, triggering even higher private insurance rates.

The size of Citizens then, however, was roughly 1.2 million policies — the same mark it is expected to reach this year, even with DeSantis' changes.

"Companies go to the Legislature and say if you let us do whatever we want to do...then over a couple of years, the rates will go down," Shaw said. "It's a promise the Legislature keeps falling for."

John Kennedy is a reporter in the USA TODAY Network's Florida Capital Bureau. He can be reached at jkennedy2@gannett.com, or on Twitter at @JKennedyReport

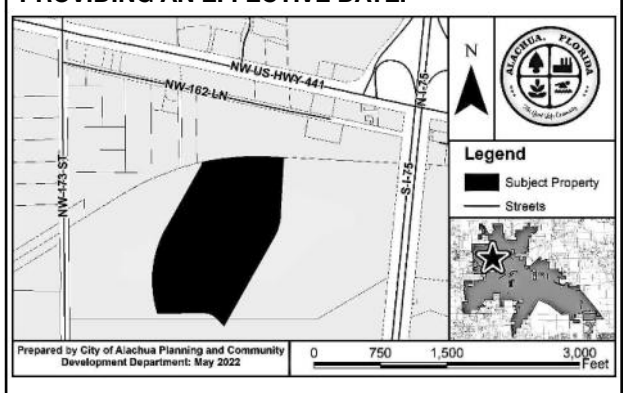
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±45.3 ACRE PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400234

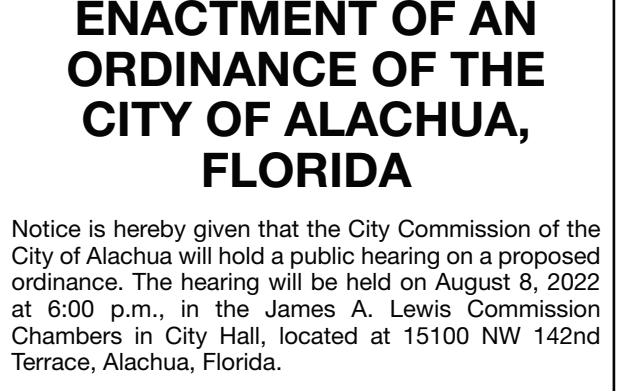
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400177

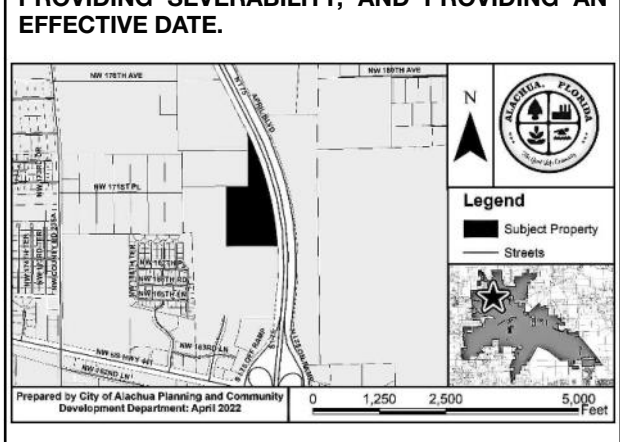
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400108

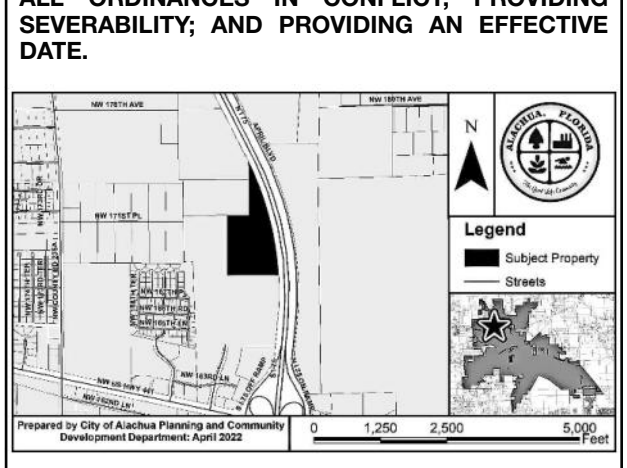
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-31400067

City of ALACHUA

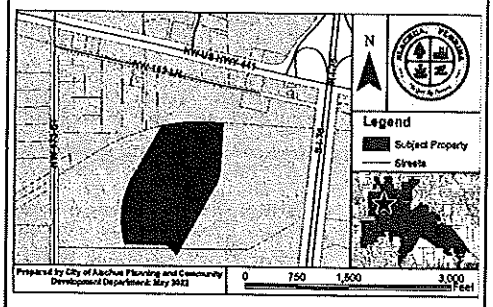
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441 AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

City of ALACHUA

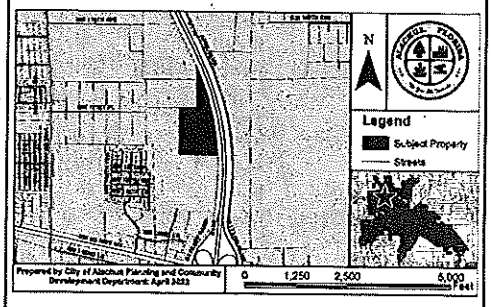
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±27.88 ACRE PROPERTY FROM CORPORATE PARK TO HIGH DENSITY RESIDENTIAL; GENERALLY LOCATED NORTH OF THE US 441/INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

City of ALACHUA

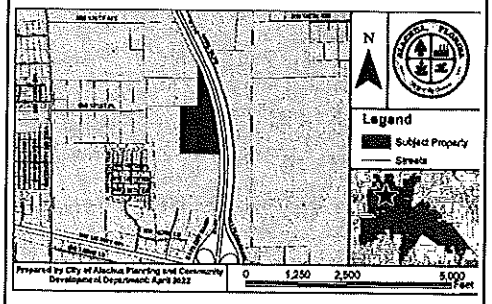
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-17

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM CORPORATE PARK (CP) TO RESIDENTIAL MULTIPLE FAMILY – 15 (RMF-15) ON A ±27.88 ACRE PROPERTY; GENERALLY LOCATED NORTH OF THE US 441/ INTERSTATE 75 INTERCHANGE, NORTH OF NW 161ST TERRACE, AND WEST OF INTERSTATE 75; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 28, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I _____, POSTED THE LAND USE
(name)

SIGN ON 23 Jun 2022 FOR THE Tomoka Hills NonRes SSCPA & RZ - PZB & CCOM1
(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.

_____
(signature)

Four (4)
(number of signs)

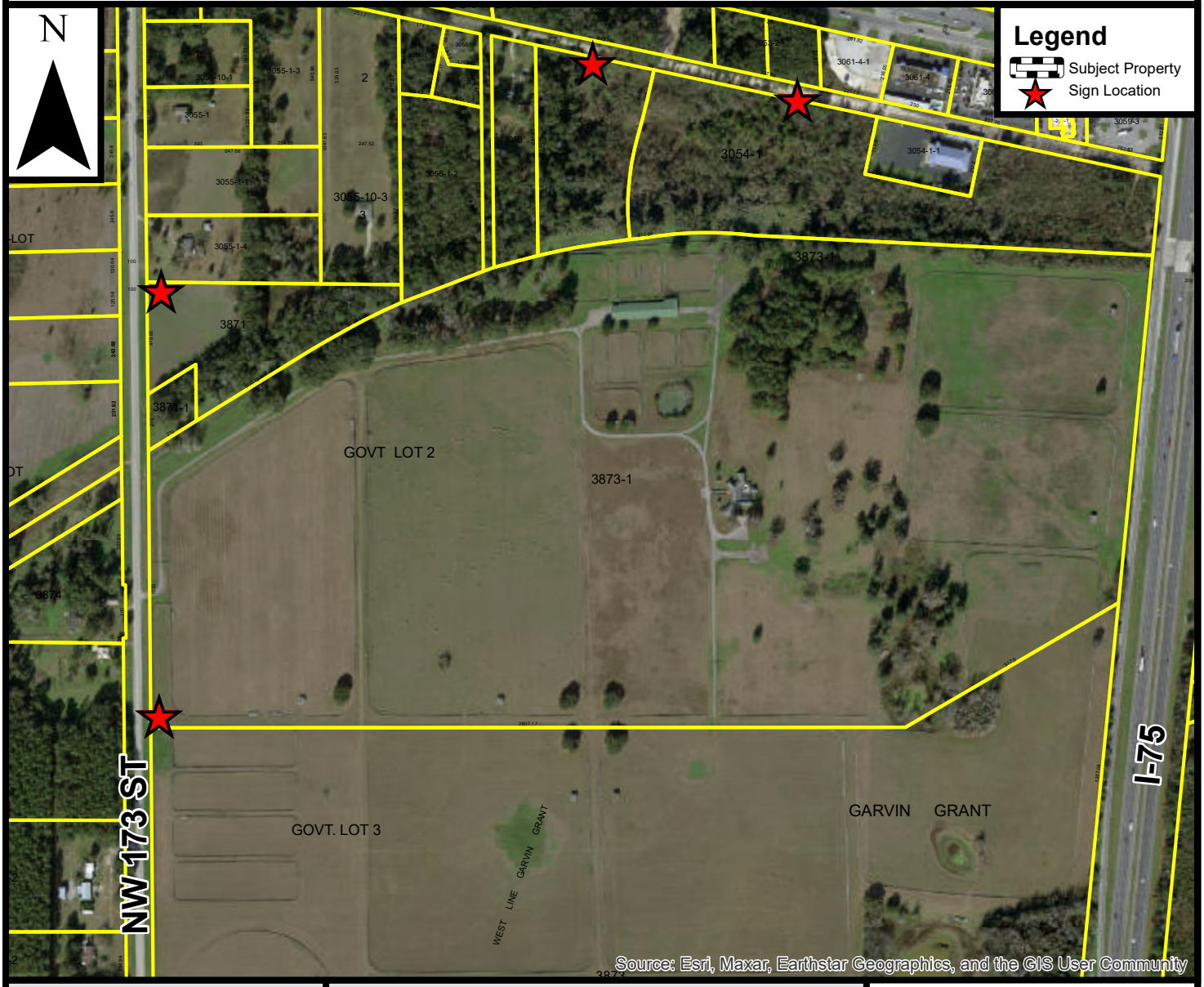
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Tomoka Hills Non-Residential SSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2022

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.

0 200 400 800 Feet

Mailed 7/25/22

City of ALACHUA
the good life community

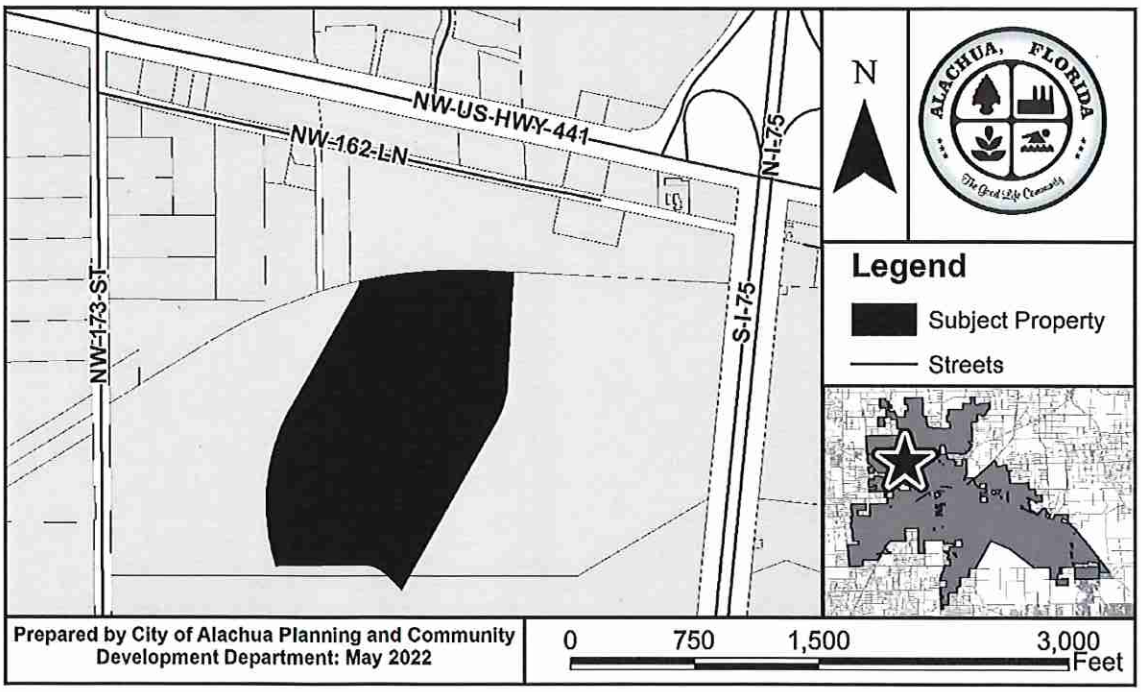
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 8, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-21

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON A ±45.3 ACRE PROPERTY; GENERALLY LOCATED SOUTHEAST OF THE US HIGHWAY 441/INTERSTATE 75 INTERCHANGE, SOUTH OF US HIGHWAY 441AND NW 162ND LANE, WEST OF INTERSTATE 75, AND EAST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235-A); CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 03873-000-000 AND 03873-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

Rabat, avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-100-000
MERCURY 1 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

Etiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up™
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160®

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 Deptarment of Environmental 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
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Pâte avery.com/patents

Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: Ordinance 22-22, First Reading; Amending Code Section 38 - Utility Rates Water & Wastewater
PREPARED BY: Rodolfo Valladares, Public Services Director

RECOMMENDED ACTION:
Approve Ordinance 22-22 on First Reading and schedule Second and Final Reading for August 22, 2022.

Summary

The City of Alachua establishes water, wastewater and reclaimed water rates to generate revenue sufficient to meet its operating expenses. The City of Alachua's water, wastewater, and reclaimed water rates were last modified in 2021 for the Fiscal Year 2022 budget process. The Administration evaluates utility rates annually during the budget process and, if warranted, recommends rates be adjusted.

Staff utilizes models for developing water, wastewater and reclaimed water rates. The forecasts determine whether or not rates will produce revenues that are sufficient to meet the expenses associated with providing utility service to our residents. Staff proposes increases in its water, wastewater, and reclaimed water rates and an increase in the water meter installation charge, water capital facility charges, and wastewater capital facility charges to ensure the funds operate in a self-sustaining manner.

The Florida Public Service Commission (FPSC) annually publishes a Water and Wastewater Price Index. The prices establish a price increase or decrease for major categories of water and wastewater operating expenses. The intent of the price index is to identify the necessary adjustments that utility service providers should make to their rates to stay abreast of inflationary or deflationary pressures. The latest FPSC approved a water and wastewater price index of 4.53%.

Staff was not able to develop proposed water, wastewater, and reclaimed water rates by applying the FPSC Price Index. As identified in Ordinance 22-22, the proposed rate increases are:

- 6%, to amend the water rates, and
- 3%, to amend the wastewater, and reclaimed rates.

The proposed rates provide for changes to the customer charge, availability charge and consumption charge.

The proposed rate also includes 15% increase to amend the water meter installation charge and the associated capital facility charges for water and wastewater.
The City Commission held a workshop to review utility rates on July 24, 2022. Notices were issued through the City's utility billing system in accordance with Florida Statute 180.136.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: Varies

FUNDING SOURCE: Water Fund, Waste Water Fund

COMMISSION GOALS:
Strengthen Community Services

ATTACHMENTS:

Description

- FIRST READING Ordinance 22-22 Water and Wastewater Rates
- Ordinance 22-22 Ad (1st Reading) publication 07282022

ORDINANCE 22-22

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Alachua provides water, wastewater and reclaimed water services to residential and non-residential customers located within its water and wastewater service territories; and,

WHEREAS, the current residential customer and non-residential charges for water, wastewater, and reclaimed water services are not adequate to cover the cost of providing such services, and,

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business affairs to increase the current residential and non-residential charges for water, wastewater, and reclaimed water services in order to equitably and adequately fund the cost of such essential services, and

WHEREAS, the City of Alachua Commission hereby amends Section 38-99(a), Section 38-101(a), Section 38-102(a)(1), Section 38-102(a)(2) Section 38-102(a)(3), Section 38-139(a), Section 38-140(a)(1), Section 38-140(a)(2), Section 38-141(a)(1), and Section 38-141(a)(2) of the City of Alachua Code of Ordinances.

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

Section 1. Amendment of Code of Ordinances

The following sections of Chapter 38 of the City of Alachua Code of Ordinances are hereby amended to read as follows:

Section 38-99. Water meter installation charge.

(a) Upon written application and payment to the City of the charges required herein, the City shall furnish all labor, material and equipment necessary, in accordance with the standard construction specifications of the City, to provide water service to the consumer's property line. Each applicant shall pay to the City, prior to the issuance of a building permit, a water meter installation charge based on the schedule in this subsection. The following schedule of rates will apply to all property within the corporate City limits:

Water Meter Installation Charges
(Domestic and Irrigation)

Meter Size (inches)	Water Meter Installation Charge
5/8 x 3/4	~~$435.00~~ $500
3/4	~~$475.00~~ $545
1	~~$485.00~~ $560
1 - 1 ½	~~$560.00~~ $645
2	Actual Cost
3	Actual Cost
(with backflow)	Actual Cost
4	Actual Cost
(with backflow)	Actual Cost

Section 38-101. Water capital facilities charge.

(Domestic and Irrigation)

(a) Each applicant for water service shall pay to the City a water capital facilities charge, where no water capital facilities charge has been previously paid, prior to conducting the final inspection. This charge is prescribed for various categories of consumers as follows: For residential and commercial consumers, the water capital facilities charge shall be based on the sizes and type of the water meters installed according to the schedule in this subsection. The following schedule of charges shall apply to all property within the corporate limits:

Water Meter Size (inches)	Water Capital Facilities Charge Treatment Facilities	Distribution Facilities	Total
5/8 x ¾	~~$1,500~~ $1,725	~~$450~~ $520	~~$1,950~~ $2,245
1	~~$3,750~~ $4,315	~~$1,125~~ $1,295	~~$4,875~~ $5,605
1 ½	~~$7,500~~ $8,625	~~$2,250~~ $2,590	~~$9,750~~ $11,215
2	~~$12,000~~ $13,800	~~$3,600~~ $4,140	~~$15,600~~ $17,940
3 *Compound*	~~$24,000~~ $27,600	~~$7,200~~ $8,280	~~$31,200~~ $35,880
3 *Turbine*	~~$52,500~~ $60,375	~~$15,750~~ $18,115	~~$68,250~~ $78,490
4 *Compound*	~~$37,500~~ $43,125	~~$11,250~~ $12,940	~~$48,750~~ $56,065
4 *Turbine*	~~$150,000~~ $172,500	~~$45,000~~ $51,750	~~$195,000~~ $224,250
6 *Compound*	~~$75,000~~ $86,250	~~$22,500~~ $25,875	~~$97,500~~ $112,125
6 Turbine	~~$300,000~~ $345,000	~~$90,000~~ $103,500	~~$390,000~~ $448,500

Section 38-102. Rates for Consumption of Water are hereby amended as set forth below.

(a) *Rates*. The rates to be assessed and collected from customers of water furnished as set forth below.

Water System Consumption Charges.

(1) *Customer charge.* Each customer must pay a customer charge for each metered point of connection to the City's water system.

CUSTOMER CHARGE	~~$8.88~~ $9.41 per month

(2) *Water availability charge.* Each customer must pay a water availability charge for each metered point of connection to the City's water system based upon water meter size associated with each connection point.

5/8" x ¾"	~~$1.16~~ $1.23 per month
1"	~~$2.97~~ $3.15 per month
1 ½"	~~$6.70~~ $7.10 per month
2"	~~$11.88~~ $12.59 per month
3"	~~$25.73~~ $27.27 per month
4"	~~$47.47~~ $50.32 per month
6"	~~$106.87~~ $113.28 per month
8"	~~$189.99~~ $201.39 per month

(3) *Water consumption charge(s)*. Each customer must pay for water consumed through each connection point based upon water service type.

RESIDENTIAL SERVICE	
Tier 1 (0 – 4,000 gallons)	~~$2.11~~ $2.24 per 1,000 gallons
Tier 2 (4,001 – 8,000 gallons)	~~$2.75~~ $2.92 per 1,000 gallons
Tier 3 (8,001 gallons and above)	~~$4.11~~ $4.36 per 1,000 gallons
NON-RESIDENTIAL (Commercial, Industrial and Fire Line Service)	
Tier 1 (All consumption)	~~$2.75~~ $2.92 per 1,000 gallons
IRRIGATION (Residential and Non-Residential Service)	
Tier 1 (All Consumption)	~~$4.11~~ $4.36 per 1,000 gallons

Section 38-139. Wastewater capital facilities charge.

(a) Each applicant for wastewater service shall pay to the City a wastewater capital facilities charge, where no wastewater capital facilities charge has been previously paid, prior to conducting the final inspection. This charge is prescribed for various categories of consumers as follows: For residential and commercial consumers, the wastewater capital facilities charge shall be based on the sizes and type of the water meters installed according to the schedule in this subsection. The following schedule of charges shall apply to all property within the corporate limits:

Water Meter Size (inches)		Wastewater Capital Facilities Charge Treatment Facilities	Distribution Facilities	Total
5/8 x ¾		~~$2,880~~ $3,310	~~$700~~ $805	~~$3,580~~ $4,120
1		~~$7,200~~ $8,280	~~$1,750~~ $2,015	~~$8,950~~ $10,295
1 ½		~~$14,400~~ $16,560	~~$3,500~~ $4,025	~~$17,900~~ $20,585
2		~~$23,040~~ $26,500	~~$5,600~~ $6,440	~~$28,640~~ $32,935
3	*Compound*	~~$46,080~~ $52,990	~~$11,200~~ $12,880	~~$57,280~~ $65,870
3	*Turbine*	~~$100,800~~ $115,920	~~$24,500~~ $28,175	~~$125,300~~ $144,095
4	*Compound*	~~$72,000~~ $82,800	~~$17,500~~ $20,125	~~$89,500~~ $102,925
4	*Turbine*	~~$288,000~~ $331,200	~~$70,000~~ $80,500	~~$358,000~~ $411,700
6	*Compound*	~~$144,000~~ $165,600	~~$35,000~~ $40,250	~~$179,000~~ $205,850
6	Turbine	~~$576,000~~ $662,400	~~$140,000~~ $161,000	~~$716,000~~ $823,400

Section 38-140. Wastewater rates and charges are hereby amended as set forth below:

(a) *Rates*. There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of wastewater collection, treatment and disposal service which in part is based on the amount of water used from the City water system as measured by the customer water meter. Wastewater service charges shall be billed to and be the responsibility of the customer responsible for paying the water bill at any specific location. These rates will apply to all locations within the corporate city limits.

Wastewater System Usage Charges.

(1) *Wastewater Customer charge*. Each customer must pay a wastewater customer charge for each metered (water meter) point of connection to the City's water system.

CUSTOMER CHARGE ~~$11.53~~ $11.88 per month

(2) Wastewater Usage Charge(s). Each customer must pay for wastewater discharged into the City's wastewater collection system based upon customer class:

RESIDENTIAL CUSTOMERS ~~$6.06~~ $6.24 per 1,000 gallons

NON-RESIDENTIAL (Commercial & Industrial) ~~$8.43~~ $8.68 per 1,000 gallons

Section 38-141. Reclaimed water rates and charges are hereby amended as set forth below:

(a) *Rates*. There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of reclaimed water. These rates will apply to all locations within the corporate city limits.

Reclaimed Water System Usage Charges.

(1) Reclaimed water customer charge. Each customer must pay a reclaimed water customer charge for each metered point of connection to the City's reclaimed water system.

CUSTOMER CHARGE ~~$8.66~~ $8.92 per month

(2) Reclaimed water usage charge(s). Each customer must pay for reclaimed water withdrawn from the City reclaimed water system.

CONSUMPTION CHARGE	~~$0.79~~ $0.81 per 1,000 gallons

Section 2. Inclusion of the Code

It is the intention of the City Commission of the City of Alachua, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intention

Section 3. Repealing Clause

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

Section 4. Providing for Severability

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

Section 5. Effective Date

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

PASSED on first reading on the 8th day of August, 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading on the 22nd day of August, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

City of ALACHUA

PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-22

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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 - July 28, 2022)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: Renewal of Commercial and Group Health Insurance Packages
PREPARED BY: G.B. Wilson, Compliance and Risk Management Director

RECOMMENDED ACTION:
Renew the City Commercial insurance package with the Florida Municipal Insurance Trust (FMIT) at the base premium of $557,771; the FMIT Group Health Insurance plan at the base premium of $1,464,937; the Dental, Vision, Life and Employee Assistance Program group plans at a combined base premium of $60,548; the storage tank liability, law enforcement death and disability policies (now including "at work" coverage for all City employees at total cost of $4,532 per year), and direct the City Manager to sign appropriate contract documents.

Summary

COMMERCIAL AND GROUP HEALTH INSURANCE RENEWAL FOR FY 22/23

COMMERCIAL PACKAGE

See attached FY 2021/2022 and FY 2022/20223 renewals for premium comparisons (Exhibit A)

General and Professional Liability

Rates are directly tied to payroll total, city loss experience and loss experience in the total trust group. The City has no claim losses in G&P Liability in the rating period. The 9% increase is related to the 14% reported payroll increase and experience of the Trust.

Cyber Liability

Cyber liability was in the current year included in General and Professional Liability coverage but has and will be going forward carried as a separate category. Thus, the now established separate premium of $2,733 is reflected as a 100% increase.

Auto (all motor vehicles including largest trucks)

The Base Property damage premium total is increased by $604 (3.4%) and Liability coverage total is increased by $2,859 (9%). The insured value and liability rating varies per unit and the purchasing and sale of units is a fluid process that takes place during the budget year. Adjustments in premium occur and are reported and billed on the quarterly billing invoices.

The City fleet presently consists of 124 units (7 new vehicles, less 11 sold for scrap yields 4 unit reduction). The inventory of units is reported to FMIT in real time and all premium adjustments occur on the following quarterly billing. City vehicle insurance premiums remain low with an average for all units including liability and property damage premium of less than $450.52 per vehicle per year.

Property Coverage

Property insurance coverage includes that for City Hall, Legacy Multipurpose Center, Police Building, Operations Center, non-vehicle equipment, facilities such as the Wastewater Treatment Facility and lift stations to name the most obvious.

The City experienced no rate affecting losses.

More than $2,305,566 in buildings and structures has been added to the City Property Schedule in the past two years and certain large additions added during the current period are now premium booked for an entire year. Inland Marine (personal property) coverage is also required to cover $600,000 in advance purchased electric department inventory to insure parts are on hand (primarily transformers and switchgears) to avoid long outages in a market challenged by supply chain delays and interruptions. A full year of premium is included in the new rate for buildings, structures and personal property added in the current year.

Workers Compensation

A current increase in the experience modifier, aka experience mod or the EMod, from 0.83 to 1.02 was caused primarily by the carry forward of one auto accident along with its loss reserve of $149,254.78 as compared to the current year premium of $107,717.

The employee was stopped behind a line of cars at a red light and struck from the rear

by an out of control third party vehicle. The WC claim was settled with the employee within the reserve amount. A second claim resulting from a shoulder injury has been classified and a reserve established at $26,967.32. Five other small claims resulted in loss reserves of less that $500.00 each.The total WC premium change is generated by the 23% increase in the Experience Mod and the City reported increase of total City payroll of 14%.

It is also important to note that FMIT does not follow the same classification and rating schedule as the National Counsel on Compensation Insurance (NCCI) used by virtually all commercial carriers. The FMIT schedule traditionally produces rates that

trend lower by 30%. Rather than the FMIT renewal of $139,901 one would expect a premium of $181,871 for our payroll, classification mix and EMod in the commercial marketplace.

GROUP HEALTH RATE

See attached FY 2021/2022 and FY 2022/2023 renewals plus a Comparison Spreadsheet, Exhibit B.

Group health Insurance rates have been increasing over the past ten years but the COA has been able to remain below market increases due to participation in the Florida Municipal Insurance Trust, FMIT, since FY 2014/2015. The City loss experience has been higher than premiums paid in the past few years, but, the 2017/2018 loss ratio (82%) brought a negotiated 2% rate reduction for the FY 2018/2019 based on a break in the trend of COA losses in excess of premium, and, forbearance gained because of the implementation of wellness and safety programs.

Unfortunately, loss experience for the FY 2020/2021 rating period was 104% of premium paid, resulting in a 15% increase for FY 2021/2022. There are a lot of sophisticated formulas that are used to project a proper and sound health insurance rate for any designated group, considering, among other factors, loss ratio, administrative costs and medical cost trend.

The City current experience comes down to a now two year (the rating period) loss ratio of 98.95%, Exhibit C, and, even dropping the medical cost trend component but adding administrative costs of 20%, a rate increase of more than 21.05% was a reality, Exhibit D.

A commercial carrier would be hard pressed to support even a 21,05% recommendation that includes no projected profit and no recapture of losses. Membership in a self funded Trust is different in that the Trust exists for the benefit of its members.

But, the Trust must always be managed for the protection of the soundness of the Trust.

FMIT actuaries, worldwide Willis Towers Watson, recommended a renewal rate increase for the City. The recommendation was not specifically disclosed but FMIT has agreed to a negotiated renewal at a 9.5 % increase as reflected in Exhibit D.

The City of Alachua focuses on developing a culture of safety and wellness, in coordination with FMIT Group Health and Risk Management specialists. The joint program is a prominent part of discussions between the City and FMIT throughout every policy year. Our recognized Safety
and Wellness Program and the City Drug Free Workplace Policy together bring a 7% reduction in Workers Compensation premiums. The City also receives the maximum of $6,000 every year in FMIT Safety Grants to offset purchases of items as diverse as APD protective vests, the replacement of insulated safety gloves for electric line staff

and repairs to sidewalks.
Reports from FMIT are that the City of Alachua is cited across the state as an example of how to establish a culture of safety and wellness and the City Commission was recently presented with a third and consecutive Florida League of Cities (2020 & 2021) Hometown Health Award.

City staff works with FMIT and also explores the marketplace for other options. Loss experience is monitored quarterly and alternate plans and options will continue to be considered.

The City also has implemented a plan coordinated by the HR and C&RM Departments to encourage employees to pursue spouse and dependent health insurance coverage through that available on the Healthcare.gov website. Anecdotal evidence coming from a few employees suggests the federal program will not likely significantly reduce the number of uninsured dependents since few employees are eligible for federal supplemental payments to reduce premium cost.

GROUP DENTAL,VISION, LIFE and EMPLOYEE ASSISTANCE PROGRAM (EAP)

The City provides, at no cost, group dental, vision, life and EAP coverage for all full time employees. Employee paid dependent coverage is available at group rates. Payroll deduction is provided by the City for dependent coverage.

There is no increase for Dental, Vision, Life or EAP coverage. Premium cost are low.

Life is $6.02/month ($30,000-double indemnity and EAP is included in this policy), Vision is $5.66/mo and Dental is $31.08/month).

EMPLOYEE PAID SUPPLEMENTAL HEALTH BENEFITS

A long list of supplemental benefits is made available to employees at employee cost and by City provided payroll deduction. City Staff schedules and announces several opportunities each policy year for employees to meet with designated insurance representatives to be informed about and elect chosen overages.

AVAILABLE HEALTH SAVING AND FLEXIBLE SPENDING ACCOUNTS

The City makes available to all covered employees appropriate Health Savings and Flexible Spending Accounts. The Benefit is provided at no cost to the City or employee by the City's supplemental benefits provider.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT:$9,987.88

AMOUNT:$2,087,788

FUNDING SOURCE: General Fund, Internal Services Fund, Electric Fund, Water Fund, Community Redevelopment Trust Fund, Mosquito Fund, Waste Water Fund, Other

---

COMMISSION GOALS:
Quality of Life, Strengthen Community Services

ATTACHMENTS:

Description

- Exhibit A - Commercial FY 21/22 and FY 22/23 renewals for premium comparisons
- Exhibit B Group Health FY 21/23 and FY 22/23 premium comparisons
- Exhibit C Group Health l Two Year Loss Ratio
- Exhibit D - Group Health Renewal

Exhibit A

FMIT FLORIDA MUNICIPAL INSURANCE TRUST

Protecting the Communities We Call Home

RENEWAL QUOTE FOR 2022-2023

City of Alachua

FMIT 0002

Coverage	Deductible	Limit	FY 22/23 Premium	FY 21/22 Premium		
General/Professional Liability	$5,000	$3,000,000	$152,276	$138.894	$13,382	9%
Cyber Liability	$5,000	$1,000,000	$2,733		$2,733	100%
Automobile Liability	$0	$3,000,000	$36,582	$34,748	$1,834	5%
Automobile Physical Damage	Per Schedule		$19,282	$18,349	$933	5%
Property	$5,000	$55,045,309	$206,997	$183,409	$23,588	13%
Workers' Compensation Experience Modification 1.02	$0 10/1/22	Total Payroll $8,284,424	$139,901	$107,717	$32,184	30%
TOTAL NET PREMIUM			$557,771	$483,117	$74,654	15%

*Includes: Drug Free Credit: Yes
Safety Credit: Yes

Note: Coverage summaries provided herein are intended as an outline of coverage only and are necessarily brief. In the event of loss, all terms, conditions, and exclusions of actual Agreement and/or Policies will apply.

EXHIBIT B FY 22/23 Premium Comparison

	FY 21/22				FY 22/23				
					9.5 % Rate Increase / 98.95% - 2 Year Loss Ratio PEPY Increased By $1077.12 / PEPM Increased By $89.76				
Health - Plan 14	**Total Monthly Premium UHC - Plan 14**	**City Monthly Contribution UHC-Plan 14**	**Employee Contribution UHC-Plan 14**	**COA Contribution**	**Total Monthly Premium UHC - Plan 14**	**City Monthly Contribution UHC-Plan 14**	**Employee Contribution UHC-Plan 14**	**Increase in Employee Contribution By**	
Employee Only	$ 944.80	$944.80	$0.00	$0.00	$ 1,034.56	$1034.56	$0.00	$0.00	
Employee / Spouse	$ 1,889.62	$944.80	$944.82	$0.00	$ 2,069.14	$1034.56	$1034.58	$90.76	
Employee / Children	$ 1,795.14	$944.80	$850.34	$0.00	$ 1,965.68	$1034.56	$931.12	$80.78	
Family	$ 3,023.36	$944.80	$2,078.56	$0.00	$ 3,310.58	$1034.56	$2,276.02	$197.46	
Health - HSA Plan 5	**Total Monthly Premium UHC - HSA Plan 5**	**City Monthly Contribution UHC-HSA Plan 5**	**Employee Contribution UHC-HSA Plan 5**	**COA Contribution PEPM to HSA-Plan 5**	**Total Monthly Premium UHC - HSA Plan 5**	**City Monthly Contribution UHC-HSA Plan 5**	**Employee Contribution UHC-HSA Plan 5**	**COA Contribution PEPM to HSA Account -Plan 5**	**Increase in Employee Contribution**
Employee Only	$ 784.86	$784.86	$0.00	$159.94	$ 859.42	$859.42	$0.00	$175.14	$0.00
Employee / Spouse	$ 1,569.66	$784.86	$784.80	$159.94	$ 1,718.78	$859.42	$859.36	$175.14	$75.56
Employee / Children	$ 1,491.22	$784.86	$706.36	$159.94	$ 1,632.88	$859.42	$773.46	$175.14	$67.71
Family	$ 2,511.22	$784.86	$1,726.36	$159.94	$ 2,749.80	$859.42	$1,890.38	$175.14	$164.02
					Increase in COA Contribution			$15.20	
Dental No Increase 09/23	Monthly Premium	City Monthly Contribution	Employee Contribution		**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**	**No Chnages to Employee Monthly Contribution**	
Employee Only	$31.08	$31.08	$0.00		$31.08	$31.08	$0.00	$0.00	
Employee / Spouse	$73.56	$31.08	$42.48		$73.56	$31.08	$42.48	$0.00	
Employee / Children	$85.92	$31.08	$54.84		$85.92	$31.08	$54.84	$0.00	
Family	$124.28	$31.08	$93.20		$124.28	$31.08	$93.20	$0.00	
Vision No Increase	Monthly Premium	City Monthly Contribution	Employee Contribution		**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**	**No Chnages to Employee Monthly Contribution**	
Employee Only	$5.66	$5.66	$0.00		$5.66	$5.66	$0.00	$0.00	
Employee + 1	$11.34	$5.66	$5.68		$11.34	$5.66	$5.68	$0.00	
Family	$15.05	$5.66	$9.39		$15.05	$5.66	$9.39	$0.00	
Life Insurance, AD & D and EAP No Increase 09/23	**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**		**Monthly Premium**	**City Monthly Contribution**	**Employee Contribution**		
$30,000 Paid 100% by City	$6.02	$6.02	$0.00		$6.02	$6.02	$0.00		

From Date: 05/01/2020
To Date: 04/30/2022

Premium / Paid Report

Created By: Chris Crumbaker

CLAIM TYPE	PAID AMT	PREMIUM	LOSS RATIO
(0002) City of Alachua			
May 2020			
MEDICAL	14,332.52		
RX	40,663.94		
TOTAL	54,996.46	92,860.90	59.22%
June 2020			
MEDICAL	20,837.02		
RX	40,345.73		
TOTAL	61,182.75	91,642.22	66.76%
July 2020			
MEDICAL	22,776.42		
RX	46,379.17		
TOTAL	69,155.59	93,594.44	73.89%
August 2020			
MEDICAL	46,030.56		
RX	36,307.43		
TOTAL	82,337.99	92,251.54	89.25%
September 2020			
MEDICAL	79,107.30		
RX	25,581.42		
TOTAL	104,688.72	94,700.52	110.55%
October 2020			
MEDICAL	58,824.95		
RX	32,881.87		
TOTAL	91,706.82	101,290.86	90.54%
November 2020			
MEDICAL	60,288.58		
RX	20,967.51		
TOTAL	81,256.09	102,442.82	79.32%
December 2020			
MEDICAL	201,325.37		
RX	30,689.88		
TOTAL	232,015.25	103,946.86	223.21%
January 2021			
MEDICAL	81,620.47		
RX	30,634.18		
TOTAL	112,254.65	103,267.24	108.70%
February 2021			
MEDICAL	46,522.63		
RX	47,158.38		
TOTAL	93,681.01	104,768.42	89.42%
March 2021			

	CLAIM TYPE	PAID AMT	PREMIUM	LOSS RATIO
	MEDICAL	99,442.79		
	RX	28,696.92		
	TOTAL	128,139.71	104,907.50	122.15%
April 2021				
	MEDICAL	47,994.89		
	RX	52,511.34		
	TOTAL	100,506.23	102,442.82	98.11%
May 2021				
	MEDICAL	40,616.55		
	RX	59,217.25		
	TOTAL	99,833.80	103,264.38	96.68%
June 2021				
	MEDICAL	129,530.55		
	RX	52,685.05		
	TOTAL	182,215.60	99,156.58	183.77%
July 2021				
	MEDICAL	68,413.84		
	RX	34,300.58		
	TOTAL	102,714.42	103,668.70	99.08%
August 2021				
	MEDICAL	67,942.82		
	RX	74,567.70		
	TOTAL	142,510.52	99,699.94	142.94%
September 2021				
	MEDICAL	148,922.73		
	RX	39,174.68		
	TOTAL	188,097.41	97,652.52	192.62%
October 2021				
	MEDICAL	60,941.55		
	RX	42,884.31		
	TOTAL	103,825.86	111,835.60	92.84%
November 2021				
	MEDICAL	18,173.18		
	RX	41,262.08		
	TOTAL	59,435.26	114,407.68	51.95%
December 2021				
	MEDICAL	29,164.96		
	RX	40,109.34		
	TOTAL	69,274.30	116,297.28	59.57%
January 2022				
	MEDICAL	81,292.83		
	RX	40,927.46		
	TOTAL	122,220.29	114,247.74	106.98%
February 2022				

	CLAIM TYPE	PAID AMT	PREMIUM	LOSS RATIO
	MEDICAL	33,860.68		
	RX	13,831.29		
	TOTAL	47,691.97	109,683.80	43.48%
March 2022				
	MEDICAL	34,894.26		
	RX	10,440.64		
	TOTAL	45,334.90	108,579.00	41.75%
April 2022				
	MEDICAL	55,593.16		
	RX	19,366.45		
	TOTAL	74,959.61	109,523.80	68.44%
GROUP TOTALS	**MEDICAL**	**1,548,450.61**		
	RX	**901,584.60**		
	TOTAL	**2,450,035.21**	**2,476,133.16**	**98.95%**

Florida Municipal Insurance Trust
City of Alachua
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus HSA Plan 5

Contract Type	Enrollment	10/01/2021-09/30/2022	Monthly Premium	Annual Premium
Single	36	$784.86	$28,254.96	$339,059.52
EE + Spouse	0	$1,569.66	$0.00	$0.00
EE + Children	1	$1,491.22	$1,491.22	$17,894.64
Family	0	$2,511.22	$0.00	$0.00
Total	**37**		**$29,746.18**	**$356,954.16**

Renewal Rates - UnitedHealthcare Choice Plus HSA Plan 5

Contract Type	Enrollment	10/1/2022 - 9/30/2023	Monthly Premium	Annual Premium
Single	36	$859.42	$30,939.18	$371,270.17
EE + Spouse	0	$1,718.78	$0.00	$0.00
EE + Children	1	$1,632.88	$1,632.88	$19,594.56
Family	0	$2,749.80	$0.00	$0.00
Total	**37**		**$32,572.06**	**$390,864.73**

Percent Change	**9.50%**

Medicare Exchange Available

Prescription Drug Copays

Retail:	$10/$35/$60
Mail Order:	$25/$87.50/$150

Florida Municipal Insurance Trust
City of Alachua
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus Plan 14

Contract Type	Enrollment	10/01/2021-09/30/2022	Monthly Premium	Annual Premium
Single	77	$944.80	$72,749.60	$872,995.20
EE + Spouse	2	$1,889.62	$3,779.24	$45,350.88
EE + Children	1	$1,795.14	$1,795.14	$21,541.68
Family	1	$3,023.36	$3,023.36	$36,280.32
Total	**81**		**$81,347.34**	**$976,168.08**

Renewal Rates - UnitedHealthcare Choice Plus Plan 14

Contract Type	Enrollment	10/1/2022 - 9/30/2023	Monthly Premium	Annual Premium
Single	77	$1,034.56	$79,660.81	$955,929.74
EE + Spouse	2	$2,069.14	$4,138.28	$49,659.36
EE + Children	1	$1,965.68	$1,965.68	$23,588.14
Family	1	$3,310.58	$3,310.58	$39,726.95
Total	**81**		**$89,075.35**	**$1,068,904.19**

Percent Change	**9.50%**

Medicare Exchange Available

Prescription Drug Copays

Retail:	$10/$35/$60
Mail Order:	$25/$87.50/$150

The following Coverage Agreement outlines, in detail, the coverages and premiums agreed upon by the Florida Municipal Insurance Trust and City of Alachua.
The effective date of this agreement is 10/01/2022-09/30/2023.

Coverage / Plans

Medical Coverage
UnitedHealthcare, Rx Copays $10/$35/$60; 2.5 for mail order $25/$87.50/$150

Premiums

UnitedHealthcare Plan 5 HSA	
Employee	$859.42
Employee + Spouse	$1,718.78
Employee + Children	$1,632.88
Employee + Family	$2,749.80

UnitedHealthcare Choice Plus Plan 14	
Employee	$1,034.56
Employee + Spouse	$2,069.14
Employee + Children	$1,965.68
Employee + Family	$3,310.58

Other Specified Items

Effective October 1, 2015, the Florida League of Cities is partnering with UnitedHealthcare to offer AARP Medicare Supplement and Medicare Advantage plans to decrease the overall cost to the retirees. The current Medicare Supplement plan will no longer be available due to the UnitedHealthcare plans being a more cost effective alternative.

Disclosure (new FMIT groups only)
Dependent SSN for enrollment

Signatures

Representative, Florida Municipal Insurance Trust — Date

Representative, City of Alachua — Date

Note: Termination of coverage requires a 45 day written notice.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: July 25, 2022 Budget Workshop Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

July 25, 2022 Budget Workshop Meeting Minutes

ATTACHMENTS:

Description

- Minutes

City Commission Workshop
Minutes
July 25, 2022

Mayor Gib Coerper
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a
City Commission Workshop
At 3:00 PM
to address the item(s) below.

Meeting Date: July 25, 2022

Meeting Location: James A Lewis Commission Chambers
STAFF ATTENDING: Diane Amendola, Robert Bonetti, Heather Carter, Tara Malone, Jesse Sandusky, Donna Smith, Rodolfo Valadares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn.

WORKSHOP MEETING

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

I. CALL TO ORDER

Led by Mayor Gib Coerper, with Commissioner Jennifer Blalock absent.

II. AGENDA ITEM

A. FY 2022-2023 Budget Workshop

Finance and Administrative Services Director Rob Bonetti introduced the item and provided the staff report.

Commissioners asked questions regarding the budget.

Finance and Administrative Services Director Bonetti provided the information.

City Manager Mike DaRoza provided further information.

III. ADJOURN

Commissioner Dayna Miller moved to adjourn; seconded by Commissioner Shirley Green Brown.

Passed by unanimous consent.

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 8/8/2022
SUBJECT: July 25, 2022 City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

July 25, 2022 City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
July 25, 2022

Mayor Gib Coerper	**City Manager Mike DaRoza**
Vice Mayor Jennifer Blalock	City Attorney Marian Rush
Commissioner Shirley Green Brown	
Commissioner Dayna Miller	
Commissioner Edward Potts	

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: July 25, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Chris Mallinson, Nancy Wales, Tim Mills, Kevin Stratton, Eddie Sermons, Marc Cauchon, William Kirkland, Margaret Kirkland, Tom Hubbard, Jay Brown, Madalene Rhyand, Jan Osejo, Ramon Osenjo, Gloria Jones-Andrews, Phyllis Wilcox-Strickland, Gary Pappas, Cole Banst. STAFF ATTENDING: Diane Amendola, Heather Carter, Robert Bonetti, Adam Hall, Elliot Harris, Carlos Hunt, Tara Malone, Jesse Sandusky, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn.

CITY COMMISSION MEETING

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

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Eddie Sermons, Paradise Community Outreach Ministry.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza stated there would be three items that would be deferred, and recommended those items be moved to the top of Public Hearings and Ordinances out of courtesy to the public.

Commissioner Dayna Miller moved to approve the amended agenda; seconded by Vice Mayor Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Shirley Green Brown moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Blalock.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Bhaktvedanta Academy Student Artist Appreciation

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Mayor Coerper and Ms. Brenda Reed presented the students with certificates.

Mayor Coerper thanked the parents for participating and encouraging the children to engage in extracurricular activities.

B. Certificate of Appreciation for Dr. Marc Cauchon

Deputy City Clerk LeAnne Williams introduced the proclamation.

Mayor Coerper read the proclamation.

Dr. Marc Cauchon thanked the City for the recognition and remarked how quickly time had gone by.

C. Fiscal Analysis Report for FY 2021-2022 through May 31, 2022

Senior Accountant Tyler Williams provided the presentation.

Vice Mayor Blalock asked for clarification regarding the presentation.

Senior Accountant Williams provided the information.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

AuBroncee Martin presented himself to the Commission as a candidate for Circuit Court Judge, 8th District.

Madalene Rhyand expressed her concerns about recycling glass.

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to **3 Minutes**)

A. Ordinance 22-19, First Reading: Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

City Attorney Marian Rush stated Ordinance 22-19 should be deferred to a date certain, August 8, 2022.

Commissioner Miller moved for Ordinance 22-19 to be moved to a date certain, August 8, 2022; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B. Ordinance 22-07, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)- NW 188th Street/ US 441: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).

City Attorney Rush stated Ordinance 22-07 should be deferred to a date certain, August 8, 2022.

Commissioner Edward Potts moved for Ordinance 22-07 to be moved to a date certain,

August 8, 2022; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

C. Final Plat – Alachua West: A request by David S. McDaniel, of M3 Alachua, LLC, applicant and property owner, for consideration of the Final Plat for Alachua West, which proposes to subdivide a ±35.82 acre subject property into a total of 122 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Quasi-Judicial Hearing).

City Attorney Rush stated Final Plat- Alachua West should be deferred to a date certain, August 22, 2022.

Commissioner Potts moved for Final Plat – Alachua West to be moved to a date certain, August 22, 2022; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

D. Ordinance 22-16, First Reading - Small Scale Comprehensive Plan Amendment (SSCPA) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a SSCPA to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a ±27.88 acre subject property; Tax Parcel Number 03049-000-000 (Legislative Hearing).

City Attorney Rush read Ordinance 22-16 by title only.

Having been sworn in, Principal Planner Justin Tabor introduced the item and provided the staff report.

Clay Sweger, AICP, LEED AP, Director of Planning, EDA Engineers – Surveyors – Planners, Inc. provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked if a senior center or other amenities might be placed on this site.

Mr. Sweger said yes.

Mayor Coerper gave a brief history on the I-75 corridor. He stated the Commission was considering the future of the City.

City Manager DaRoza stated in 2016 a Long Range Transportation Study was conducted to

identify current and future conditions of Alachua's roadways, and possible solutions, and a new study from FDOT had been requested for the new growth.

Commissioner Brown moved based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance Number 22-16 on first reading and (2) schedules second and final reading of Ordinance 22-16 for August 8, 2022; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

Kevin Stratton stated his objections to the project: traffic, fire flow, internet, lunch rush traffic, and mixed use zoning.

City Manager DaRoza asked Public Services Director Rodolfo Valladares to address the fire-water flow issue.

Public Services Director Rodolfo Valladares provided the information.

Ms. Rhyand stated she was concerned about clear cutting the land, as there would be no trees for the animals.

Mayor Coerper stated whenever there was clearing of large trees, there was site mitigation.

Principal Planner Tabor reviewed tree mitigation protocol.

Mayor Coerper reminded the citizens that with growth in the region, it is possible that every city in the County of Alachua has the same problems with traffic, going through to Gainesville.

Passed 5-0 by roll call.

E. Ordinance 22-17, First Reading - Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a ±27.88 acre subject property; consisting of a portion of Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-17 by title only.

Principal Planner Tabor requested the staff report from Ordinance 22-16 be incorporated as the staff report for Ordinance 22-17.

Mayor Coerper opened the floor for questions or comments.

There were no questions or comments.

Commissioner Brown moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this

Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves Ordinance 22-17 on first reading and (2) schedules second and final reading of Ordinance 22-17 for August 8, 2022; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

F. Ordinance 22-06, Second Reading - Large Scale Comprehensive Plan Amendment (LSCPA) – NW 188th St/US 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Legislative Hearing).

City Attorney Rush read Ordinance 22-06 by title only.

Principal Planner Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked about ingress and egress.

Principal Planner Tabor provided the information.

City Manager DaRoza stated FDOT items would be addressed, as this project advances.

Commissioner Blalock asked where this project was located.

City Manager DaRoza stated the city's new welcome sign was on the western side of this project.

Commissioner Brown moved based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 22-06 on second and final reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Nancy Wales stated the Good Life Community was going away with so many developments coming into the City. She stated she was concerned about where the wildlife would go when the trees are gone.

Tim Mills stated there would be nothing but homes on top of homes and all the trees would be

gone. He stated it's too much development, too fast.

Passed 5-0 by roll call.

G. Ordinance 22-15, Second Reading - LDR Text Amendment: A request by John C Vick III of V3 Capital Group, to amend Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

City Attorney Rush read Ordinance 22-15 by title only.

Principal Planner Adam Hall introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked for clarification regarding the boundaries.

Principal Planner Hall provided the information.

Commissioner Brown moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-15 on second and final reading; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

Chris Mallinson asked what keeps these properties in compliance, and how the City would know if they were out of compliance.

City Manager DaRoza stated this was a part of the site plan requirement for the property and if it fell out of compliance, the property would then be in violation.

Principal Planner Hall provided the information.

Vice Mayor Blalock asked for more information about the plants.

Principal Planner Hall provided the information.

Passed 5-0 by roll call.

H. Ordinance 22-18, First Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – Peggy Road LSCPA: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential; Tax Parcel Numbers03924-000-000, 03865-000-000, 03917-200-002(Legislative Hearing).

City Attorney Rush read Ordinance 22-18 by title only.

Principal Planner Hall introduced the item and provided the staff report.

Clay Sweger, AICP, LEED AP, Director of Planning, EDA Engineers – Surveyors – Planners, Inc. gave the presentation.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper spoke about Legacy Park and the 105 acres of green space, and how it adds to the quality of life of the citizens.

Vice Mayor Blalock stated she was pleased with how close this site was to Legacy Park, as the kids could walk to the park.

Commissioner Potts moved based upon the presentation before the Commission and Staff's recommendation: approve Ordinance 22-18 on first reading, authorize City Staff to transmit the proposed Large-Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

Ms. Rhyand stated she was concerned about the Peggy Road corridor being closed up for the animals.

Mr. Mallinson stated this project would need sidewalks for the children to get to Legacy Park.

Passed 5-0 by roll call.

I. Resolution 22-24: Tara Baywood Phase 1 Off-Site Tree Mitigation Request

City Attorney Rush read Resolution 22-24 by title only.

Principal Planner Hall introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked how many trees were being removed and replaced.

Principal Planner Hall provided the information.

Vice Mayor Blalock moved to adopt Resolution 22-24; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

J. Final Plat - Tara Baywood Phase 1: A request by Logan Peters, P.E., of JBPro, Inc., applicant and agent for Tara Baywood LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±20.25 acre subject property into a total of 61 lots, with associated common areas and right-of-way, consisting of Parcel Number 03067-063-000 (Quasi-Judicial Hearing).

Having been sworn in, Principal Planner Hall introduced the item and provided the staff report.

City Attorney Rush explained there were three conditions to be met by the applicant. Otherwise, the item would be considered denied, and the applicant would need to re-advertise for another meeting date. She stated she conditions were:

1. Secure signatures on the Final Plat and shall return the Final Plat with the signatures to Adam Hall at City Hall by 3:00 p.m. on July 26, 2022. Signatures required: Health Department and Review Engineer for the City of Alachua.
2. Irrevocable Letter of Credit for the house sidewalks must be received by the City of Alachua: Adam Hall before 12:00 noon, Wednesday, July 27, 2022, by overnight mail.
3. The applicant shall pick up the fully executed plat, which would include the signature of the surveyor of the applicant, and shall record it in the public records of Alachua County before 3:00 p.m., Wednesday, July 27, 2022. The applicant shall then immediately email a certified recorded copy of the recorded plat to Adam Hall and return the original mylar plat to Adam Hall by the end of the day on Wednesday, July 27, 2022. After the City of Alachua receives the certified copy of the recorded plat, the City shall inert the recording information in the subdividers agreement and record it in the public records of Alachua County.

City Attorney Rush requested the applicant's agent come forward to accept the conditions.

Jay Brown stated the applicant was prepared to meet and comply with the conditions.

Commissioner Miller asked if the Commission was being asked to approve this item conditionally.

City Attorney Rush stated if the conditions were not completed, it would be as if it was denied and would have to be re-advertised and set for another date to come before the Commission.

Commissioner Miller moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission approve the Final Plat of Tara Baywood Phase 1 ("Final Plat"), approve the "Subdividers Agreement for Tara Baywood Phase 1" ("Subdividers Agreement"), authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement, accept the common law performance bond from Tara Baywood, LLC in the amount of $4,048,102.99 as the surety instrument for infrastructure improvements, other than the house sidewalks and accept the irrevocable letter of credit from Tara Baywood, LLC in the amount of $93,712.20 as the surety instrument for the house sidewalks; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

Commissioner Brown asked once this item had been approved, would it come before this Commission again.

City Attorney Rush stated it would not, but if they do not comply it would.

Passed 5-0 by roll call.

City Attorney Rush stated City Manager DaRoza would act as agent for all City matters, and he would be the one to make sure the applicant complies with all the conditions.

K. Resolution 22-25: Tara Forest East Phase 1 Final Plat Off-Site Tree Mitigation Request

City Attorney Rush read Resolution 22-25 by title only.

Principal Planner Hall introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Blalock moved to adopt Resolution 22-25; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

L. Final Plat - Tara Forest East Phase 1: A request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent for Tara Forest LLC, property owner, for consideration of the final plat of Tara Forest East Phase 1, which proposes to subdivide an ±10.86 acre subject property into a total of 32 lots, with associated common areas and right-of-way, consisting of Parcel Numbers 03067-005-001, 03067-000-000, and 03067-005-000 (Quasi-Judicial Hearing).

Having been sworn in, Principal Planner Hall introduced the item and provided the staff report.

City Attorney Rush explained there were three conditions to be met by the applicant. Otherwise, the item would be considered denied, and the applicant would need to re-advertise for another meeting date. She stated she conditions were:

1. Secure signatures on the Final Plat and shall return the Final Plat with the signatures to Adam Hall at City Hall by 3:00 p.m. on July 26, 2022. Signatures required: Health Department and Review Engineer for the City of Alachua.
2. Irrevocable Letter of Credit for the house sidewalks must be received by the City of Alachua: Adam Hall before 12:00 noon, Wednesday, July 27, 2022, by overnight mail.
3. The applicant shall pick up the fully executed plat, which would include the signature of the surveyor of the applicant, and shall record it in the public records of Alachua County before 3:00

p.m., Wednesday, July 27, 2022. The applicant shall then immediately email a certified recorded copy of the recorded plat to Adam Hall and return the original mylar plat to Adam Hall by the end of the day on Wednesday, July 27, 2022. After the City of Alachua receives the certified copy of the recorded plat, the City shall inert the recording information in the subdividers agreement and record it in the public records of Alachua County.

Mr. Brown stated the applicant was prepared to meet and comply with the conditions.

Commissioner Miller moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission: approve the Final Plat of Tara Forest East Phase 1 ("Final Plat"), approve the "Subdividers Agreement for Tara Forest East Phase 1" ("Subdividers Agreement"), authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement, accept the Common Law Performance Bond from Tara Forest, LLC in the amount of $2,031,847.43 as the surety instrument for infrastructure improvements, other than the house sidewalks, and accept the irrevocable letter of credit from Tara Forest, LLC in the amount of $67,302.40 as the surety instrument for the house sidewalks; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

City Attorney Rush stated City Manager DaRoza would act as agent for all City matters, and he would be the one to make sure the applicant complies with all the conditions.

V. AGENDA ITEMS

A. Resolution 22-21 Establishing 5.3900 as the Proposed Millage Rate for Fiscal Year 2022-2023 which is 8.1% more than the Rolled-Back Rate of 4.9860; Setting September 12, 2022 as the date for the first Public Hearing; Authorizing and Directing the City Manager to Transmit this Information to the Alachua County Property Appraiser on the Department of Revenue (DOR) 420 forms; Providing an Effective Date.

City Attorney Rush read Resolution 22-21 by title only.

Finance and Administrative Services Director Robert Bonetti introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked how long the millage rate had been 5.39%.

Finance and Administrative Services Director Bonetti stated since 2016.

Vice Mayor Blalock moved to adopt Resolution 22-21; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B. Resolution 22-22 TK Basin Preliminary Rate Resolution

City Attorney Rush read Resolution 22-22 by title only.

Finance and Administrative Services Director Bonetti introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked how often the TK Basin rate gets reviewed.

Finance and Administrative Services Director Bonetti stated it gets reviewed every year, and any new construction around the basin gets added to the base parcels.

Commissioner Potts moved to adopt Resolution 22-22; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

C. Resolution 22-23, Extending the expiration date for Resolution No. R-87-5, the development order for the Progress Park Development of Regional Impact, as amended, to July 30, 2023, and making no other changes to it.

City Attorney Rush read Resolution 22-23 by title only.

Planning & Community Development Director Kathy Winburn introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Blalock moved to adopt Resolution 22-23; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

D. City Manager Contract

City Manager Rush introduced the item and provided the staff report.

Mayor Coerper opened the floor for questions or comments.

Mayor Coerper stated City Manager DaRoza brings a wealth of experience and knowledge with him from his previous positions. He stated he makes excellent financial decisions, and he would like to go ahead and hire him as City Manager.

Commissioner Miller stated City Manager DaRoza was thrust into this position almost a year ago, and, while he wasn't seeking this position, he has kept the morale of City staff up and maintained continuity. She stated his commitment and loyalty were unquestionable. She stated since he had been in the position, the City had several major projects come to fruition successfully.

Commissioner Miller moved to approve the proposed City Manager Contract; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Ms. Rhyand asked if the City was going to continue to retain the consultant now that City Manager DaRoza was no longer interim.

City Attorney Rush and City Manager DaRoza provided information.

Vice Mayor Blalock stated it was to City Manager DaRoza's credit that staff turnover was as low.

Commissioner Potts stated City Manager DaRoza was patient, and he has been impressed with his relationships with the City Staff.

Mr. Mallinson stated City Manager DaRoza had been doing a good job.

Robert Sharp stated City Manager DaRoza had been doing a fantastic job.

Commissioner Brown stated she was confident City Manager DaRoza would do well, and she would continue to hold him accountable as needed.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

(**Please Limit to 3 Minutes.**Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza stated he was humbled and honored to accept the position of City Manager. He thanked Event Coordinator Kimberly Vermillion and Recreation and Culture Director Elliot Harris, and all other staff for the work they put into the 22nd Annual 4th of July Celebration. He thanked the citizens who came and stayed for the meeting, especially Mr. Martin, as he stayed to talk with people at the end of the meeting about his candidacy.

City Attorney Rush thanked the Commission for offering the City Manager position to Mr. DaRoza, and she congratulated him.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts congratulated City Manager DaRoza and thanked City Attorney Rush for her explanations during the evening.

Commissioner Miller stating she attended the Recycle Today conference. She announced Josh's Place would be hosting a Gold Tournament in March. She stated she attended the Chamber of Commerce meeting and the Lion's Club meeting where the installation of officers was held.

Commissioner Brown thanked:

- Minister Sermons for his fervent prayer.
- The citizens for coming to the meeting and for offering their concerns and comments.

She gave her Best to Mr. Martin in his campaign bid. She congratulated City Manager DaRoza. She stated she attended:

- Alpha Kappa Alpha's 70th Boule in Orlando Florida
- Leadership Conference held in Orlando July 17-21, 2022.
- Summer Camp at Legacy Park, where she served as a judge for the student Art Contest.

She announced:

- Disability Awareness virtual event on July 26, 2022, from 10 a.m.-12pm.
- The Historic African American Newnansville Cemetery had a new sign on SR 235/121.

Commissioner Blalock thanked everyone who attended. She stated the 4th of July Celebration was so moving. She thanked Chief Jesse Sandusky for keeping the city safe.

Mayor Coerper stated he was a judge for Legacy Park Student Art work. He stated Sid Martin Bio asked him to provide a tour of the city for a gentleman from Denmark.

ADJOURN

Vice Mayor Blalock moved to adjourn; seconded by Commissioner Miller.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. June 27, 2022, Joint City-County Commission Meeting Minutes

B. June 27, 2022 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City Commission Meeting
Sign In August 08, 2022

	Name *(Please Print)*
(Please Print) Chris Mallinson	*(Please Print)* David Wisener
(Please Print) Nancy Wales	*(Please Print)* JOHN Putz
(Please Print) Timothy Mills	*(Please Print)*
(Please Print) John Fiter	*(Please Print)*
(Please Print) Gerald Cyr	*(Please Print)*
(Please Print) Gerry Dedenbach	*(Please Print)*
(Please Print) SETH WOOD	*(Please Print)*
(Please Print) Gary Pappas	*(Please Print)*
(Please Print) Heather Carter	*(Please Print)*
(Please Print) TYLER WILLIAMS	*(Please Print)*