Regular City Commission Meeting
Agenda
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
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. Bhaktvedanta Academy Student Artist Appreciation

B. Certificate of Appreciation for Dr. Marc Cauchon

C. Fiscal Analysis Report for FY 2021-2022 through May 31, 2022

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 22-16, 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).

B. 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).

C. 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).

D. 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).

E. 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).

F. 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).

G. Resolution 22-24: Tara Baywood Phase 1 Off-Site Tree Mitigation Request

H. 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).

I. Resolution 22-25: Tara Forest East Phase 1 Final Plat Off-Site Tree Mitigation Request

J. 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).

K. 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).

L. 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).

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.

B. Resolution 22-22 TK Basin Preliminary Rate Resolution

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.

D. City Manager Contract

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

June 27, 2022, Joint City-County Commission Meeting Minutes

June 27, 2022 City Commission Meeting Minutes

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: Bhaktvedanta Academy Student Artist Appreciation
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper and Ms. Reed to present the certificates to the students.

Summary

In recognition of the student artists, we are presenting art certificates to the students of the Bhaktvedanta Academy who had their artwork featured on display in the foyer of City Hall.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: Certificate of Appreciation for Dr. Marc Cauchon
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Present the Certificate to Dr. Cauchon.

Summary

The City wishes to thank Dr. Marc Cauchon, owner of Alachua Dental Center, for his many years of service to the community of Alachua as a businessman and for his dedication to the Chamber of Commerce, and to extend its best wishes in all his future endeavors.

FINANCIAL IMPACT: No

ATTACHMENTS:

Description

- Certificate of Appreciation

CERTIFICATE OF APPRECIATION

AWARDED TO

Dr. Marc Cauchon

BY

THE CITY OF ALACHUA

For the commitment and business excellence provided to the citizens of Alachua

Throughout the 24 years of service.

On behalf of the City Commission of the City of Alachua, Florida

We Congratulate and Thank You!

Awarded this 25th day of July, 2022

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: Fiscal Analysis Report for FY 2021-2022 through May 31, 2022
PREPARED BY: Tyler Williams, FAS - Senior Accountant

RECOMMENDED ACTION:
Receive the presentation.

Summary

The Finance and Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

FINANCIAL IMPACT: No

BUDGETED: No

ATTACHMENTS:

Description

- Fiscal Analysis Report 20220531
- Presentation 20220531

FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2021-2022
THROUGH MAY 31, 2022

TABLE OF CONTENTS

Introduction I

General Fund Summary 1
General Fund Revenues 4
General Fund Expenditures by Major Category 5
Special Revenue Funds Summary 9
Special Revenue Funds Revenues 10
Special Revenue Funds Expenditures by Major Category 11
Debt Service Fund Summary 13
Debt Service Fund Revenues 14
Debt Service Fund Expenditures by Major Category 15
Capital Projects Funds Summary 16
Capital Projects Funds Revenues 17
Capital Projects Funds Expenditures by Major Category 18
Enterprise Funds Summary 19
Enterprise Funds Revenues 20
Enterprise Funds Expenditures by Major Category 21
Internal Service Fund Summary 22
Internal Service Fund Revenues 23
Internal Service Fund Expenditures by Major Category 24
All City Funds Summary 26
Revenues by Major Category All City Funds 27
Expenditures by Major Category All City Funds 28
Budget Performance by Function All City Funds 29
Investments and Cash 30

INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommend options for corrective action. The report first looks at all City Funds, and then looks at the major fund types (General Fund, Enterprise Funds, etc.). This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

Defining Revenue

Revenues are the financial resources available to the City. The City of Alachua has a variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

Defining Expenditure

Expenditures constitute a use of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditure figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

Defining Expenditure Function

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

Defining Fund Balance

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Conclusion

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance and Administrative Services Department welcomes any feedback you may have.

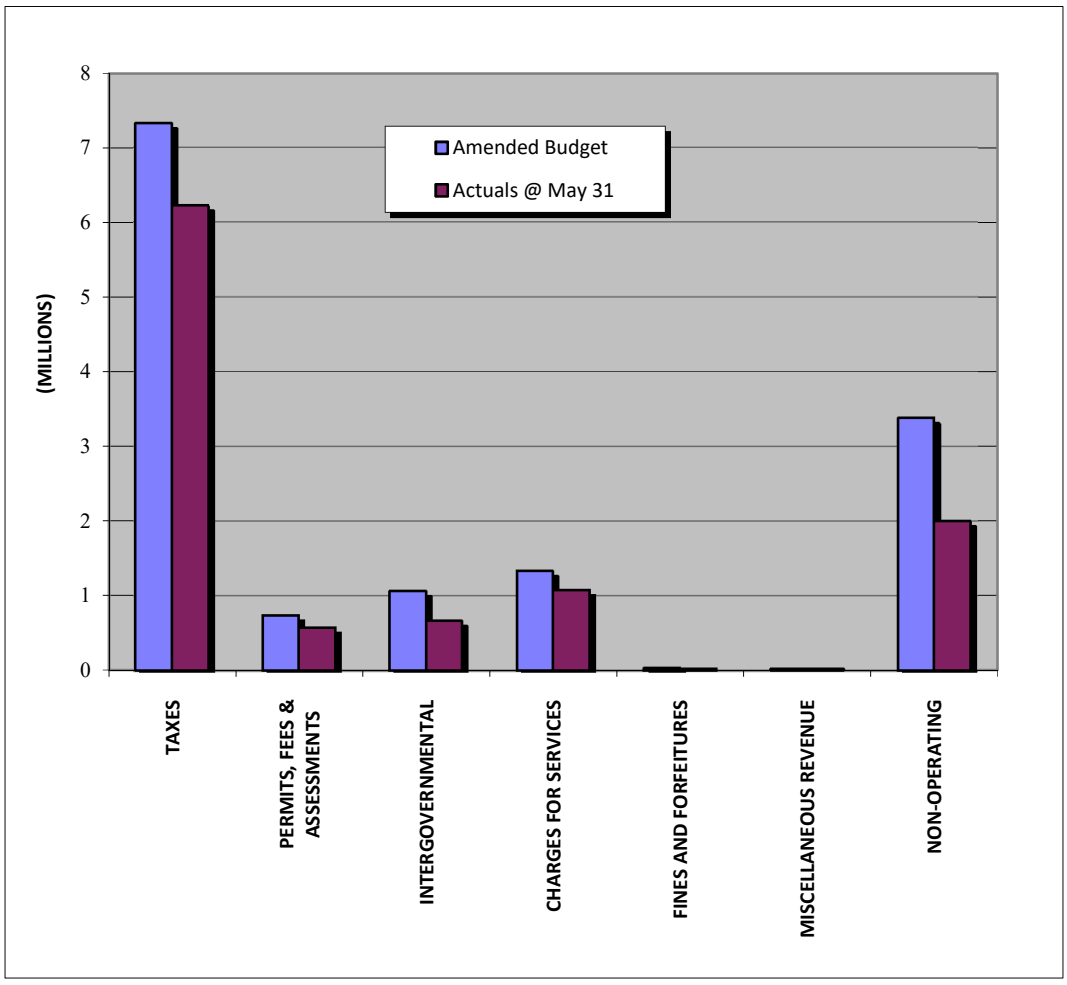
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

FUND 001 - GENERAL FUND: The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Fire Services, Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	7,332,527	7,332,527	6,227,769	85%
PERMITS, FEES & ASSESSMENTS	743,989	743,989	581,275	78%
INTERGOVERNMENTAL	1,062,899	1,064,923	666,902	63%
CHARGES FOR SERVICES	1,334,742	1,334,742	1,085,545	81%
FINES AND FORFEITURES	30,000	39,687	32,426	82%
MISCELLANEOUS REVENUE	33,600	33,600	32,788	98%
NON-OPERATING	3,384,295	3,384,295	2,000,000	59%
	13,922,052	13,933,763	10,626,705	76%
EXPENSES:				
GENERAL GOVERNMENT	5,996,111	6,217,725	4,043,782	65%
PUBLIC SAFETY	4,396,364	4,408,075	2,936,300	67%
ECONOMIC ENVIRONMENT	54,000	54,000	5,173	10%
PHYSICAL ENVIRONMENT	736,948	736,948	722,177	98%
TRANSPORTATION	1,453,156	1,231,542	507,524	41%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,285,473	1,285,473	969,701	75%
	13,922,052	13,933,763	9,184,657	66%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	7,763,865	7,718,008	4,683,175	61%
OPERATING EXPENDITURES	3,740,380	3,840,386	2,885,471	75%
CAPITAL OUTLAY	1,106,611	842,559	513,642	61%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	84,000	84,000	25,174	30%
NON-OPERATING	1,227,196	1,448,810	1,077,195	74%
POWER COSTS	0	0	0	0%
	13,922,052	13,933,763	9,184,657	66%

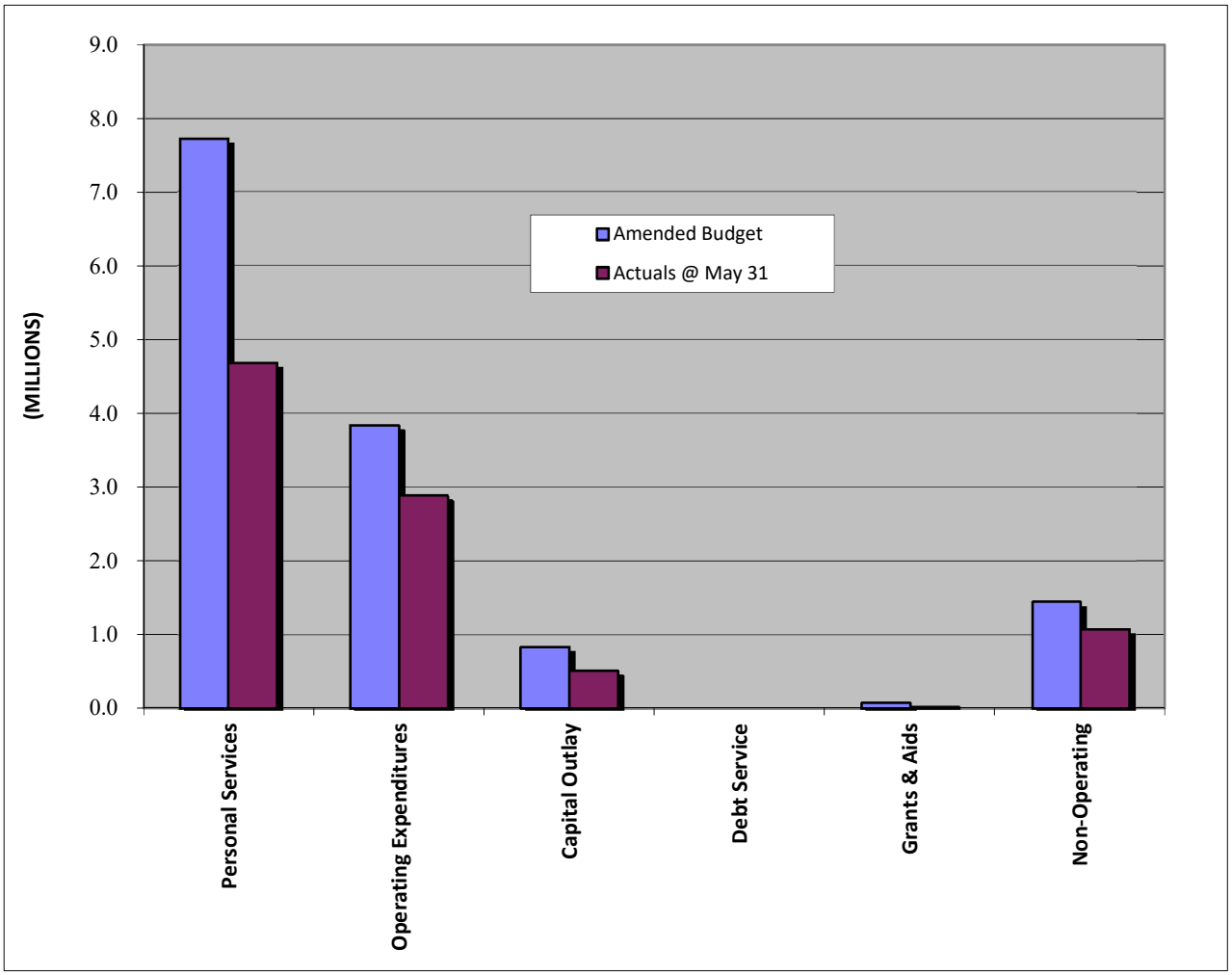
Revenues by Major Category
General Fund

As of May 31, 2022, the City of Alachua collected 76% of budgeted General Fund revenues. Tax collections are at 85%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for $7.3M, or just over half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 78%. The Intergovernmental Revenues are at 63%. Charges for Services are at 81%, Fines & Forfeitures are at 82%, Miscellaneous Revenues are at 98% and Non-Operating Revenues are at 59%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 66%. Personal Services are at 61% with Operating Expenditures at 75%. The Capital Outlay category is at 61%, Grants & Aids are 30% and Non-Operating expenditures are at 74%. Encumbrances for legal and residential waste collection account for 4% of the expense line total ($363K).



CITY OF ALACHUA **GENERAL FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	5,068,089	5,068,089	4,754,495	94%
LOCAL OPTION FUEL TAXES	282,438	282,438	180,796	64%
UTILITY SERVICES TAXES	1,600,000	1,600,000	1,061,674	66%
COMMUNICATIONS SERVICES TAXES	340,000	340,000	182,346	54%
LOCAL BUSINESS TAXES	42,000	42,000	48,458	115%
SUBTOTAL	**7,332,527**	**7,332,527**	**6,227,769**	**85%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	361,989	361,989	311,070	86%
FRANCHISE FEES	382,000	382,000	270,205	71%
SUBTOTAL	**743,989**	**743,989**	**581,275**	**78%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,051,829	1,051,829	666,902	63%
GRANTS	11,070	13,094	0	0%
SUBTOTAL	**1,062,899**	**1,064,923**	**666,902**	**63%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	60,350	60,350	132,634	220%
PUBLIC SAFETY	322,000	322,000	194,730	60%
PHYSICAL ENVIRONMENT	850,392	850,392	561,183	66%
TRANSPORTATION	0	0	46,463	0%
CULTURE & RECREATION	102,000	102,000	150,535	148%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,334,742**	**1,334,742**	**1,085,545**	**81%**
FINES & FORFEITURES				
FINES & FORFEITURES	30,000	30,000	32,226	107%
OTHER FINES & FORFEITURES	0	9,687	200	2%
SUBTOTAL	**30,000**	**39,687**	**32,426**	**82%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	5,000	5,000	3,864	77%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	28,600	28,600	28,924	101%
SUBTOTAL	**33,600**	**33,600**	**32,788**	**98%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
FUND BALANCE & UNDER COLLECTION	1,384,295	1,384,295	0	0%
SUBTOTAL	**3,384,295**	**3,384,295**	**2,000,000**	**59%**
GENERAL FUND	**13,922,052**	**13,933,763**	**10,626,705**	**76%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2022

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	115,260	76,645	66%	0	0%	66%
OPERATING EXPENDITURES	27,286	15,342	56%	0	0%	56%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**142,546**	**91,987**	**65%**	**0**	**0%**	**65%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	570,614	191,079	33%	0	0%	33%
OPERATING EXPENDITURES	112,348	76,086	68%	18,610	17%	84%
CAPITAL OUTLAY	32,262	32,261	100%	1,310	4%	104%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**715,224**	**299,426**	**42%**	**19,920**	**3%**	**45%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	138,373	92,357	67%	0	0%	67%
OPERATING EXPENDITURES	71,759	32,769	46%	3,367	5%	50%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**210,132**	**125,126**	**60%**	**3,367**	**2%**	**61%**
CITY ATTORNEY						
OPERATING EXPENDITURES	186,831	81,949	44%	63,856	34%	78%
TOTAL EXPENDITURES	**186,831**	**81,949**	**44%**	**63,856**	**34%**	**78%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	168,161	100,827	60%	0	0%	60%
OPERATING EXPENDITURES	142,840	130,719	92%	5,215	4%	95%
CAPITAL OUTLAY	85,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**396,001**	**231,546**	**58%**	**5,215**	**1%**	**60%**
FINANCE						
PERSONAL SERVICES	575,896	350,309	61%	0	0%	61%
OPERATING EXPENDITURES	93,192	68,309	73%	1,876	2%	75%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**669,088**	**418,618**	**63%**	**1,876**	**0%**	**63%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2022

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	251,899	163,611	65%	0	0%	65%
OPERATING EXPENDITURES	64,183	40,770	64%	4,234	7%	70%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**316,082**	**204,381**	**65%**	**4,234**	**1%**	**66%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	550,877	336,564	61%	0	0%	61%
OPERATING EXPENDITURES	200,287	87,208	44%	10,162	5%	49%
CAPITAL OUTLAY	173,874	87,394	50%	77,276	44%	95%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**925,038**	**511,166**	**55%**	**87,438**	**9%**	**65%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	40,200	379	1%	0	0%	1%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**40,200**	**379**	**1%**	**0**	**0%**	**1%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	510,931	346,150	68%	0	0%	68%
OPERATING EXPENDITURES	116,637	79,103	68%	22,250	19%	87%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**627,568**	**425,253**	**68%**	**22,250**	**4%**	**71%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	303,087	198,879	66%	0	0%	66%
OPERATING EXPENDITURES	38,244	8,848	23%	0	0%	23%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**341,331**	**207,727**	**61%**	**0**	**0%**	**61%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	23,000	12,595	55%	6,585	29%	83%
TOTAL EXPENDITURES	**23,000**	**12,595**	**55%**	**6,585**	**29%**	**83%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2022

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	14,074	3,025	21%	0	0%	21%
OPERATING EXPENDITURES	106,800	44,758	42%	50,530	47%	89%
CAPITAL OUTLAY	25,000	23,379	94%	0	0%	94%
GRANTS & AIDS	84,000	25,174	30%	0	0%	30%
NON-OPERATING	1,448,810	1,077,195	74%	0	0%	74%
TOTAL EXPENDITURES	**1,678,684**	**1,173,531**	**70%**	**50,530**	**3%**	**73%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	736,948	422,860	57%	299,317	41%	98%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**736,948**	**422,860**	**57%**	**299,317**	**41%**	**98%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	616,110	301,479	49%	0	0%	49%
OPERATING EXPENDITURES	320,046	110,006	34%	80,035	25%	59%
CAPITAL OUTLAY	295,386	16,004	5%	0	0%	5%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,231,542**	**427,489**	**35%**	**80,035**	**6%**	**41%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	194,788	105,635	54%	0	0%	54%
OPERATING EXPENDITURES	61,991	14,556	23%	0	0%	23%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**256,779**	**120,191**	**47%**	**0**	**0%**	**47%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	2,801,493	1,880,917	67%	0	0%	67%
OPERATING EXPENDITURES	765,328	494,623	65%	86,221	11%	76%
CAPITAL OUTLAY	156,713	129,761	83%	0	0%	83%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,723,534**	**2,505,301**	**67%**	**86,221**	**2%**	**70%**

CITY OF ALACHUA | **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS | **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2022

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	374,061	201,194	54%	0	0%	54%
OPERATING EXPENDITURES	19,701	10,931	55%	0	0%	55%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**393,762**	**212,125**	**54%**	**0**	**0%**	**54%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	29,000	12,462	43%	0	0%	43%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**29,000**	**12,462**	**43%**	**0**	**0%**	**43%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,000**	**0**	**0%**	**0**	**0%**	**0%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,000**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	532,384	334,504	63%	0	0%	63%
OPERATING EXPENDITURES	678,765	409,769	60%	79,171	12%	72%
CAPITAL OUTLAY	74,324	59,710	80%	86,547	116%	197%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,285,473**	**803,983**	**63%**	**165,718**	**13%**	**75%**
GENERAL FUND	**13,933,763**	**8,288,095**	**59%**	**896,562**	**6%**	**66%**

CITY OF ALACHUA **SPECIAL REVENUE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

FUND VARIOUS - SPECIAL REVENUE FUNDS: Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	626,842	626,842	438,047	70%
PERMITS, FEES & ASSESSMENTS	24,500	24,500	69,821	285%
INTERGOVERNMENTAL REVENUE	290,770	507,435	290,770	57%
CHARGES FOR SERVICES	0	20,000	0	0%
FINES AND FORFEITURES	3,500	3,500	7,702	220%
MISCELLANEOUS REVENUE	10,020	10,020	18,145	181%
NON-OPERATING	882,268	882,268	199,238	23%
	1,837,900	2,074,565	1,023,723	49%
EXPENSES:				
GENERAL GOVERNMENT	85,570	85,570	11,900	14%
PUBLIC SAFETY	11,050	11,050	0	0%
ECONOMIC ENVIRONMENT	970,030	1,120,030	425,347	38%
PHYSICAL ENVIRONMENT	34,300	34,300	16,450	48%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	86,665	0	0%
CULTURE & RECREATION	736,950	736,950	30,339	4%
	1,837,900	2,074,565	484,036	23%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	118,634	118,634	59,060	50%
OPERATING EXPENDITURES	1,009,252	1,095,917	276,576	25%
CAPITAL OUTLAY	575,734	725,734	38,182	5%
DEBT SERVICE	99,280	99,280	99,279	100%
GRANTS & AIDS	25,000	25,000	10,939	44%
NON-OPERATING	10,000	10,000	0	0%
	1,837,900	2,074,565	484,036	23%

CITY OF ALACHUA **SPECIAL REVENUE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	RECEIVED TO DATE FY 21/22	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	626,842	626,842	438,047	70%
SUBTOTAL	**626,842**	**626,842**	**438,047**	**70%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	51,691	NA+
SPECIAL ASSESSMENTS	24,500	24,500	18,130	74%
SUBTOTAL	**24,500**	**24,500**	**69,821**	**285%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	150,000	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	66,665	0	0%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	290,770	290,770	290,770	100%
SUBTOTAL	**290,770**	**507,435**	**290,770**	**57%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	20,000	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**20,000**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	3,500	3,500	7,702	220%
SUBTOTAL	**3,500**	**3,500**	**7,702**	**220%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	420	420	395	94%
RENTALS AND LEASES	9,600	9,600	17,750	185%
CONTRIBUTIONS AND DONATIONS	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**10,020**	**10,020**	**18,145**	**181%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	199,239	199,239	199,238	100%
USE OF FUND BALANCE/UNDERCOLLECTION	683,029	683,029	0	0%
SUBTOTAL	**882,268**	**882,268**	**199,238**	**23%**
SPECIAL REVENUE FUNDS	**1,837,900**	**2,074,565**	**1,023,723**	**49%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	6,050	0	0%	0	0%	0%
TOTAL EXPENDITURES	**6,050**	**0**	**0%**	**0**	**0%**	**0%**
TREE BANK FUND						
OPERATING EXPENDITURES	85,570	700	1%	11,200	13%	14%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**85,570**	**700**	**1%**	**11,200**	**13%**	**14%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	5,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,000**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	34,300	9,950	29%	6,500	19%	48%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**34,300**	**9,950**	**29%**	**6,500**	**19%**	**48%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	546,842	0	0%	0	0%	0%
CAPITAL OUTLAY	170,000	0	0%	30,339	18%	18%
TOTAL EXPENDITURES	**716,842**	**0**	**0%**	**30,339**	**4%**	**4%**
CHILDREN'S TRUST FUND						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	86,665	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**86,665**	**0**	**0%**	**0**	**0%**	**0%**
DONATION FUND						
OPERATING EXPENDITURES	20,108	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**20,108**	**0**	**0%**	**0**	**0%**	**0%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	118,634	59,060	50%	0	0%	50%
OPERATING EXPENDITURES	311,382	191,654	62%	56,572	18%	80%
CAPITAL OUTLAY	555,734	0	0%	7,843	1%	1%
DEBT SERVICE	99,280	99,279	100%	0	0%	100%
AIDS TO PRIVATE ORGANIZATIONS	25,000	10,939	44%	0	0%	44%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,120,030**	**360,932**	**32%**	**64,415**	**6%**	**38%**
SPECIAL REVENUE FUNDS	**2,074,565**	**371,582**	**18%**	**112,454**	**5%**	**23%**

CITY OF ALACHUA **DEBT SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

FUND 070 - DEBT SERVICE FUND: The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	71	NA+
NON-OPERATING	647,742	647,742	827,957	128%
	647,742	647,742	828,028	128%
EXPENSES:				
GENERAL GOVERNMENT	647,742	647,742	647,741	100%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	647,742	647,742	647,741	100%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	647,742	647,742	647,741	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	647,742	647,742	647,741	100%

CITY OF ALACHUA **DEBT SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	71	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**71**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	827,957	827,957	827,957	100%
FUND BALANCE & UNDER COLLECTION	(180,215)	(180,215)	0	0%
SUBTOTAL	**647,742**	**647,742**	**827,957**	**128%**
DEBT SERVICE FUND	**647,742**	**647,742**	**828,028**	**128%**

CITY OF ALACHUA **DEBT SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2022

DEBT OBLIGATION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	750	750	100%	0	0%	100%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	646,992	646,991	100%	0	0%	100%
TOTAL EXPENDITURES	**646,992**	**646,991**	**100%**	**0**	**0%**	**100%**
DEBT SERVICE FUND	**647,742**	**647,741**	**100%**	**0**	**0%**	**100%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

FUND 3XX - CAPITAL PROJECTS FUNDS: Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	895,013	1,595,013	527,087	33%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	1	NA+
NON-OPERATING	8,169	229,783	50,000	22%
	903,182	1,824,796	577,088	32%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	893,039	893,039	888,713	100%
TRANSPORTATION	6,300	927,914	62,351	7%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	3,843	3,843	2,186	57%
	903,182	1,824,796	953,250	52%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	14,469	70,469	64,537	92%
CAPITAL OUTLAY	888,713	1,754,327	888,713	51%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	903,182	1,824,796	953,250	52%

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	RECEIVED TO DATE FY 21/22	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	6,300	706,300	15,205	2%
STATE GRANTS	888,713	888,713	511,882	58%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**895,013**	**1,595,013**	**527,087**	**33%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	1	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**1**	**NA+**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	221,614	50,000	23%
USE OF FUND BALANCE	8,169	8,169	0	0%
SUBTOTAL	**8,169**	**229,783**	**50,000**	**22%**
CAPITAL PROJECTS FUNDS	**903,182**	**1,824,796**	**577,088**	**32%**

CITY OF ALACHUA — **CAPITAL PROJECTS FUNDS EXPENDITURES**

FINANCE DEPARTMENT ANALYSIS — **BY MAJOR CATEGORY**

FOR THE PERIOD ENDING MAY 31, 2022

CAPITAL PROJECT	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SAN FELASCO CONSERVATION CORRIDOR						
OPERATING EXPENDITURES	3,843	2,186	57%	0	0%	57%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,843**	**2,186**	**57%**	**0**	**0%**	**57%**
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - NEIGHBORHOOD REVITALIZATION						
OPERATING EXPENDITURES	56,000	13,245	24%	42,806	76%	100%
CAPITAL OUTLAY	865,614	0	0%	0	0%	0%
TOTAL EXPENDITURES	**921,614**	**13,245**	**1%**	**42,806**	**5%**	**6%**
MILL CREEK SINK FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	888,713	828,506	93%	60,207	7%	100%
TOTAL EXPENDITURES	**888,713**	**828,506**	**93%**	**60,207**	**7%**	**100%**
CDBG - ECONOMIC DEVELOPMENT						
OPERATING EXPENDITURES	6,300	0	0%	6,300	100%	100%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**6,300**	**0**	**0%**	**6,300**	**100%**	**100%**
CAPITAL PROJECT FUNDS	**1,824,796**	**843,937**	**46%**	**109,313**	**6%**	**52%**

CITY OF ALACHUA **ENTERPRISE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

FUND 010, 020, 030, 042 - ENTERPRISE FUNDS: Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	375,000	5,332,950	37,960	1%
CHARGES FOR SERVICES	19,622,500	19,622,500	13,001,454	66%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	373,450	373,450	250,072	67%
NON-OPERATING	1,411,581	1,411,581	0	0%
	21,782,531	26,740,481	13,289,486	50%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	21,782,531	26,740,481	13,686,526	51%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	21,782,531	26,740,481	13,686,526	51%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,002,776	2,002,776	1,133,215	57%
OPERATING EXPENDITURES	2,010,477	2,010,477	1,263,693	63%
CAPITAL OUTLAY	3,181,980	8,139,930	1,457,852	18%
DEBT SERVICE	997,564	997,564	990,863	99%
GRANTS AND AIDS	0	0	0	0%
NON-OPERATING	5,127,434	5,127,434	4,159,908	81%
POWER COSTS	8,462,300	8,462,300	4,680,995	55%
	21,782,531	26,740,481	13,686,526	51%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	RECEIVED TO DATE FY 21/22	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	375,000	375,000	37,960	10%
FEDERAL GRANTS	0	4,957,950	0	0%
SUBTOTAL	**375,000**	**5,332,950**	**37,960**	**1%**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	15,000,000	15,000,000	9,363,540	62%
PHYSICAL ENVIRONMENT-WATER	1,825,000	1,825,000	1,451,914	80%
PHYSICAL ENVIRONMENT-WASTEWATER	2,736,500	2,736,500	2,144,823	78%
PHYSICAL ENVIRONMENT-MOSQUITO	61,000	61,000	41,177	68%
SUBTOTAL	**19,622,500**	**19,622,500**	**13,001,454**	**66%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	5,700	5,700	3,728	65%
RENTS & ROYALTIES	32,000	32,000	0	0%
OTHER MISCELLANEOUS REVENUE	335,750	335,750	246,344	73%
SUBTOTAL	**373,450**	**373,450**	**250,072**	**67%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	1,411,581	1,411,581	0	0%
SUBTOTAL	**1,411,581**	**1,411,581**	**0**	**0%**
ENTERPRISE FUNDS	**21,782,531**	**26,740,481**	**13,289,486**	**50%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

ENTERPRISE FUNDS EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	1,323,068	665,993	50%	0	0%	50%
OPERATING EXPENDITURES	815,222	475,882	58%	92,080	11%	70%
CAPITAL OUTLAY	2,097,434	449,582	21%	336,192	16%	37%
DEBT SERVICE	0	0	0%	0	0%	0%
NON-OPERATING	3,139,313	3,139,313	100%	0	0%	100%
POWER COSTS	8,462,300	4,680,995	55%	0	0%	55%
TOTAL EXPENDITURES	**15,837,337**	**9,411,765**	**59%**	**428,272**	**3%**	**62%**
WATER UTILITY						
PERSONAL SERVICES	205,391	147,617	72%	0	0%	72%
OPERATING EXPENDITURES	344,231	163,247	47%	56,849	17%	64%
CAPITAL OUTLAY	5,451,305	101,051	2%	416,693	8%	9%
DEBT SERVICE	270,110	266,760	99%	0	0%	99%
NON-OPERATING	1,313,789	421,263	32%	0	0%	32%
TOTAL EXPENDITURES	**7,584,826**	**1,099,938**	**15%**	**473,542**	**6%**	**21%**
WASTEWATER UTILITY						
PERSONAL SERVICES	466,604	315,145	68%	0	0%	68%
OPERATING EXPENDITURES	812,023	390,728	48%	80,861	10%	58%
CAPITAL OUTLAY	591,191	79,552	13%	74,782	13%	26%
DEBT SERVICE	727,454	724,103	100%	0	0%	100%
NON-OPERATING	629,332	579,332	92%	0	0%	92%
TOTAL EXPENDITURES	**3,226,604**	**2,088,860**	**65%**	**155,643**	**5%**	**70%**
MOSQUITO CONTROL						
PERSONAL SERVICES	7,713	4,460	58%	0	0%	58%
OPERATING EXPENDITURES	39,001	4,046	10%	0	0%	10%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	45,000	20,000	44%	0	0%	44%
TOTAL EXPENDITURES	**91,714**	**28,506**	**31%**	**0**	**0%**	**31%**
ENTERPRISE FUNDS	**26,740,481**	**12,629,069**	**47%**	**1,057,457**	**4%**	**51%**

CITY OF ALACHUA **INTERNAL SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

FUND 700 - INTERNAL SERVICE FUND: The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	385	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	250	250	3,972	1589%
NON-OPERATING	3,517,046	3,517,046	2,159,908	61%
	3,517,296	3,517,296	2,164,265	62%
EXPENSES:				
GENERAL GOVERNMENT	2,680,021	2,680,021	1,445,110	54%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	837,275	837,275	358,037	43%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	3,517,296	3,517,296	1,803,147	51%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,315,529	2,315,529	1,181,412	51%
OPERATING EXPENDITURES	806,445	821,445	383,267	47%
CAPITAL OUTLAY	68,000	53,000	11,147	21%
DEBT SERVICE	227,322	227,322	227,321	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	100,000	100,000	0	0%
POWER COSTS	0	0	0	0%
	3,517,296	3,517,296	1,803,147	51%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	385	NA+
SUBTOTAL	**0**	**0**	**385**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	250	250	297	119%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	3,675	NA+
SUBTOTAL	**250**	**250**	**3,972**	**1589%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	3,002,434	3,002,434	2,159,908	72%
FUND BALANCE & UNDER COLLECTION	514,612	514,612	0	0%
SUBTOTAL	**3,517,046**	**3,517,046**	**2,159,908**	**61%**
INTERNAL SERVICE FUND	**3,517,296**	**3,517,296**	**2,164,265**	**62%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2022

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	344,782	226,106	66%	0	0%	66%
OPERATING EXPENDITURES	43,557	20,394	47%	0	0%	47%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**388,339**	**246,500**	**63%**	**0**	**0%**	**63%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	351,302	183,651	52%	0	0%	52%
OPERATING EXPENDITURES	145,332	89,110	61%	0	0%	61%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**496,634**	**272,761**	**55%**	**0**	**0%**	**55%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	980,114	429,637	44%	0	0%	44%
OPERATING EXPENDITURES	255,854	113,973	45%	24,426	10%	54%
CAPITAL OUTLAY	25,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,260,968**	**543,610**	**43%**	**24,426**	**2%**	**45%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	63,024	43,470	69%	0	0%	69%
OPERATING EXPENDITURES	29,475	14,172	48%	0	0%	48%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**92,499**	**57,642**	**62%**	**0**	**0%**	**62%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	39,788	24,772	62%	0	0%	62%
OPERATING EXPENDITURES	581	422	73%	0	0%	73%
TOTAL EXPENDITURES	**40,369**	**25,194**	**62%**	**0**	**0%**	**62%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	66,890	45,681	68%	0	0%	68%
OPERATING EXPENDITURES	7,000	1,975	28%	0	0%	28%
TOTAL EXPENDITURES	**73,890**	**47,656**	**64%**	**0**	**0%**	**64%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING MAY 31, 2022

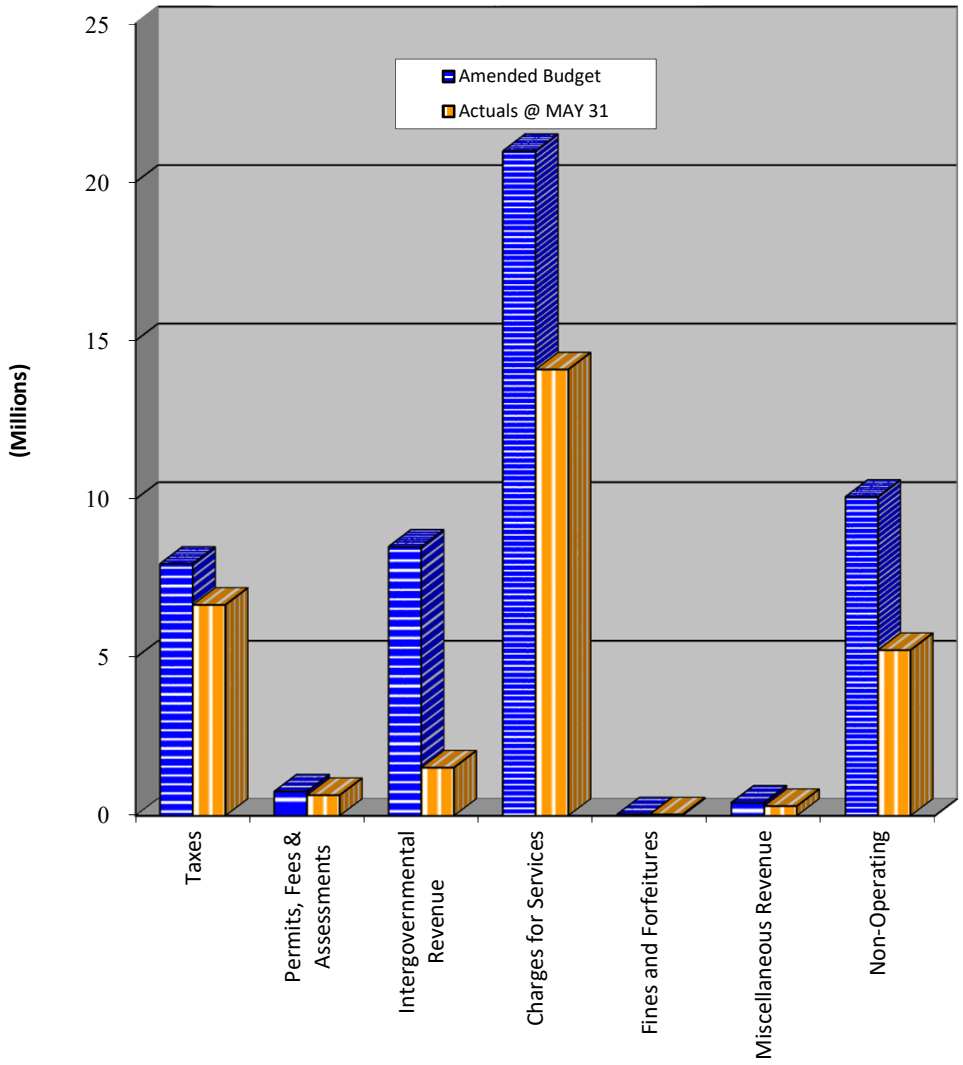
DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	469,629	228,095	49%	0	0%	49%
OPERATING EXPENDITURES	339,646	100,176	29%	18,619	5%	35%
CAPITAL OUTLAY	28,000	11,147	40%	0	0%	40%
TOTAL EXPENDITURES	**837,275**	**339,418**	**41%**	**18,619**	**2%**	**43%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	227,322	227,321	100%	0	0%	100%
TOTAL EXPENDITURES	**227,322**	**227,321**	**100%**	**0**	**0%**	**100%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	100,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**100,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**3,517,296**	**1,760,102**	**50%**	**43,045**	**1%**	**51%**

CITY OF ALACHUA **ALL CITY FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MAY 31, 2022

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	7,959,369	7,959,369	6,665,816	84%
PERMITS, FEES & ASSESSMENTS	768,489	768,489	651,481	85%
INTERGOVERNMENTAL	2,623,682	8,500,321	1,522,719	18%
CHARGES FOR SERVICES	20,957,242	20,977,242	14,086,999	67%
FINES AND FORFEITURES	33,500	43,187	40,128	93%
MISCELLANEOUS REVENUE	417,320	417,320	305,049	73%
NON-OPERATING	9,851,101	10,072,715	5,237,103	52%
	42,610,703	48,738,643	28,509,295	58%
EXPENSES:				
GENERAL GOVERNMENT	9,409,444	9,631,058	6,148,655	64%
PUBLIC SAFETY	4,407,414	4,419,125	2,936,300	66%
ECONOMIC ENVIRONMENT	1,024,030	1,174,030	430,520	37%
PHYSICAL ENVIRONMENT	24,284,093	29,242,043	15,671,903	54%
TRANSPORTATION	1,459,456	2,159,456	569,875	26%
HUMAN SERVICES	0	86,665	0	0%
CULTURE & RECREATION	2,026,266	2,026,266	1,002,226	49%
	42,610,703	48,738,643	26,759,479	55%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	12,200,804	12,154,947	7,056,862	58%
OPERATING EXPENDITURES	7,581,023	7,838,694	4,873,667	62%
CAPITAL OUTLAY	5,821,038	11,515,550	2,909,535	25%
DEBT SERVICE	1,971,908	1,971,908	1,965,204	100%
GRANTS & AIDS	109,000	109,000	36,113	33%
NON-OPERATING	6,464,630	6,686,244	5,237,103	78%
POWER COSTS	8,462,300	8,462,300	4,680,995	55%
	42,610,703	48,738,643	26,759,479	55%

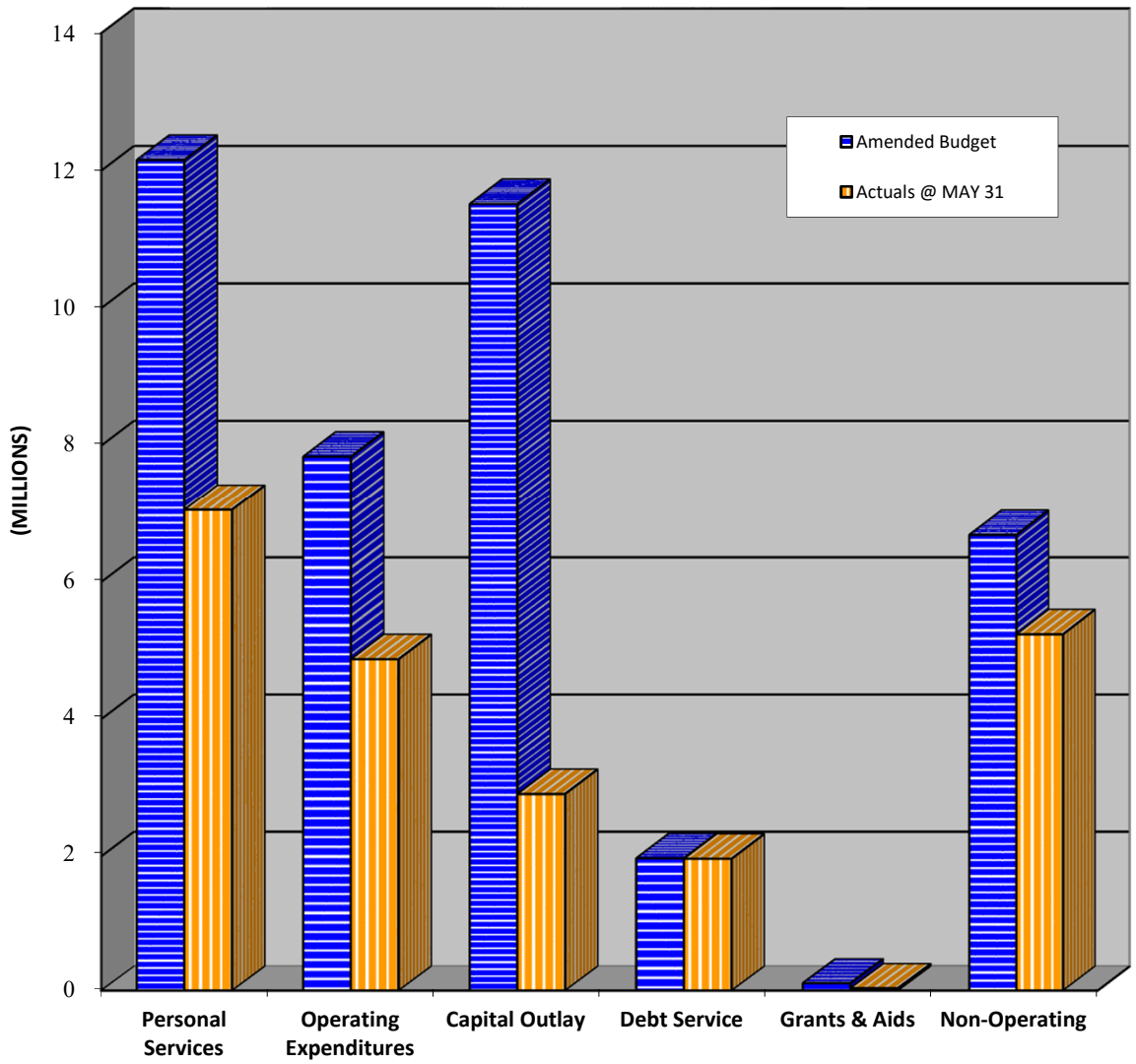
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 58% of budget for the fiscal year. Taxes are at 84% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (85%); Intergovernmental Revenue (18%); Charges for Services (67%); Fines and Forfeitures (93%); Miscellaneous Revenue (73%); and Non-Operating Revenue (52%).



Expenditures by Major Category
All City Funds

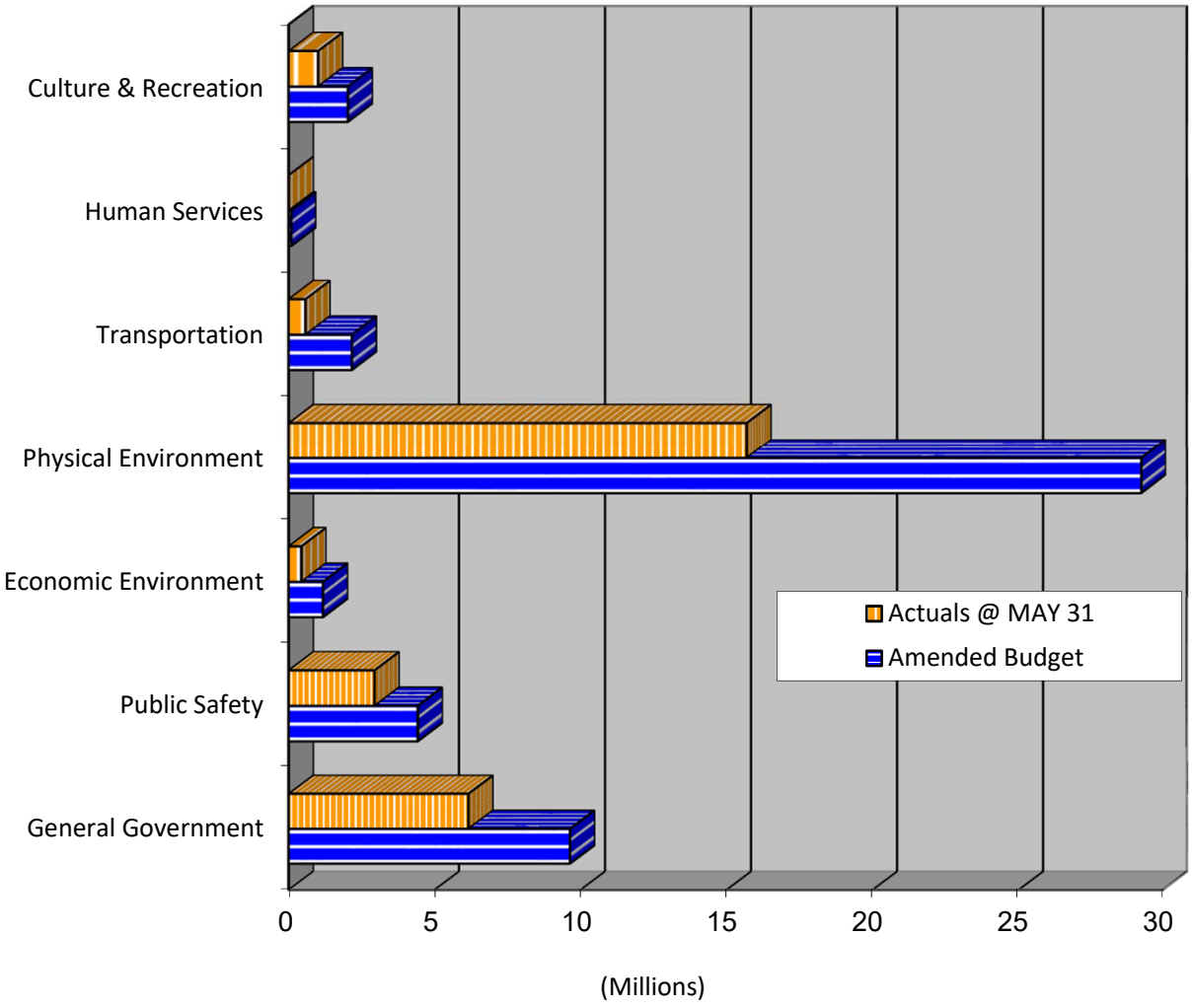
Overall, City expenditures and encumbrances are at 55% of budget for the period. The Personal Services category is at 58% of budget for the fiscal year. The Operating Expenditures category is at 62%, with encumbrances for legal and residential waste collection services of $363K. Capital Outlay is at 25%, Debt Service is 100%, Grants & Aids is 33% and Non-Operating Expenditures are at 78%. Encumbrances for future expenditures account for 4.4% (aprox. $2.2M) of the budget total.



* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

Budget Performance by Function
All City Funds

Overall, expenditures are at 55% of budget with General Government expenses at 64%, Public Safety at 66%, Economic Environment at 37%, Physical Environment at 54% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 26%, Human Services at 0%, and Culture & Recreation at 49%.



INVESTMENTS AND CASH

Purpose

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

Investment Objectives

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

Defining Principal

Principal, when dealing with investments, can be defined as the original amount invested in a security.

Defining of Portfolio

A portfolio can be defined as various investment instruments possessed by an individual or organization.

Defining Rate of Return on Investment

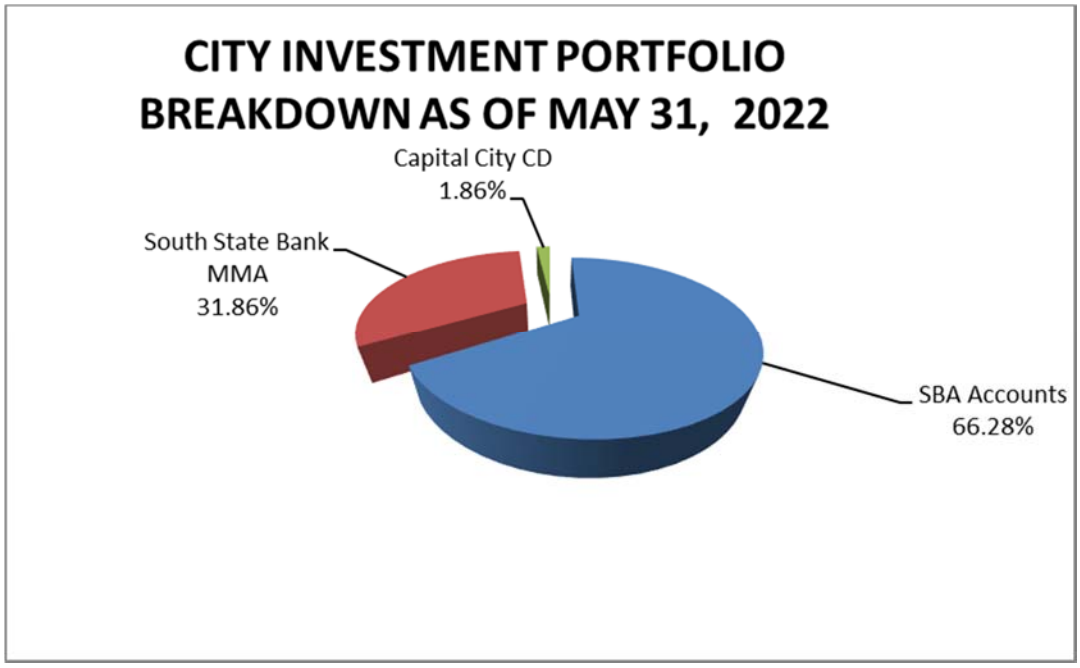
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

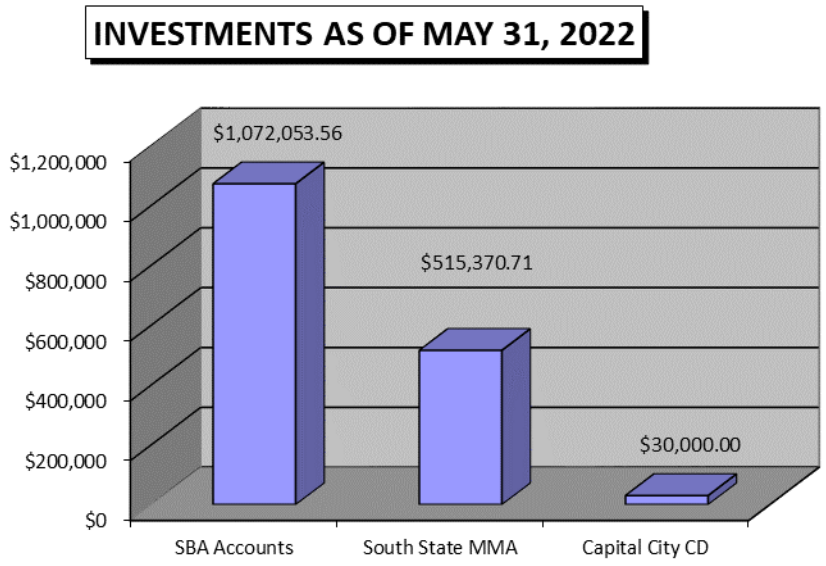
Conclusion

The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

INVESTMENTS AND CASH

As of May 31, 2022, the City's investment portfolio totaled **$1,617,424.27.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of May 31, 2022, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$23,260,572.22.** Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.
- Savannah Station Phase 2A Surety Account: This account is for funds related to the completion of improvements to the Savannah Station subdivision Phase 2A.

The bank account balances as of the end of the report period are as follows:

Bank Account	May Balance	Percentage of Total
Operating Account	$16,741,314.69	71.97%
Payroll Account	$212,080.47	0.91%
CRA Account	$954,071.35	4.10%
Police Forfeiture Account	$13,070.35	0.06%
Series 2016 Repayment Account	$852,430.80	3.66%
Deposit Account	$1,912,529.00	8.22%
Explorer Account	$5,139.29	0.02%
Heritage Oaks Account	$4,325.46	0.02%
Savannah Station Phase 2A Surety Account	$6,489.00	0.03%
SRF Repayment Account	$79,338.47	0.34%
ARPA Account	$2,479,783.34	10.66%
TOTAL	**$23,260,572.22**	100.00%

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2021-2022

THROUGH MAY 31, 2022

JULY 25, 2022

Key Terms

- **Fiscal year: period beginning October 1, 2021 and ending September 30, 2022.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 66.7%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 21/22 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	13,933,763	28.59%
SPECIAL REVENUE FUNDS	2,074,565	4.26%
DEBT SERVICE FUND	647,742	1.33%
CAPITAL PROJECTS FUNDS	1,824,796	3.74%
ENTERPRISE FUNDS	26,740,481	54.86%
INTERNAL SERVICE FUND	3,517,296	7.22%
	48,738,643	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

- **Programs Funded:**
  - City Commission
  - City Manager (City Manager, Deputy City Clerk, Special Expense)
  - Human Resources
  - City Attorney
  - Finance & Admin. Svcs. (Finance, Grants, Purchasing, Facilities, Information & Tech.)
  - Community Planning & Development (Planning, Codes, Building Inspections)
  - Compliance & Risk Management
  - Residential Waste Collection
  - Public Works
  - Police
  - Recreation & Culture

General Fund

- **Sources of Funding (86%) –**
  - Current Revenues: $ 10.6M (76%)
  - Budgeted Balances: $ 1.4M (10%)
- **Uses of Funding (66%) –**
  - Expenses: $ 8.3M (60%)
  - Encumbrances: $ 897K (6%)

Special Revenue Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - Law Enforcement Training
  - Tree Bank
  - APD Explorers
  - T K Basin
  - Wild Spaces Public Places
  - Children's Trust
  - Donation
  - Community Redevelopment Agency (CRA)

Special Revenue Funds

- **Sources of Funding (82%) –**
  - Current Revenues: $ 1.0M (49%)
  - Budgeted Balances: $ 683K (33%)
- **Uses of Funding (23%) –**
  - Expenses: $ 372K (18%)
  - Encumbrances: $ 112K (5%)

Debt Service Fund

- **Primary Revenue Source: Inter-fund Transfers**

- **Programs Funded:**
  - **Series 2016 Debt Payments**

Debt Service Fund

- **Sources of Funding (100%) –**
  - Current Revenues: $ 828K (128%)
  - Budgeted Balances: $ -180K (-28%)
- **Uses of Funding (100%) –**
  - Expenses: $ 648K (100%)
  - Encumbrances: $ ------ (0%)

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - San Felasco Conservation Corridor
  - Heritage Oaks
  - CDBG – Neighborhood Revitalization
  - Mill Creek Sink
  - CDBG – Economic Development

Capital Projects Funds

- **Sources of Funding (32%) –**
  - Current Revenues: $ 577K (32%)
  - Budgeted Balances: $ 8K (<1%)
- **Uses of Funding (52%) –**
  - Expenses: $ 844K (46%)
  - Encumbrances: $ 109K (6%)

Enterprise Funds

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - **Electric**
  - **Water**
  - **Waste Water**
  - **Mosquito**

Enterprise Funds

- **Sources of Funding (55%) –**
  - Current Revenues: $13.3M (50%)
  - Budgeted Balances: $ 1.4M (5%)
- **Uses of Funding (51%) –**
  - Expenses: $12.6M (47%)
  - Encumbrances: $ 1.1M (4%)

Internal Service Fund

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - Utility Operations
  - Utility Billing
  - Utility Administration
  - Warehouse Operations
  - Human Resources
  - Information & Technology
  - Water Distribution/Collection

Internal Service Fund

- **Sources of Funding (77%) –**
  - Current Revenues: $ 2.2M (62%)
  - Balances: $ 515K (15%)
- **Uses of Funding (51%) –**
  - Expenses: $ 1.8M (50%)
  - Encumbrances: $ 43K (1%)

ALL FUNDS SUMMARY

- **Amended FY 21/22 Budget = $ 48,738,643**

- **Sources of Funding (66%) –**
  - Current Revenues: $ 28.5M (58%)
  - Budgeted Balances: $ 3.8M (8%)

- **Uses of Funding (55%) –**
  - Expenses: $ 24.6M (51%)
  - Encumbrances: $ 2.2M (4%)

Investments / Cash Holdings

- **Investment portfolio total = $ 1,617,424.27**
  - State Board of Administration (SBA) = $ 1.1M
  - Money Market Account = $ 515K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 23,260,572.22**
  - Operating Account = $ 16.7M
  - CRA Account = $ 954K
  - Customer Deposit Accounts = $ 1.9M
  - Series 2016 Repayment Account = $ 852K
  - SRF Money Market account = $ 79K
  - ARPA Account = $ 2.5M
  - Other Accounts = $ 235K

CONCLUSION

- **Revenues and Expenses Recap**
- **FY 2022-2023 Budget**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission:

1. Approve Ordinance 22-16 on first reading, and,
2. Schedule second and final reading of Ordinance 22-16 for August 8, 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 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.

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.

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

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"

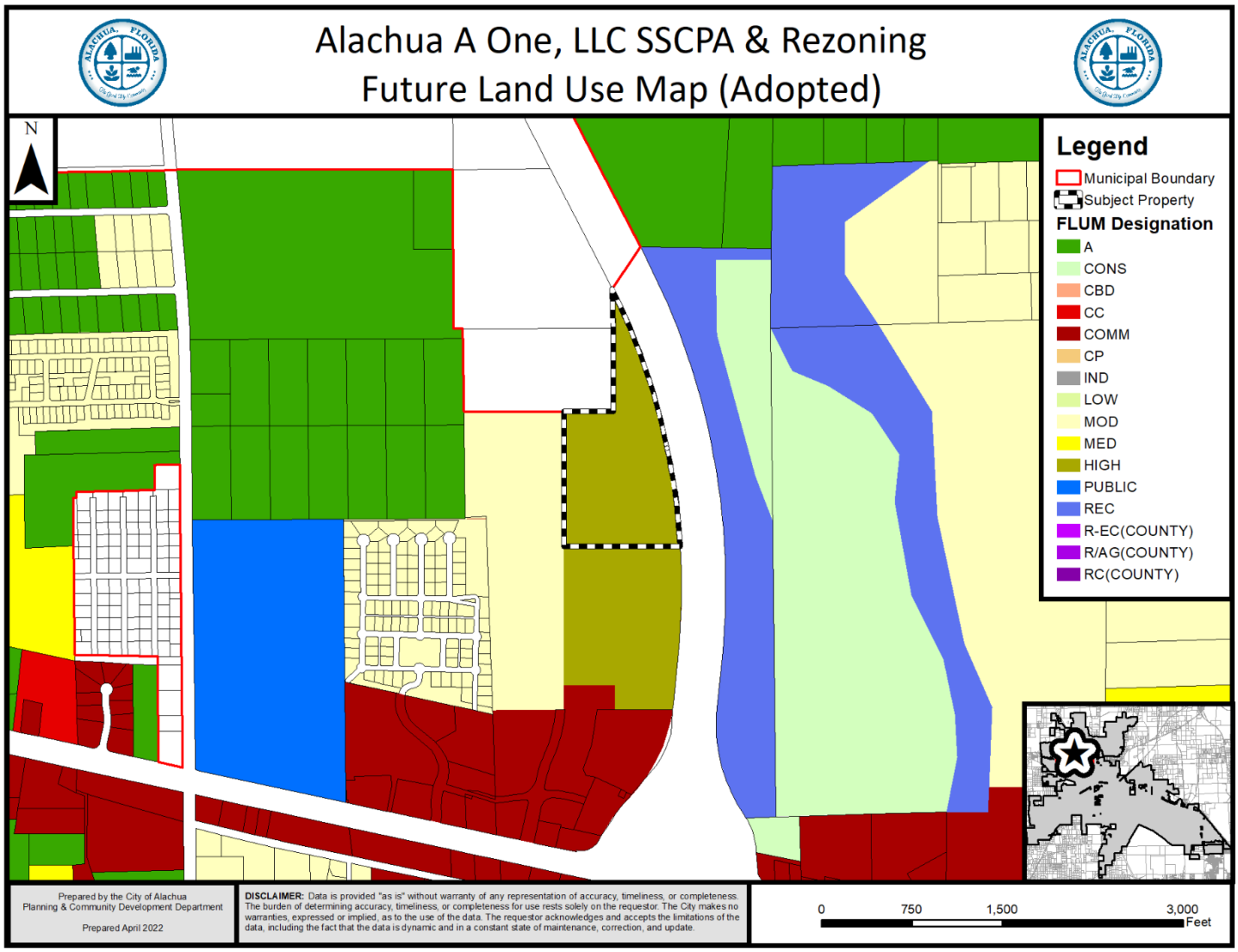
LEGAL DESCRIPTION:

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).

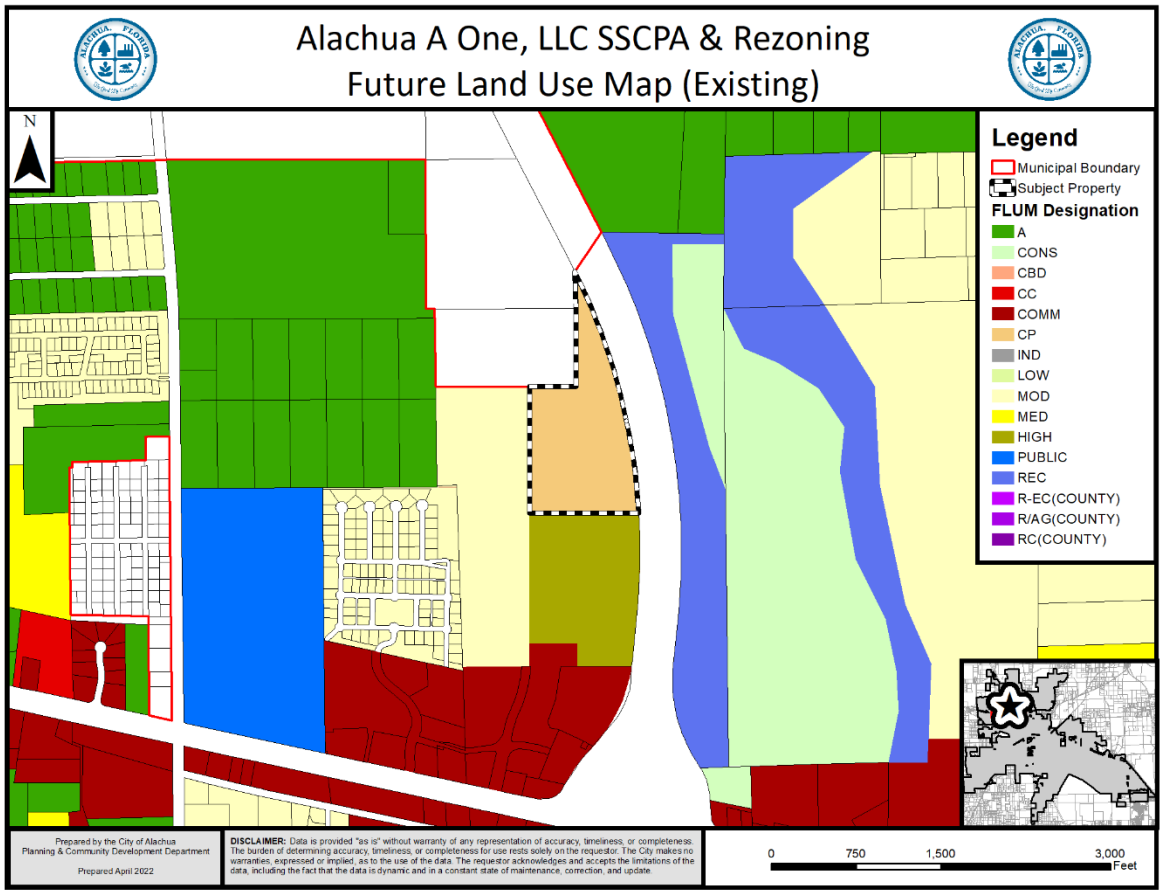
Proposed FLUM Designation

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.

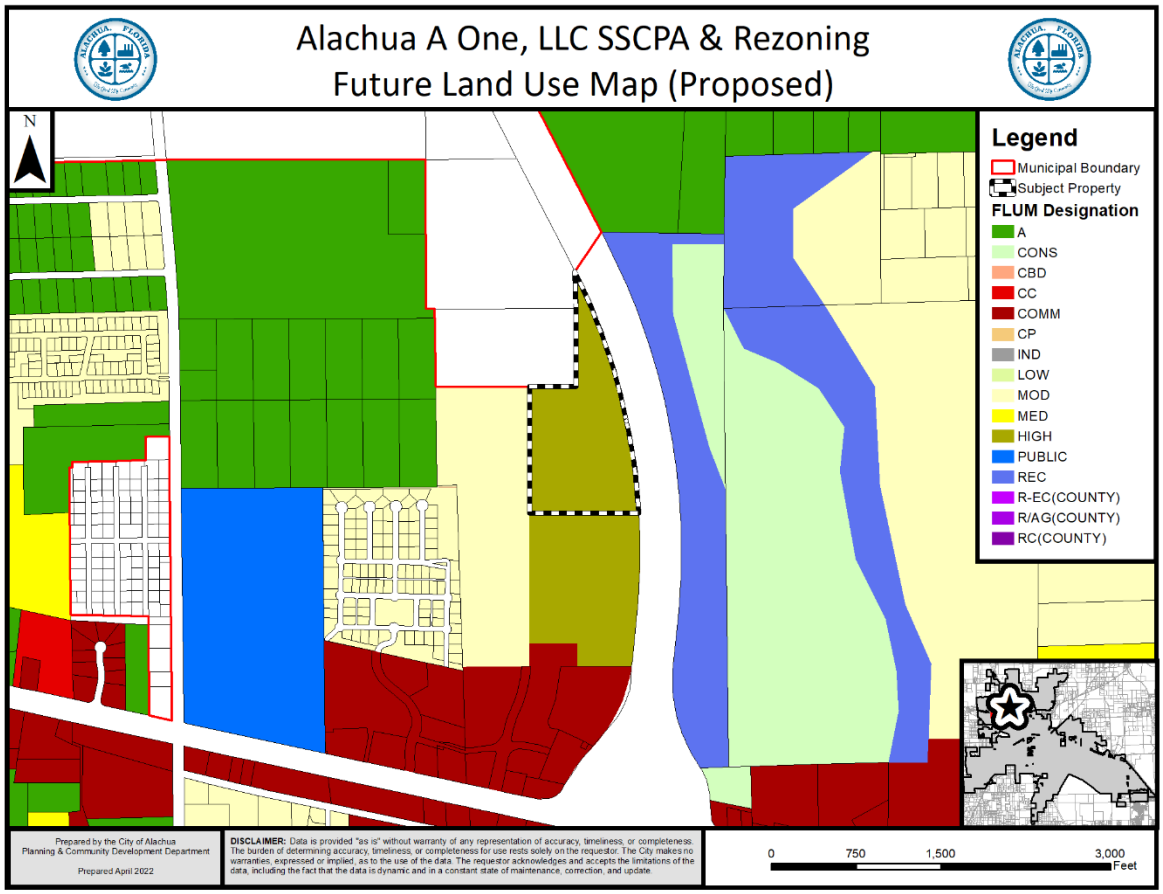
Table 1. Comparison of Existing / Proposed FLUM Designations

	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

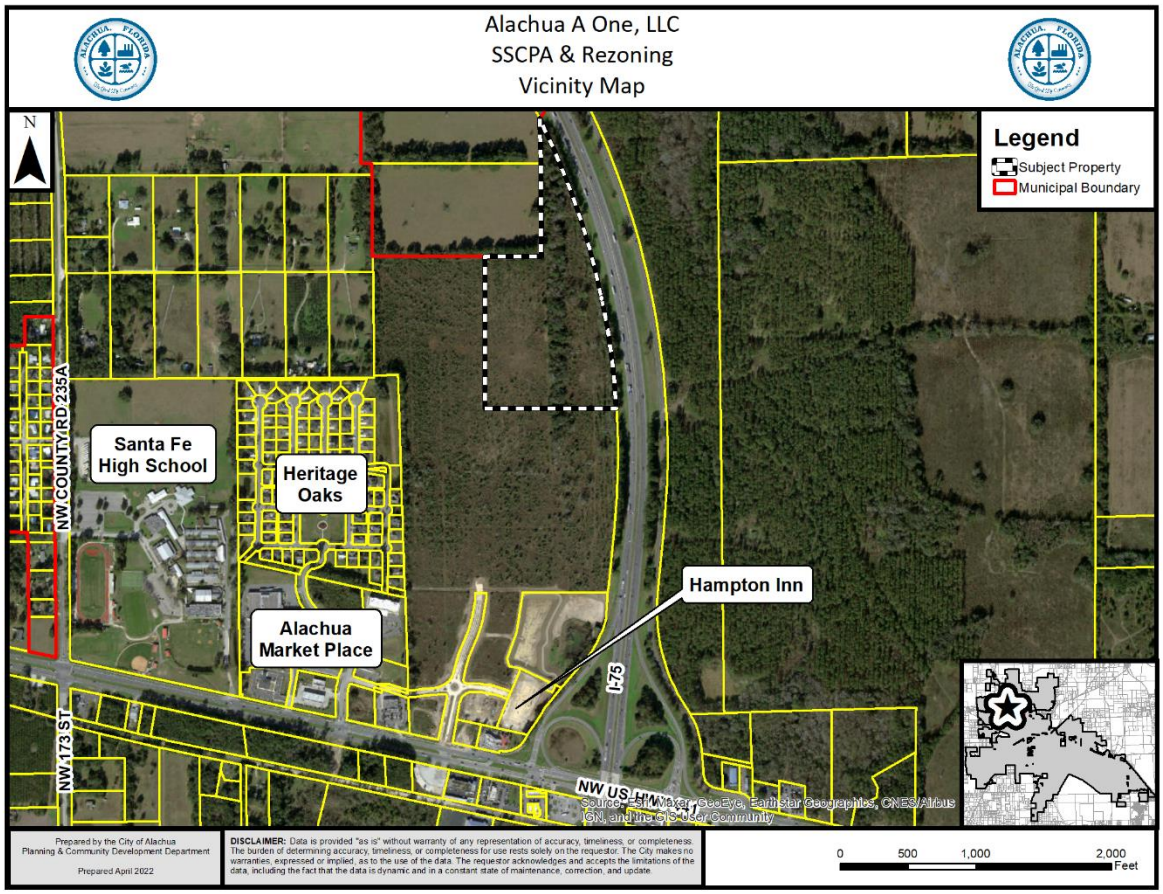


Table 2. Surrounding Land Uses

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.

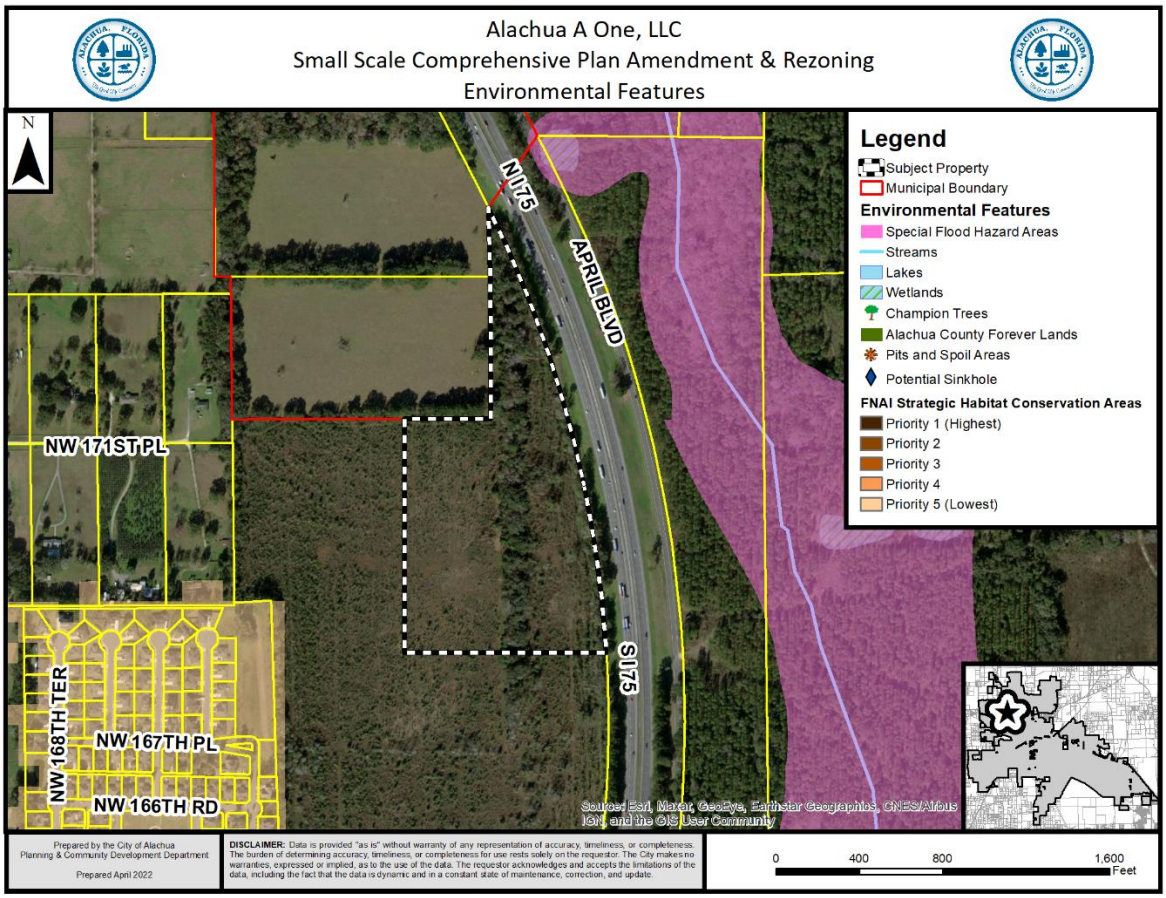
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall 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 ustification 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 ere originally proposed in the March 31, 2022 submittal. The City of Alachua as notified of the e clusion of the 2.1 acres from the applications via an email from Clay S eger to ustin Tabor on Tuesday, April 19, 2022. The April 20, 2022 response from Mr. Tabor as that it ould be acceptable to incorporate the necessary revisions to the reports as part of the resubmittal based on Planning Assistance Team comments. An informational notice as mailed out to the mailing list for this pro ect on May 4, 2022 as ell.**

1 *LSCPA & Rezoning Applications*

e ec 2 1 H 2 sed deve e s ge e g ess e 1 e e ve ge d s A ec ed d seg e s e se c ed e e e deve e s g ess/eg ess e e es e sec g s ee c eve s g e e ses s s s s s d e e s ed e e sec 1 1s e ce d 1 e e e eg e s 1 1 2 s 1 d 1 R 23 s d e c s de ed ec ed d seg e s

Response: Recommended changes are included in the revised ustification Reports for the SSCPA and Rezoning.

s d s e d ec e c s e se se e s c e g e s ed e Ce s s e 2 e s s e se d

Response: This change has been incorporated in the ustification Reports.

2 *LSCPA Application*

eeds s s d sc sses e e s c s e ee e e s g d

sed d ses e s s s d e d ec dd ess e v s s C e 1 3 31 c s es "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 s c s ed s d v s s e d des g ed e d ses s d e e e es e e s v de de e c ces e e d se s es de s d s ess d e ed s e e ec ed e e e e s cc d e e s e d e ed cc d e e ed ec s s s ed e ce c c d e g c Rese c e s 1 e g e d ess e se ed de s 3 c d g e ed es e Ad s C ss "

Response: The Needs Analysis section of the SSCPA ustification Report has been supplemented ith additional information. Please see the revised report.

e se c e d ses e d ce e es e c s s gges e d ce c es e c e e s ec e sed e d e e ev ed de e de e e

Response: The revised application only concerns a single area, therefore the ad acency issue has been resolved.

c ge g e c 1 2 d e d "policies" s d e s g

Response: This has been corrected in the revised ustification Report.

3 *Rezoning Application*

e se c e c ec sed d se c eg s de ed e s e e sed c ge ge 2

Response: Please see the revised ustification Report.

es se ec 2 2 1 v e se c e d ses e d ce e es gges e d ce c es e c e e s ec e sed e d e e ev ed de e de e e

Response: The revised application no only concerns a single area, therefore the ad acency issue has been resolved.

c. *gges c d g e e ec 2 2 v – e s e sec es*

Response: Please see the revised ustification 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).

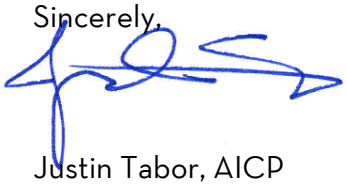
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after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

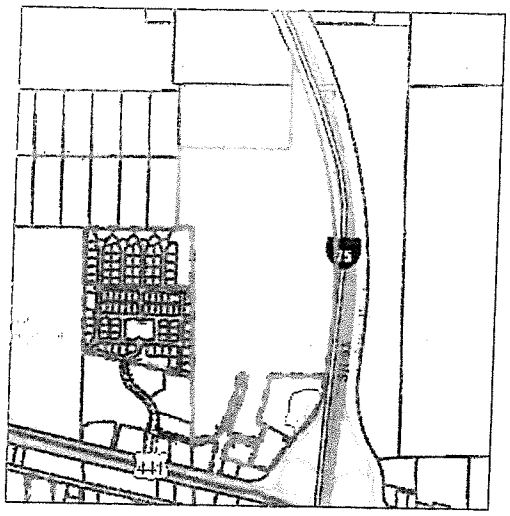
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	34.81	1516323.6	0	0	RSF-4
5500	TIMBER 2	84.69	3689096.4	0	0	CI

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.

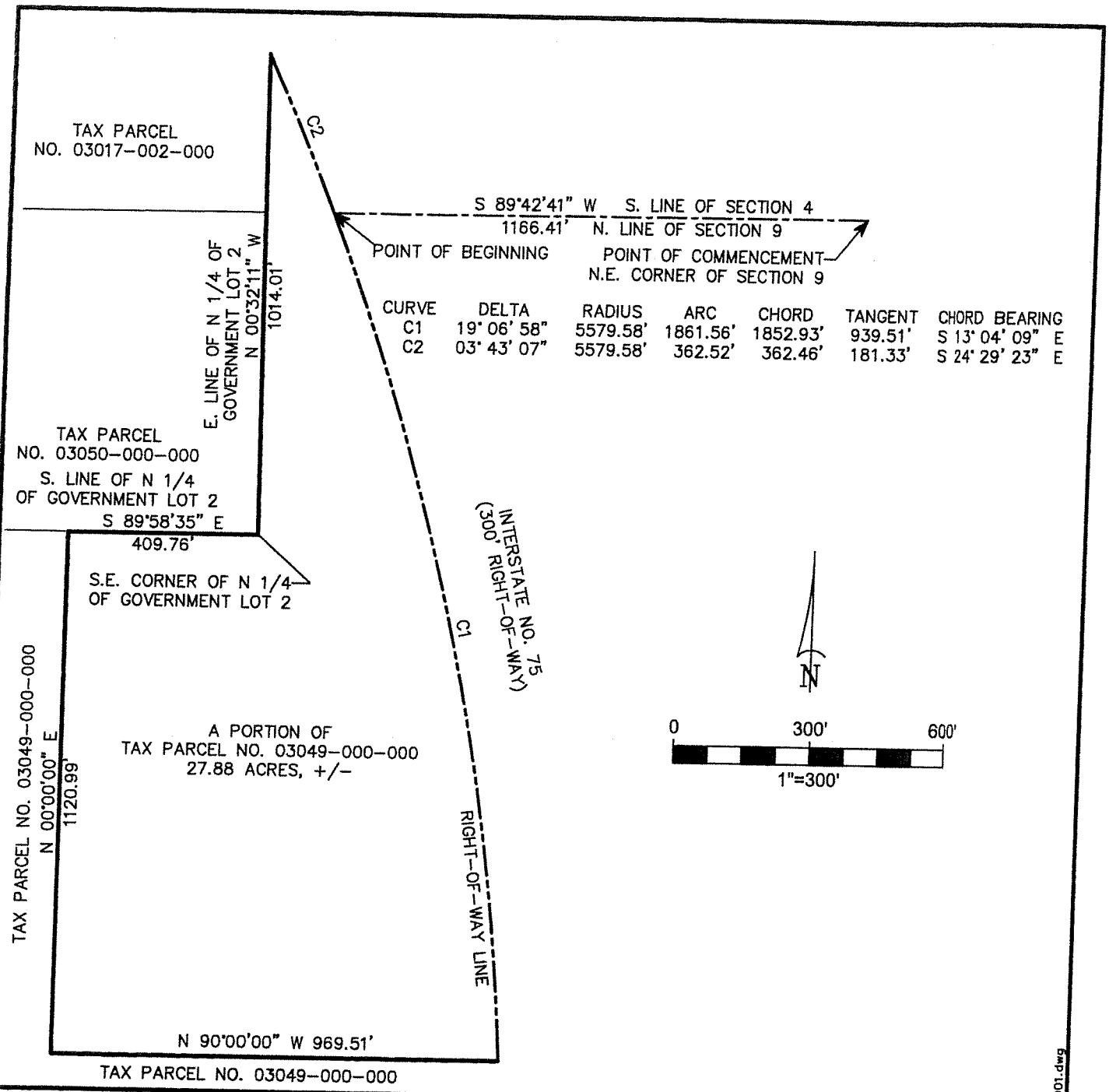
eda consultants · inc.

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.

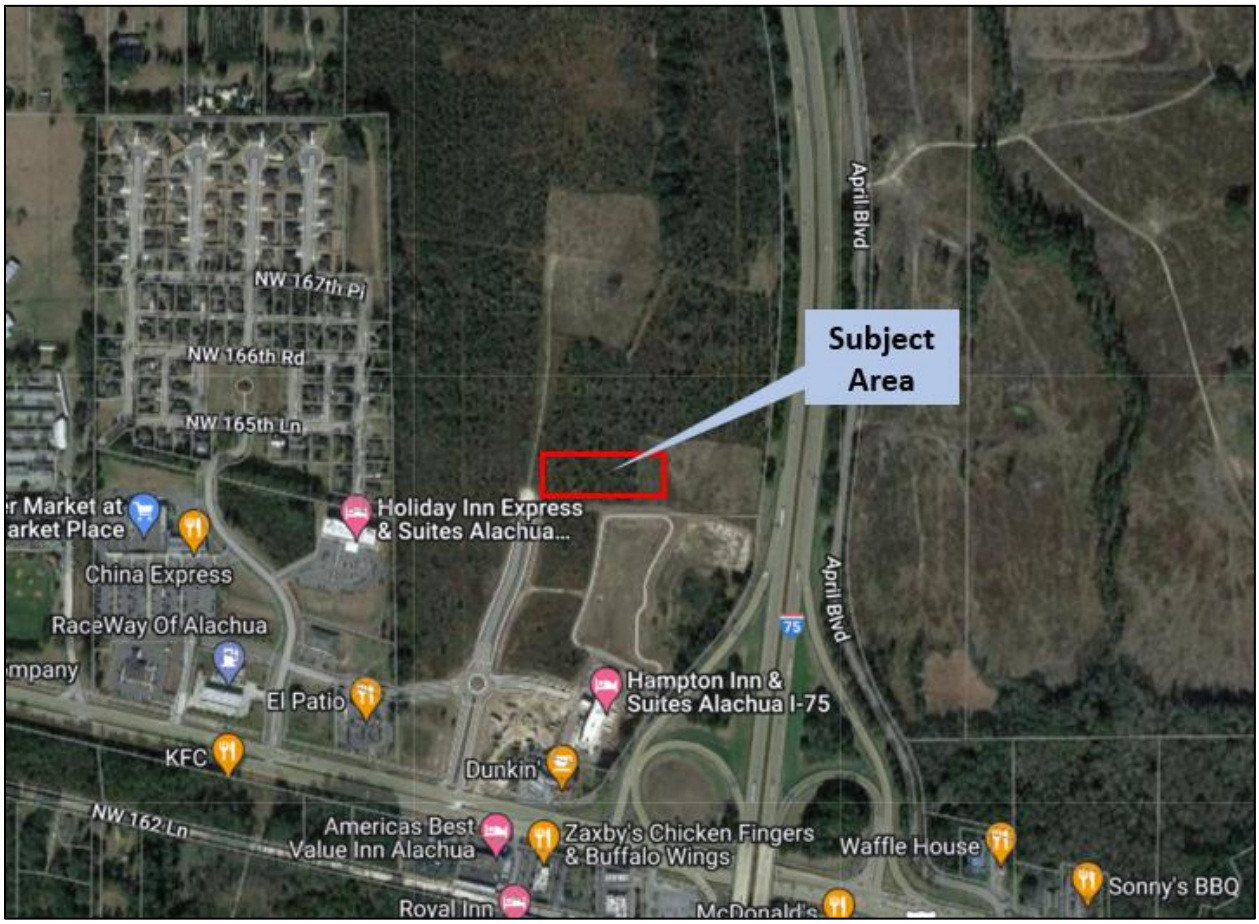
C: As stated in the meeting for the subdivision next door, there is no desire for any roadway to connect to NW 171th Place.
A: Understood and none is proposed.

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 ustification Report

Re□uest:	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

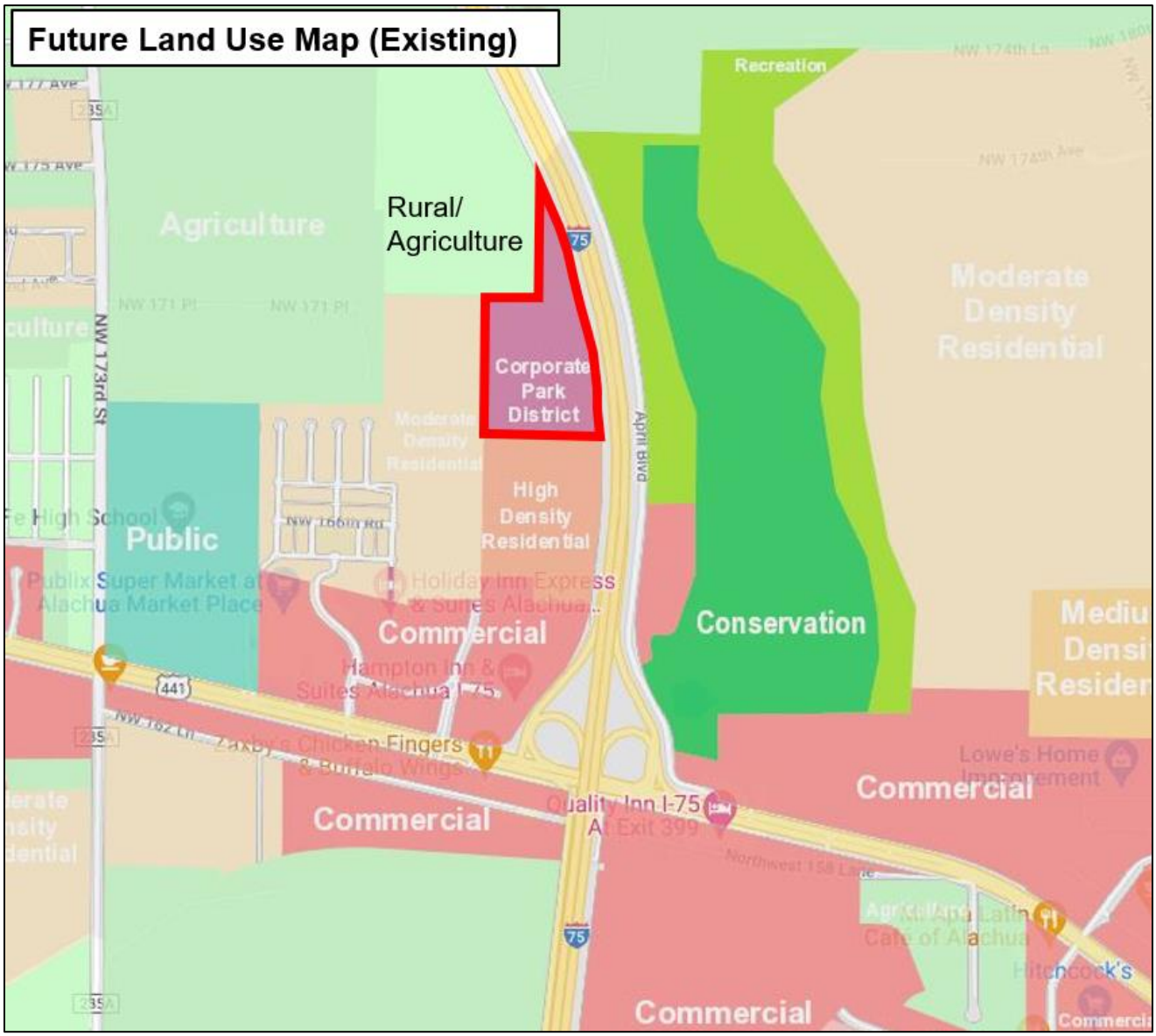
The subject property is located in the 17100 block of NW 161st Terrace on a portion of Tax Parcel 03049-000-000 in the City of Alachua. The subject property is located west of I-75, north of US 441 (Martin Luther King Boulevard), southeast of NW 178th Avenue, and east of NW 173rd Street, near the intersection 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:

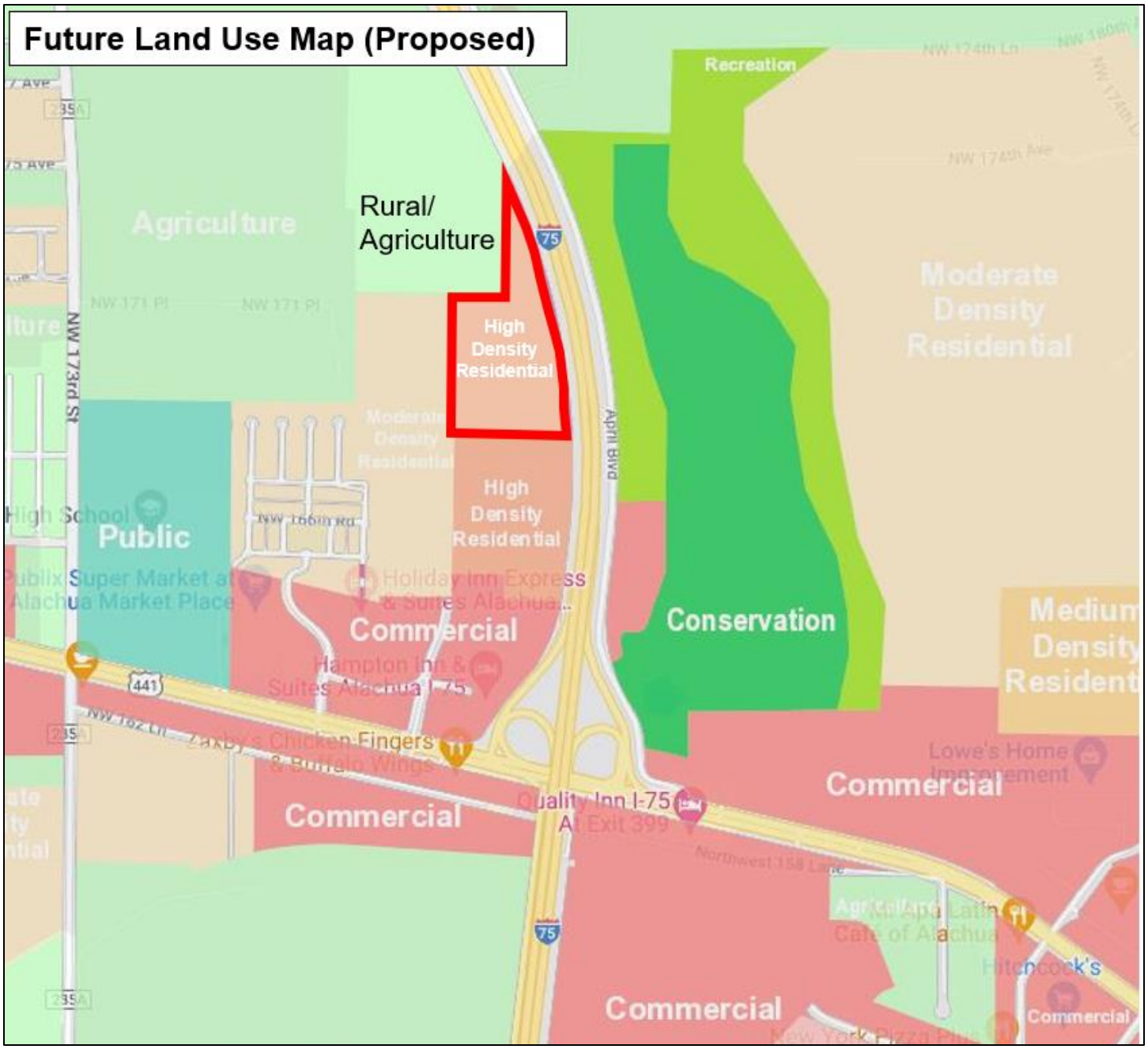
Statement of Proposed Change

The applicant re□uests 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. *e g ses e ed e H g e s Res de d se c eg*

1 g e c ed d de c ed d e g s
2 Access d e g s
3 A e s d es
e es d d e es
Live/work units
Res de ed eve e s
d e g d ed eve e s
v g
e g d sc e e d se v ces e e e e ded c ed s c ses s ess
e 3 s e ee e d s des g ed s ec c se ve e
s d g e g d c d g ed c ve e ce s es g s
s d c e e s c es c e s es s e s se v ces d
ess ces d
1 g c se v ces s c s sc s ses s s d c
ce e s

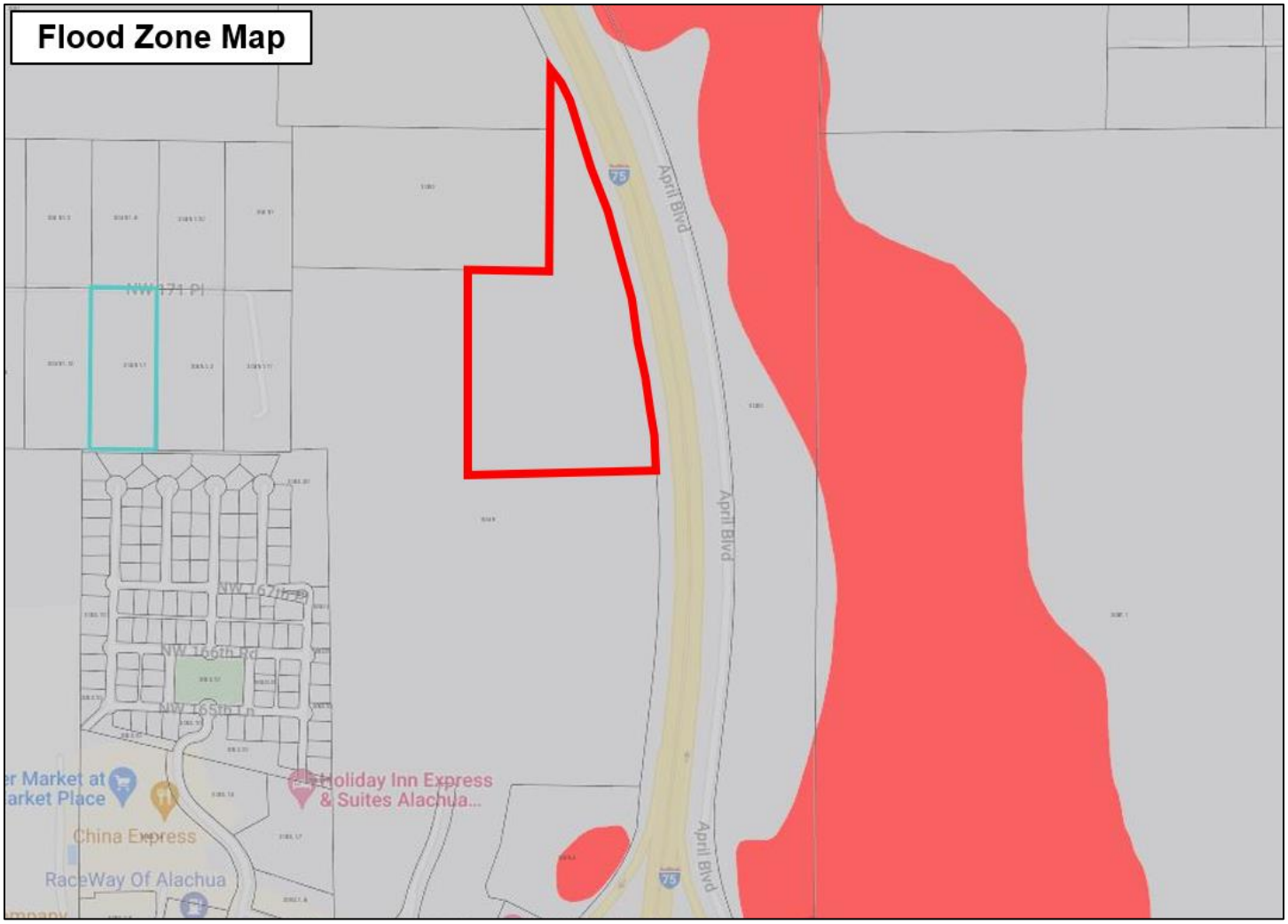
As described in the policy listed above, the proposed High Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of residential 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.

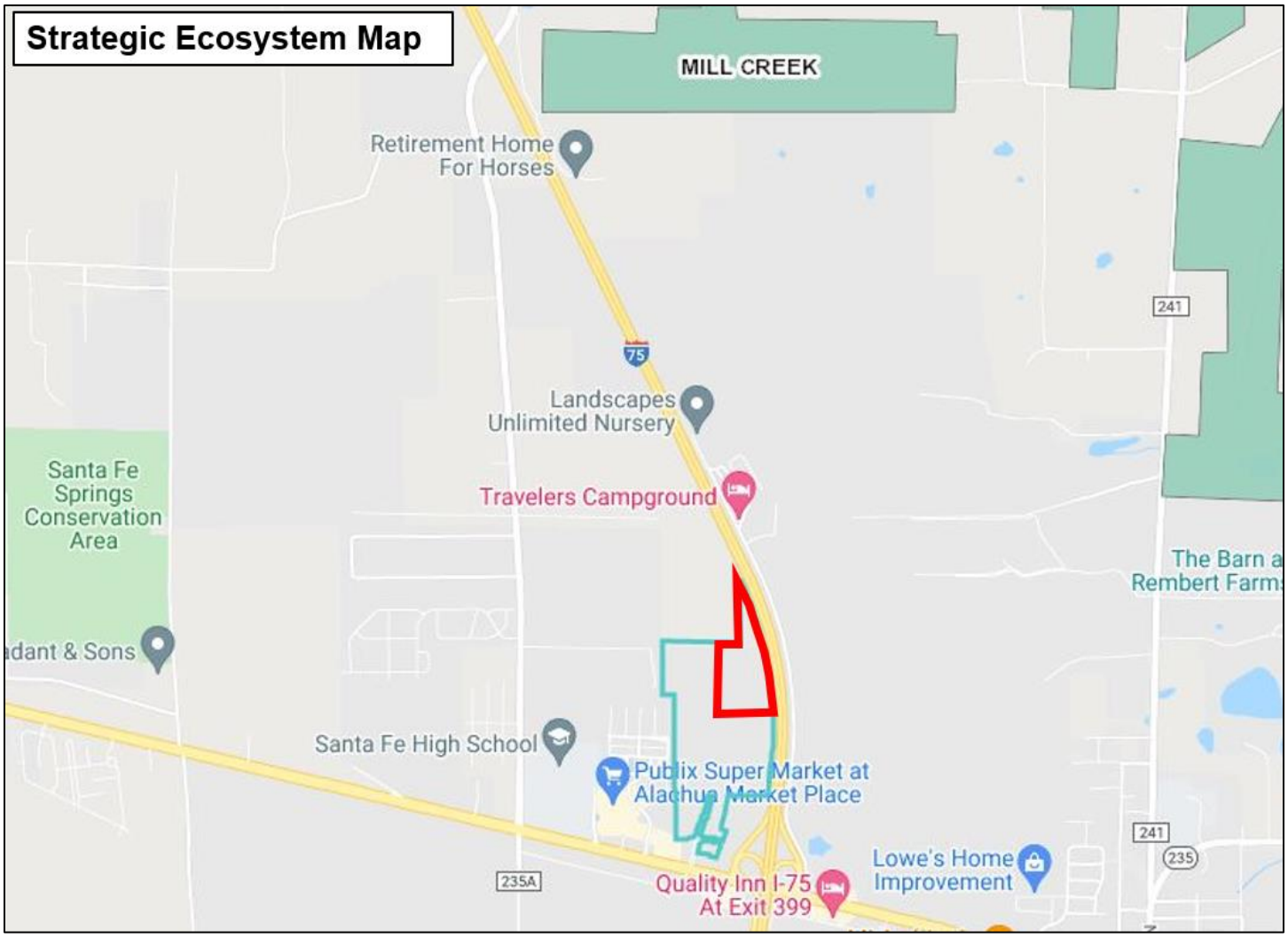
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone □ (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:



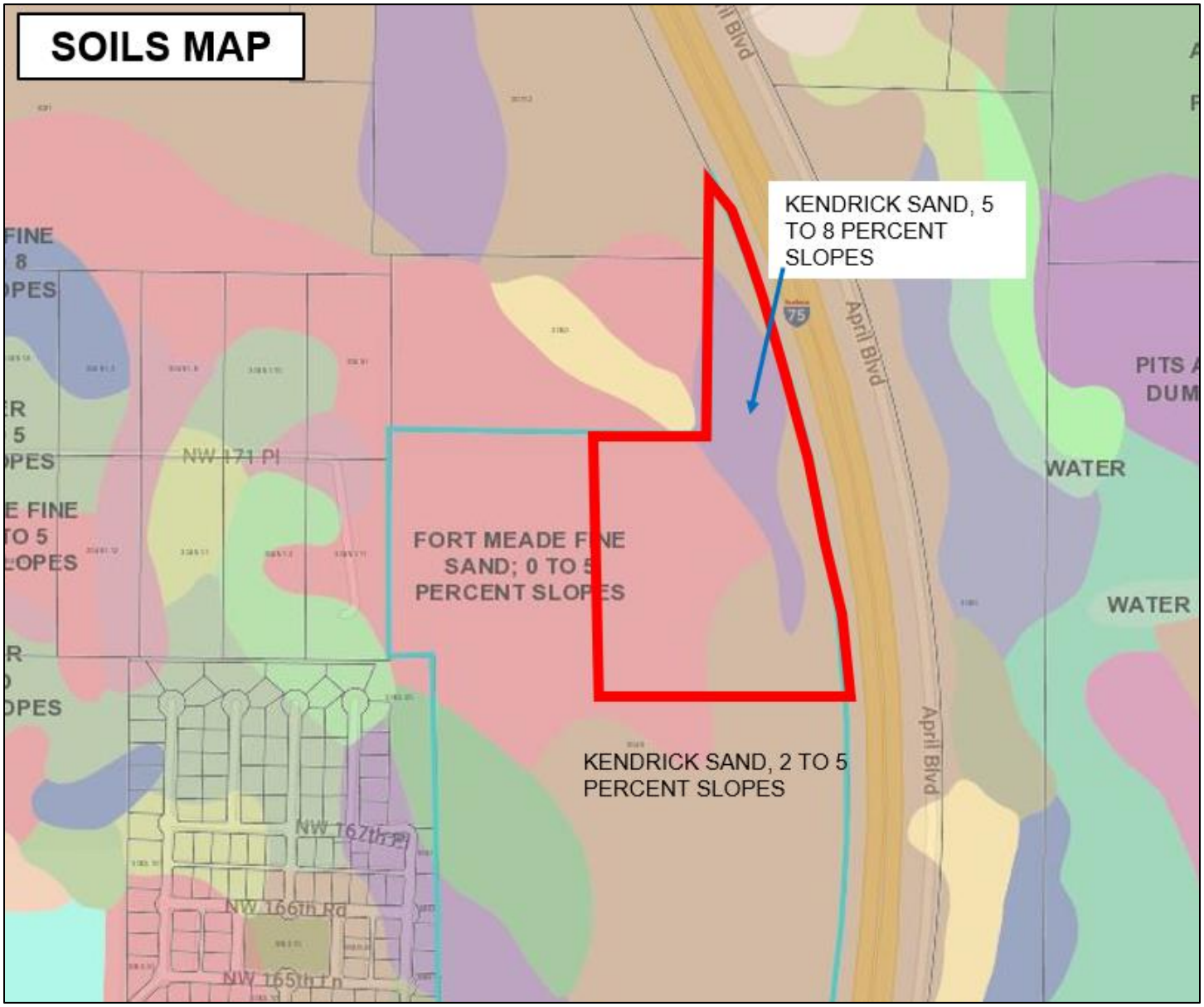
Soils:

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 *ve A c C d* , 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.

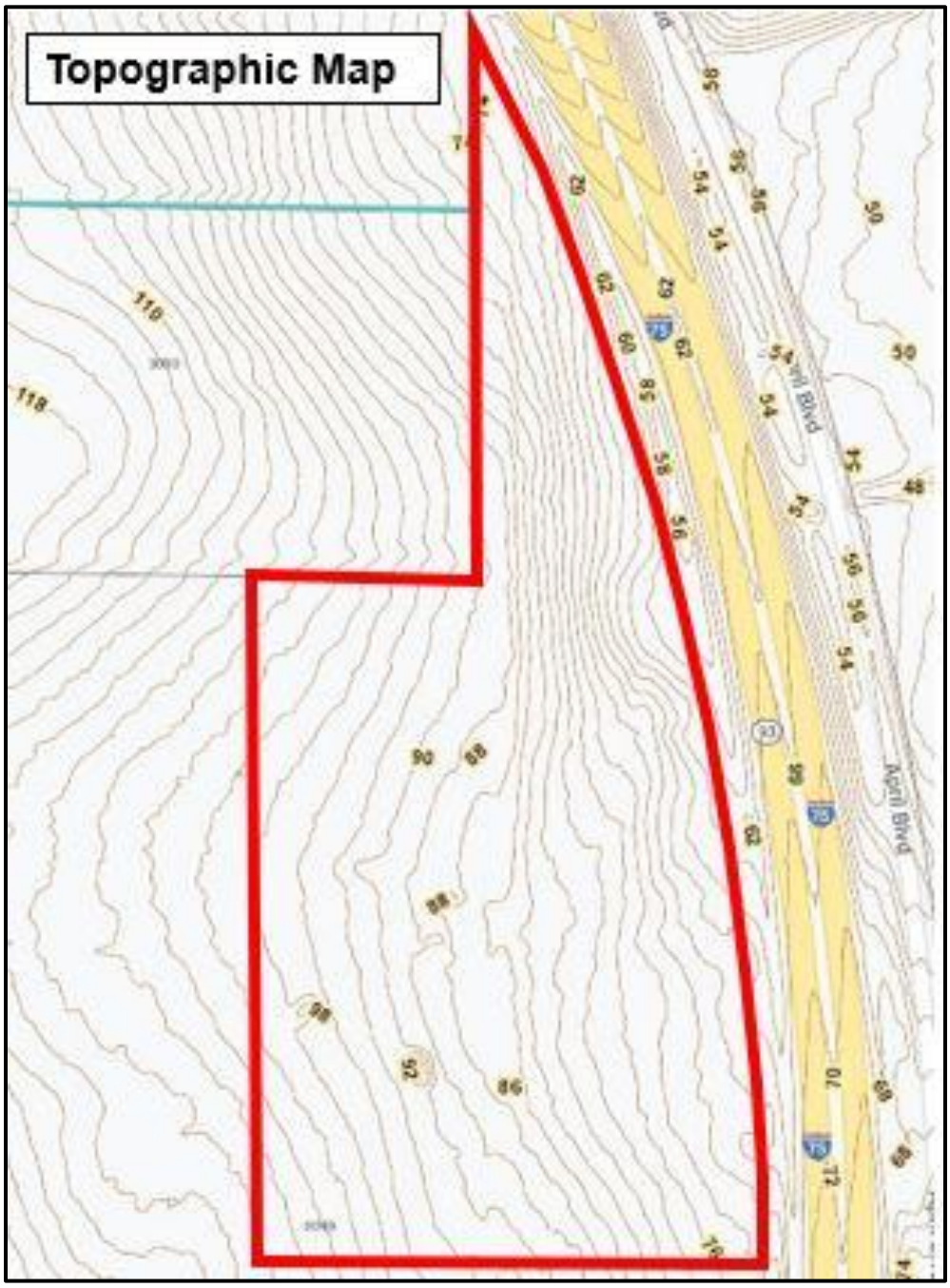
Kendrick sand, 2 to 5 percent slopes is gently sloping, well drained soil in both small and large areas on the gently rolling uplands. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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.

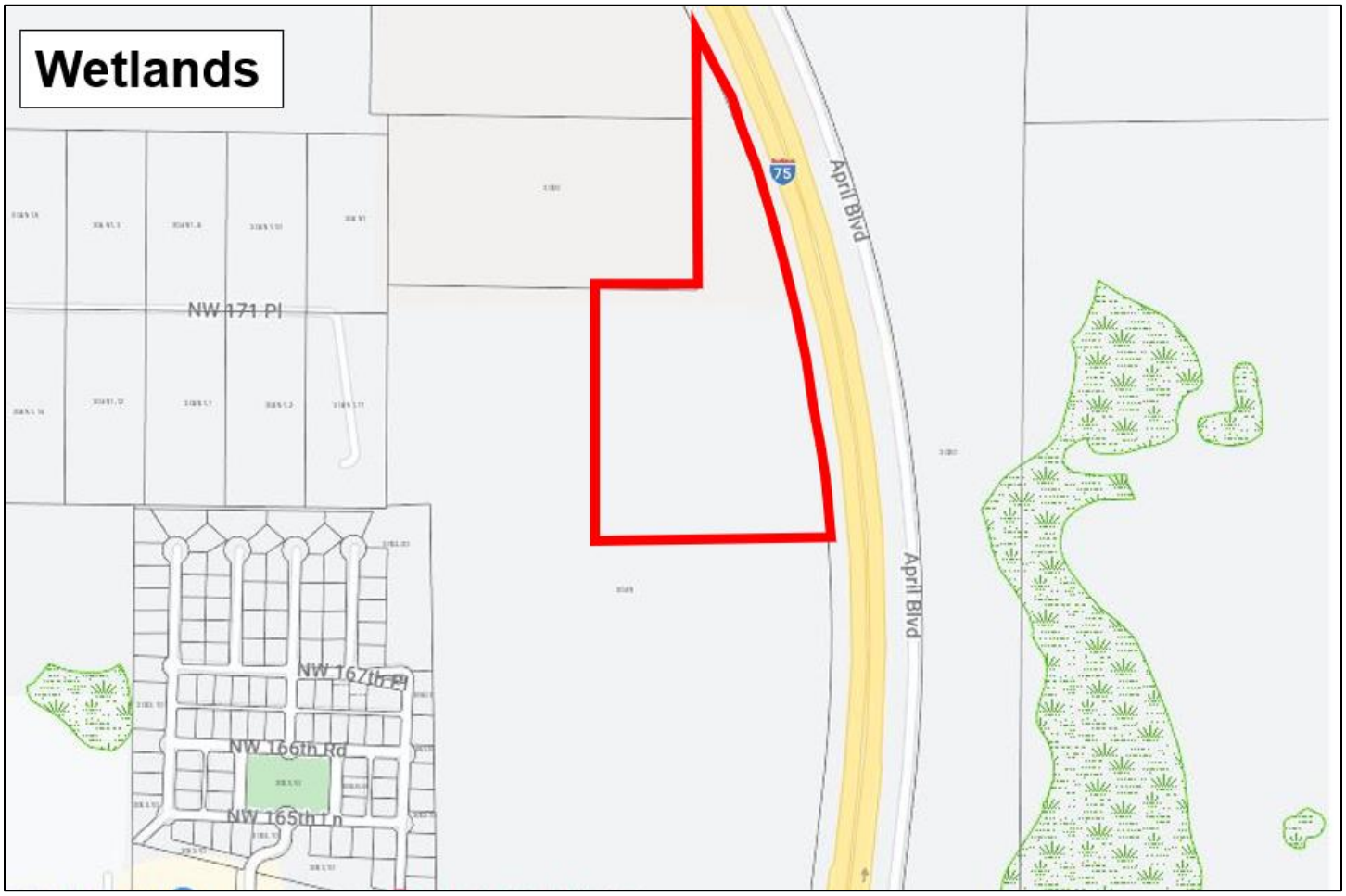


Wellfield Protection Zone:

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

e Re e e s

Recent action by the Florida State legislature (H.B. 7202) modified the re□uirements 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 ade□uate 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 ade□uate 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.

s g vs sed es g s

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 s□uare 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.

E isting FLUM Designation	Acreage	Ma . Density	Ma Dev. Scenario
Corporate Park	27.9	None	0

E isting FLUM Designation	Acreage	Ma . Intensity	Ma Dev. Scenario
Corporate Park	27.9	0.50 FAR	607,662 SF

Proposed FLUM Designation	Acreage	Ma . Density/Intensity	Ma 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 s□uare 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 s□uare 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 s□uare footage on 27.9 acres (303,831 SF for each), which assumes that half of the available s□uare 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 – E isting 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: E isting Zoning Districts

- **6,660 ADT**
- **736 PM PEAK HOUR OF AD ACENT 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 AD ACENT STREET TRAFFIC**

Net Change from E isting 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 AD ACENT 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 *A c e 2 ec 2 1 H* and *C e e s ve e d se e e c 2* , ade uate 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.

M eve e ce c The maximum trip generation estimate based on the proposed future land use designation is described below:

Proposed FLUM Designation	Acreage	Ma 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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:

1 s e e e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec g d e es ces

ec ve 1 2 s e e e v ce e deve e cc e s e e s e e se v ce s v e s e de v e s e se deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

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 Se er 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 ce C A c c e v ces e e M 2 22
2 M C c s 2 / e d 1 1

Potable Water:

e e e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e s e eve e v ce d ds e C s c eve d cce e eve s se v ce e e d

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 ce C A c c e v ces e e M 2 22
2 g e C c s 2 / e d 1 11 22

Solid Waste:

2 d s e e C v de s d s e d s s se v ce s ec c d e v e s e e

M eve e ce ec c 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 3 s / e e c 2 es de s e

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 Re□uired to Serve Existing Population	52.78
Reserved Capacity	3.46
Project Demand	5.3
Available Recreation Acreage	73.94

1 ce C A c c e v ces e e M 2 22
2 C c s sed ec 1 s 2 e s s/ se d c es/1 e s s
3 c es

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

3 e e C s deve d s e ge e s s e
es d g ec s ese ves d e ces des e e c d s d e e
ss e ese ves d es e s g e es

The minimum LOS standard for development in the City of Alachua re□uires 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 re□uired to meet these standards and the Suwannee River Water Management District (SRWMD) re□uirements 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:

Vacant Land / Interstate 75
Alachua County Rural/Agriculture future land use designation

s Interstate 75

es Vacant land
Moderate Density Residential □ County Rural/Agriculture future land use designation

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 ade□uate capacity to accommodate on-site development. Connections to public utilities will be at developer cost.

Urban Spra l 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 (ater, se er, police, fire, etc.) near the developed intersection of I-75 and US 441. It is in close pro imity to employment areas ithin the City. The site does not contain etlands 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 ith 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: E isting public utilities are available to serve the site and connections to such utilities ill 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 t o areas proposed for the land use change ill be via an e tension of NW 161st Terrace (an e isting road ay) that ill be developer constructed.

3. Preserves agricultural areas and activities, including silviculture, and dormant, uni□ue 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 e isting 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 ill help to provide housing for the gro ing 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 ill provide additional housing stock to serve the community in an area ith centralized services available. This residential use ill support the non-residential uses in the City by providing housing opportunities for the employees of local businesses, including those in close pro imity 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 es s des g es s g c s e sd c deve s e s de s s g e se deve e ses

Response: The proposed amendment is not for lo -density residential. In fact, it is for high-density residential ithin a larger property area that includes a portion designated for Commercial land use. This change ill promote the already e isting mi 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. E isting public utilities are available to serve the site and connections to such utilities ill 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 ill involve connection to potable ater and aste ater lines.

2 es s des g es s g c s deve e cc e s s s d s ces e s g e s e s g deve ed ds e v e d s e deve e

Response: The sub ect property is located in an urbanizing area abutting I-75 and at the intersection ith US 441, hich is already developed. Public facilities needed to support development, including ater se er services and a high school (Santa Fe High School) are pro imate to the property. E isting centralized public utilities are available to serve the site and connections to such utilities ill 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 ill involve connection of potable ater and aste ater lines. In addition, surrounding properties in the immediate vicinity to the south and south est already have an urban land use and zoning designation.

3 es s des g es deve e d s s ed e s ge e e g e s g deve e s

Response: No radial, strip, isolated or ribbon patterns ill be created by this land use change. High density residential development on the sub ect property ill 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 e isting on a ma ority of the ad acent parcels to the south and south est in the immediate area and this change ill be consistent ith those designations.

s de e ec d c se ve es ces s c s e ds d s ve vege e v e se s ve e s g d e e ec ge e s es ve s s e es e c es s es e s s e s d e s g c s s e s

Response: There are no identified regulated natural resources on the property (etlands, floodplains, etc.). In addition, any on site environmental resources (if any) ill be protected at the development stage in accordance ith the City of Alachua Comprehensive Plan and Land Development Regulations.

s de e ec d ce g c e s d c v es c d g s v c e c ve g c d s v c c v es ss ve g c c v es d d e d e d d s s

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 e isting Corporate Park designation on

the properties to the north, hich ill provide additional protection for the ad acent agricultural areas and activities.

s e se e s g c c es d se v ces

Response: Upon approval of the land use change and development of the site, all e isting utilities provided by the City of Alachua shall be utilized. Water and se er public facilities are currently available to serve the sub ect property. Connections to such utilities ill 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. E tension of NW 161st Terrace ill be at developer e pense to provide access to the sub ect areas of the property.

s e se e c c es d se v ces

Response: As stated above, future development ill be re uired to ma imize the e isting public facilities that are available to serve the site. Connections to such utilities ill 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 ill involve connection to potable ater and aste ater lines. E tension of NW 161st Terrace ill be at developer e pense to provide access to the sub ect areas of the property

A s d se e s g c d s e c e se e c s e e d e e g v d g d g c es d se v ces c d g ds e e s se e s e ge e e ce e ed c e c e e d e e ge c es se d ge e g ve e

Response: The sub ect property is located in the urbanizing portion of the City of Alachua and ill be accessed by an e tension (at developer cost) of NW 161st Terrace. A portion of NW 161st Terrace currently e ists, and it runs north from US 441. Santa Fe High School is in close pro imity to the south est of the areas proposed for the land use map amendments. Potable ater and sanitary se er 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. Ade uate vehicular capacity is currently available on the local road net ork to serve future development on site. Due to the immediate pro imity of the property areas to these public facilities, the development of this site ill not result in a disproportionate burden on public facilities and services.

s v de c e se e ee d ses

Response: The sub ect property falls ithin urbanized area the City of Alachua due to its ad acency 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).

1 sc ges s deve e edeve e e s g e g ds d c es

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of e isting 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 (ater, se er, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the e isting local development pattern and urban future land use designations ithin the immediate vicinity of the sub ect property.

11 s e c ge c ve d c ses

Response: The proposed land use change areas are ithin 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 mi of uses and densities on the overall parcel. The High Density Residential land use category allo s for neighborhood scale retail and services (up to 30,000 s uare feet), hich provides for a mi of uses such as: convenience stores ithout gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices. There are also other Commercial-designated parcels to the south and south est of the site and Santa Fe High School (designated Public) is in close pro imity to the est. All these uses and designations provide for a functional mi of uses.

12 Res s ccess g ed d e ed d ses

Response: The proposed amendment ill not result in poor accessibility among linked and related uses. Future development ill provide connectivity to the e tent feasible. The e tension of NW 161st Terrace ill provide internal connectivity to the Publi shopping center, restaurants, and other commercial and residential uses (Heritage Oaks Subdivision) ithout the need to use US 441. There are e isting side alks along US 441 that connect to a side alk system along NW 161st Terrace. As NW 161st Terrace is e tended (at developer e pense), it ill provide pedestrian connectivity among a variety of the uses north of US 441 through the construction of side alks along NW 161st Terrace.

13 Res s ss s g c s c e s ce

Response: The proposed amendment ill 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 ill be re uired to provide at least 10% functional open space as part of the overall development, per LDR re uirements.

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. *e g ses e ed e H g e s Res de d se c eg*

1 g e c ed d de c ed d e g s
2 Access d e g s
3 A e s d es
e es d d e es
Live/work units
Res de ed eve e s
d e g d ed eve e s
v g
e g d sc e e d se v ces e e e e ded c ed s c ses s ess
e 3 s e ee e d s des g ed s ec c se ve e s d g
e g d c d g ed c ve e ce s es g s s d
c e e s c es c e s es s e s se v ces d ess ces
d
1 g c se v ces s c s sc s ses s s d c
ce e s

Consistency: As described in the policy listed above, the proposed High Density Residential future land use designation is appropriate for the sub ect property as illustrated in the previous land use map e hibits. The proposed future land use map designation is appropriate due to is location in an area ith a mi of residential and non-residential development areas that are ell suited to accommodate a mi of development types that ill be compatible in nature. The property is also served by all necessary public facilities to serve future development of the site.

ec ve 2 e ce d ds e C s e e s ce e e e s ese ve e c c e A c ec es ces d v de s ces e e ec e e d g e

c 2 e e s e 1 e ce e s ce e ed e C s es s ce ves e v s e s ce e d e e e s

c 2 e s ce s e ed s e s ec s es A e s ce s e s e d c

Consistency: **Any ne development on the site shall adhere to the policies stated above that relate to open space as it relates to re uirements in the Land Development Regulations.**

ec ve 1 e es e C s c d e d se c eg es e g s s e s se s d g e ds d d g ev e sed e d e s e e d se M d e deve e ev e cess e es e c ded s e es deve e ec

Consistency: **Future development on the site ill identify and address on-site natural features and ill address them in compliance ith the Land Development Regulations. Maps included ithin this report indicate that there are no etlands, floodplains, or strategic ecosystems on the sub ect sites.**

ec ve 2 Av c es d se v ces e C s e c c e c ge e s s e e s e e d ed eve se v ce s d ds e ed

c 2 A e deve e s ee eve se v ce e e e s d s e e s se e s e s d s e d c sc s cc d ce s d ds d ed e e e e s dd ess g ese c es

Consistency: **As described in the "Public Facilities Analysis" portion of this report, ade uate facilities (capacity) are currently available to serve the site and ill not negatively impact the City's adopted LOS standards. Public utilities are available to serve the site and connections to such utilities ill 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 ill be from the e tension of NW 161st Terrace, hich ill also include side alks on both sides of the road ay. This e tension ill be at developer e pense. Public school capacity is available currently to serve future development. Santa Fe High School is in close pro imity to the areas proposed for a land use change.**

Ne development on the site (hen proposed) ill be re uired to meet concurrency standards as stated in the Comprehensive Plan.

A e d s e e e v ce e C e s e e deve e e corporate limits shall connect to the City's potable water and wastewater systems, where potable water d s e e se v ce e v e s de ed c 1 2 d c 2 e C c es e e e C e e s ve

Consistency: Any ne development on this site ill be re uired to connect to public potable ater and aste ater facilities as indicated above.

Transportation Element:

ec ve 1 1 eve e v ce e C s es s s e c ve e d e c e eve se v ce s d d ed d ed s s s e s

Consistency: An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this ustification Report). Based on land use ma imum development scenarios, the calculations indicate that the proposed future land use map amendment ill not result in an increase in traffic impact that ill negatively affect the adopted Level of Service (LOS) standards, consistent ith the Transportation Element.

C c es e e

1 e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec g d e es ces

ec ve 1 2 e deve e cc e s e e s e e se v ce s v e s e de v e s e sed deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

2 e C v de s d s e d s s se v ce s ec c d e v e s e e

3 e C s deve d s e ge e s s e es d g d ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e C s c eve d cce e eve s se v ce e e d

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 ill be re uired to connect ith potable ater and aste ater facilities consistent ith the above policies. Storm ater management facilities for development at the site ill be re uired consistent ith engineering standards.**

C se v e ce e e

The proposed future land use amendment is consistent ith this element. Specifically, the application is consistent ith each of the follo ing ob ectives listed ithin the element:

ec ve 1 A Q e C s s e e g e s es e levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **Any future development proposal associated ith these parcels ill meet the City's air quality standards.**

ec ve 1 s The City shall protect soil resources through erosion and sedimentation control, by re□uiring proper design criteria on specific soils.

Consistency: **As described in the Environmental / Suitability Analysis section of this application, the e isting soil types on site have minimal limitations for urban development.**

c 1 c e C s ec e g e C c d g s ee d see ge s es e g e deve e c de ec es e eg ve c s e e A e s s e ced e g e c see ge s es d g deve e Add e e e s g ve vege e e c ged s e e d ec g s es

Response: **The sub ect property does not contain any kno n seepage slopes. In addition, the site topography ill be taken into consideration ith the future development of the site and ultimately, the drainage design. In addition, future on-site development ill include storm ater management areas that comply ith all applicable City, County and ater management district standards for ater uality and uantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.**

ec ve 1 M e Res ces e C s e s e e c c v es d se e es ces ec ed s d ec s s e s d e

Consistency: **There are no kno n mineral resources ithin the sub ect property.**

ec ve 1 e g c Res ces e C s de ec d c se ve s g c ge g c es ces d e c s

Consistency: **There are no kno n or identified geological resources on the property.**

ec ve 1 H d s M e s e C s ec e c d es ces c d s e s d s e e C s e e e s e d g s ge e s ge d d s s d s s e d e s

Consistency: **The land use category that is proposed is residential in nature (Residential High) and, therefore, no hazardous materials shall be utilized.**

ec ve 1 Ag c e d v c e e C s e g c d s v c c v es ec ese ve d e ce e es ces e C

Consistency: **The sub ect property does not currently have an Agriculture future land use designation, hich indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

ec ve 1 1 e ds e C s ec d ese ve e d v es d c s dve se c sed s c d d g c d s ces

Consistency: **No etlands are located on the sub ect property.**

ec ve 1 11 e d ee ce e C s ese ve ve ec s s e s d e es e c e d c A c e s g e v s e s ces d g ee ges g e C des g ed e e e e c e

Consistency: **The re uired open and green space re uirements shall be met upon subse uent development of the site.**

ec ve 1 12 e Res ces e C s ec d c se ve e d e es ces e e e es de s e C d de e d e d A e d g e d e e e c ec ed s gs s e s d ve s which may be impacted by the City's land use and development practices.

Consistency: **Future development on the sub ect property shall be connected to centralized ater and se er facilities consistent ith the re uirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities ill 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 ill 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 ater bodies located on the pro ect site.**

Capital Improvements Element:

ec ve 1 2 e C s e e dec s s eg d g e ss ce deve e de s d e s s e c s s e e deve e e e e s e C e e s ve e d eve e Reg s d c c es d se v ces ecess s s c deve e e v e e s g e d ed eve se v ce s d ds

Consistency: **Any ne development of the sub ect parcel ould re uire an analysis for availability of public facilities consistent ith adopted LOS standards. Development on the parcel ill be sub ect to development revie 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 se er system if abutting any street or right-of- ay in hich 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 re uirements for connection to the public aste ater and potable ater systems.

Public facilities currently are operating ithin the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). Ho ever, any future development plan applications ould be sub ect to revie for re uired 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.

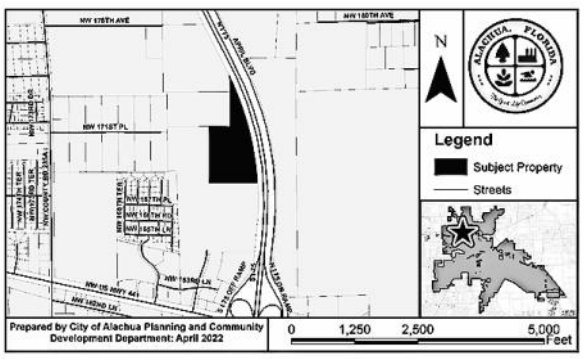
"Obviously, it would be a great opportunity for people like us in the affordable housing sphere," he said.

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).

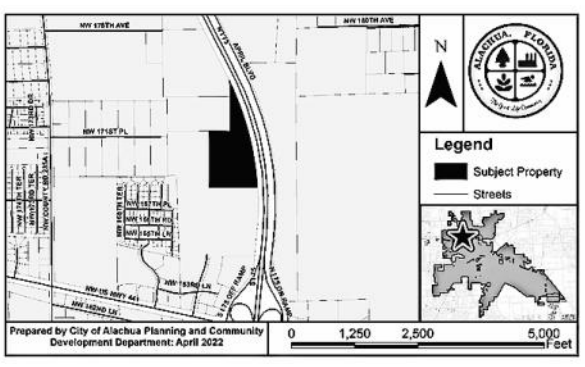


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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

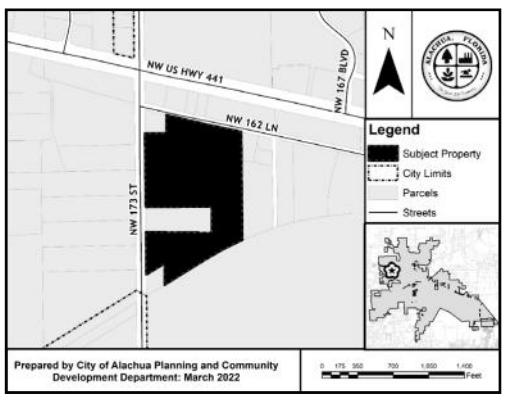
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

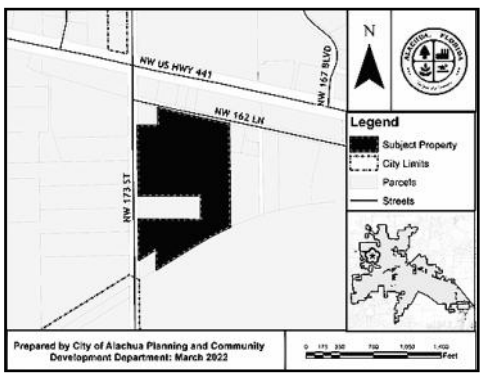
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.



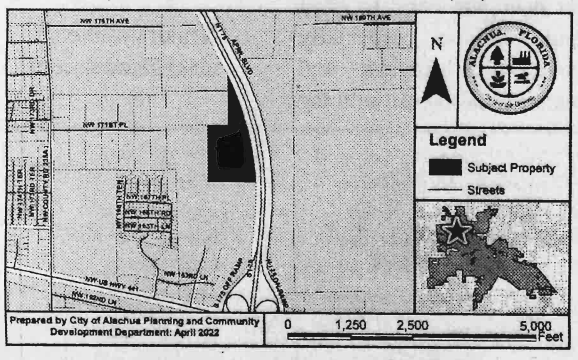
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).



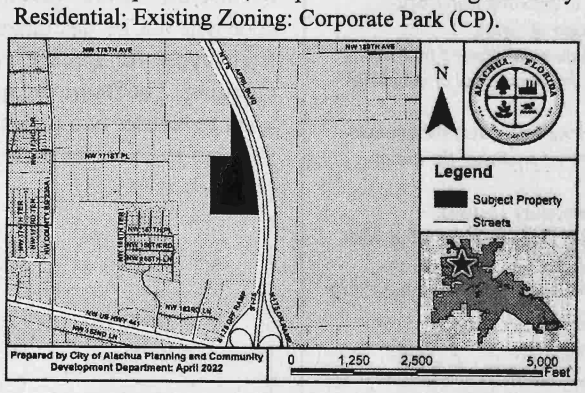
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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)

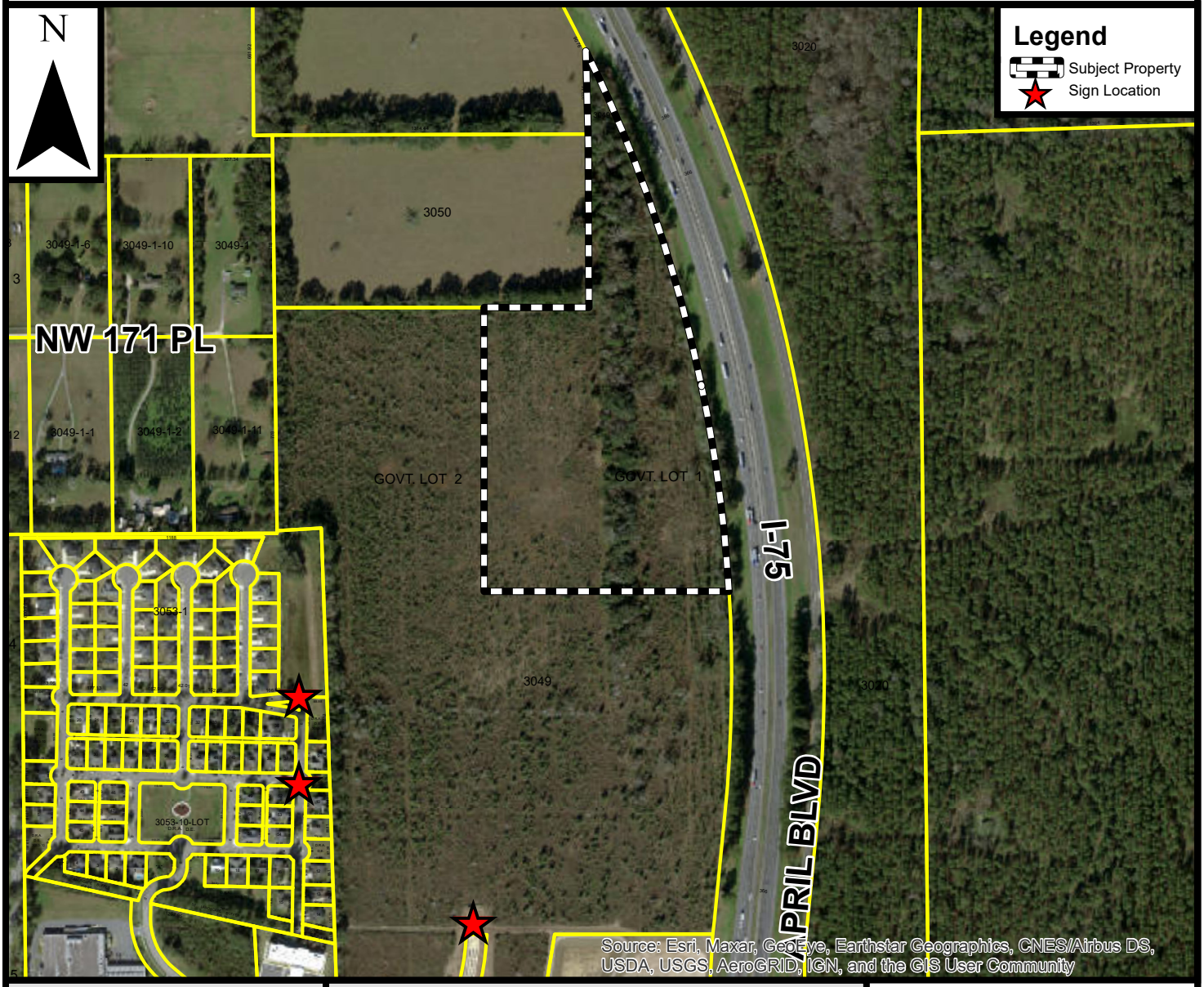
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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

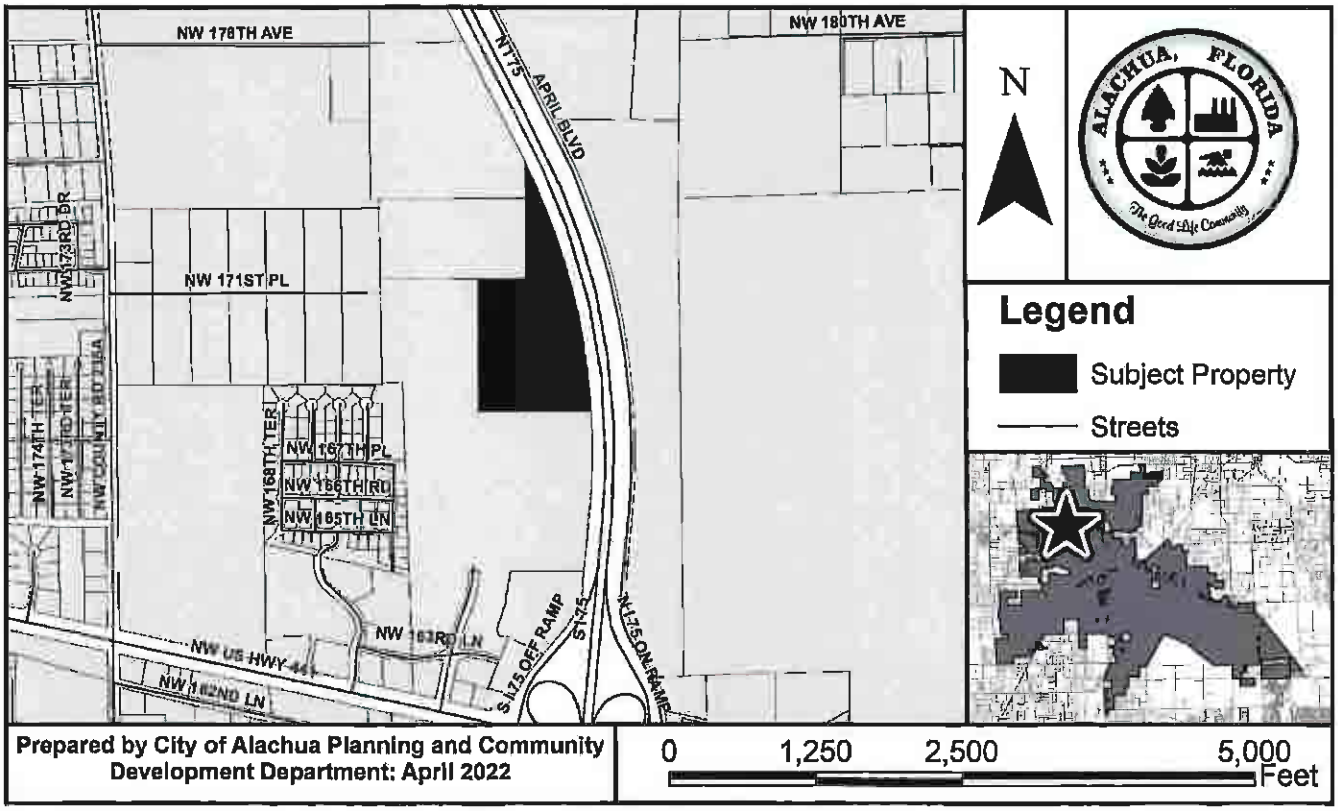
Mailed 5/26/22 KC

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.

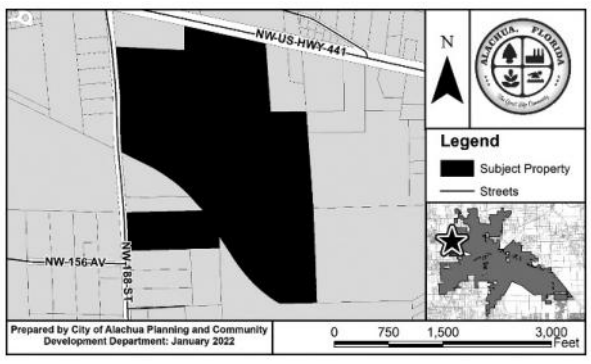
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

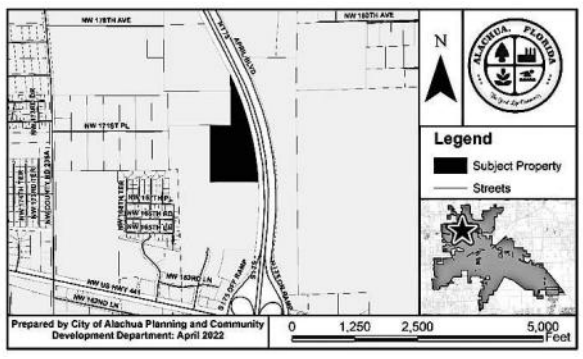
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

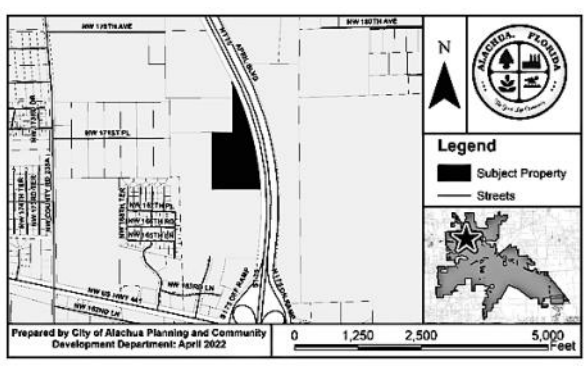
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

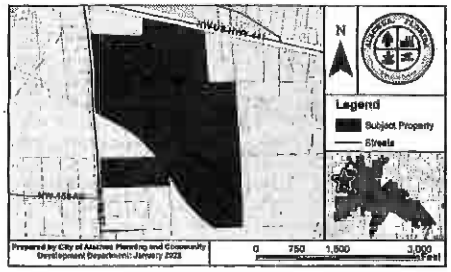
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

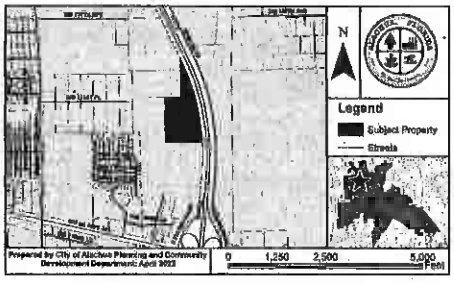
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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)

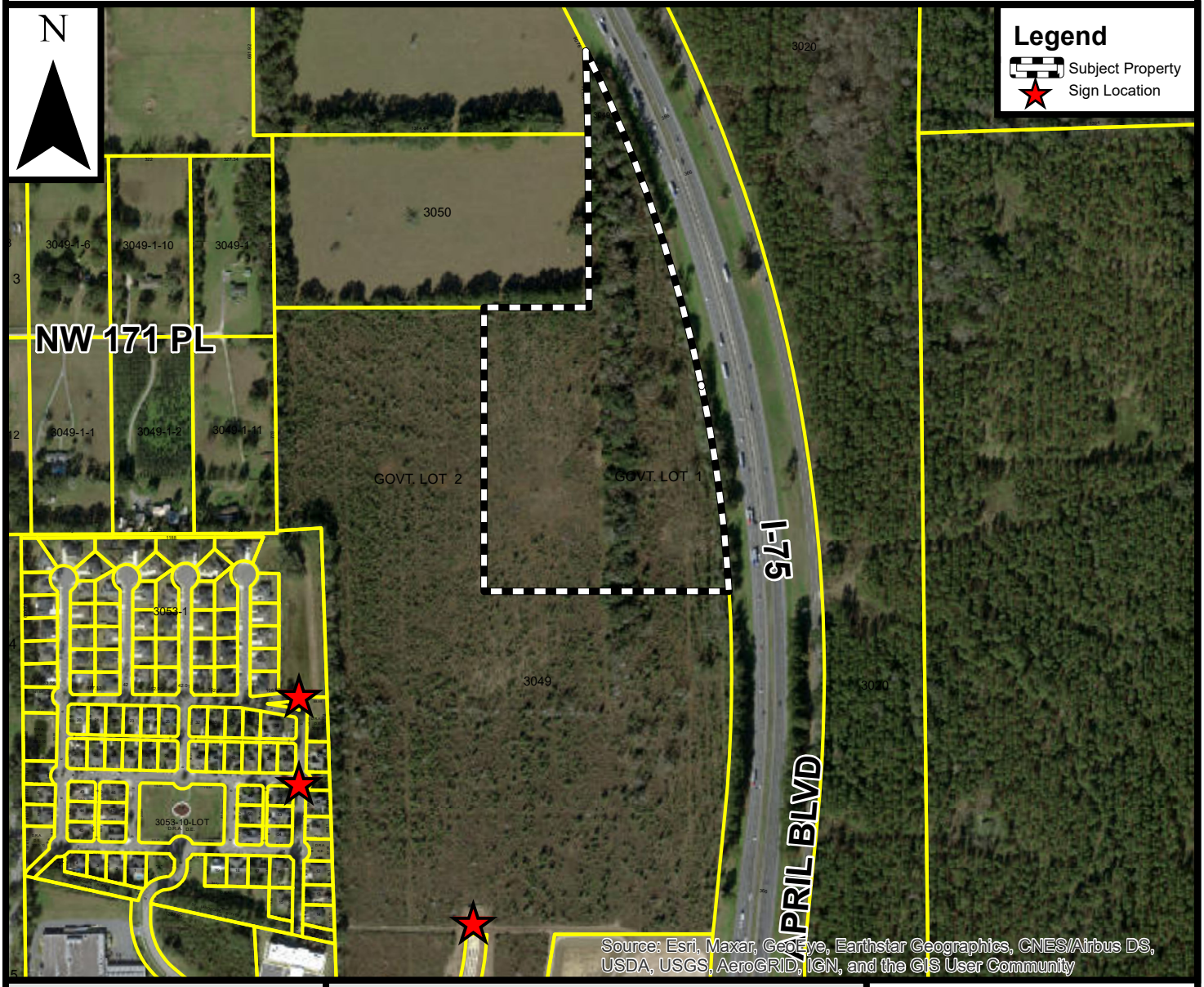
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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

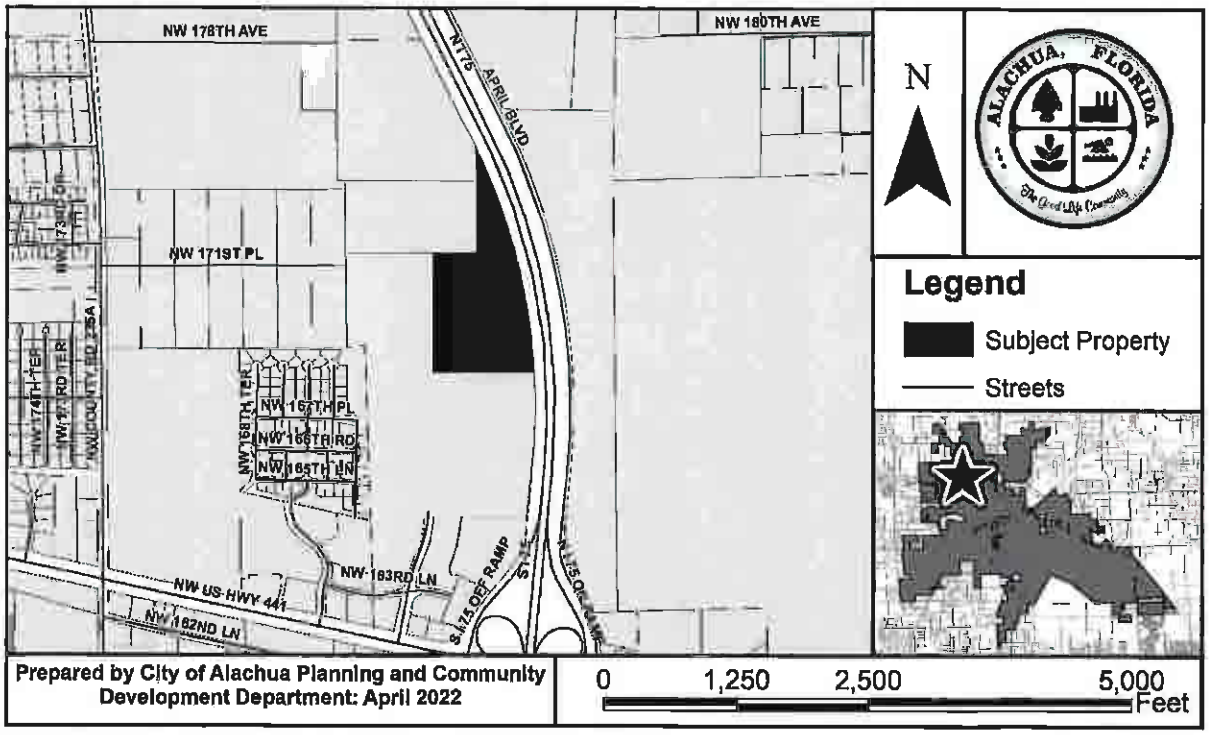
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission:

1. Approve Ordinance 22-17 on first reading, and
2. Schedule second and final reading of Ordinance 22-17 for August 8, 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 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.

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.

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

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"

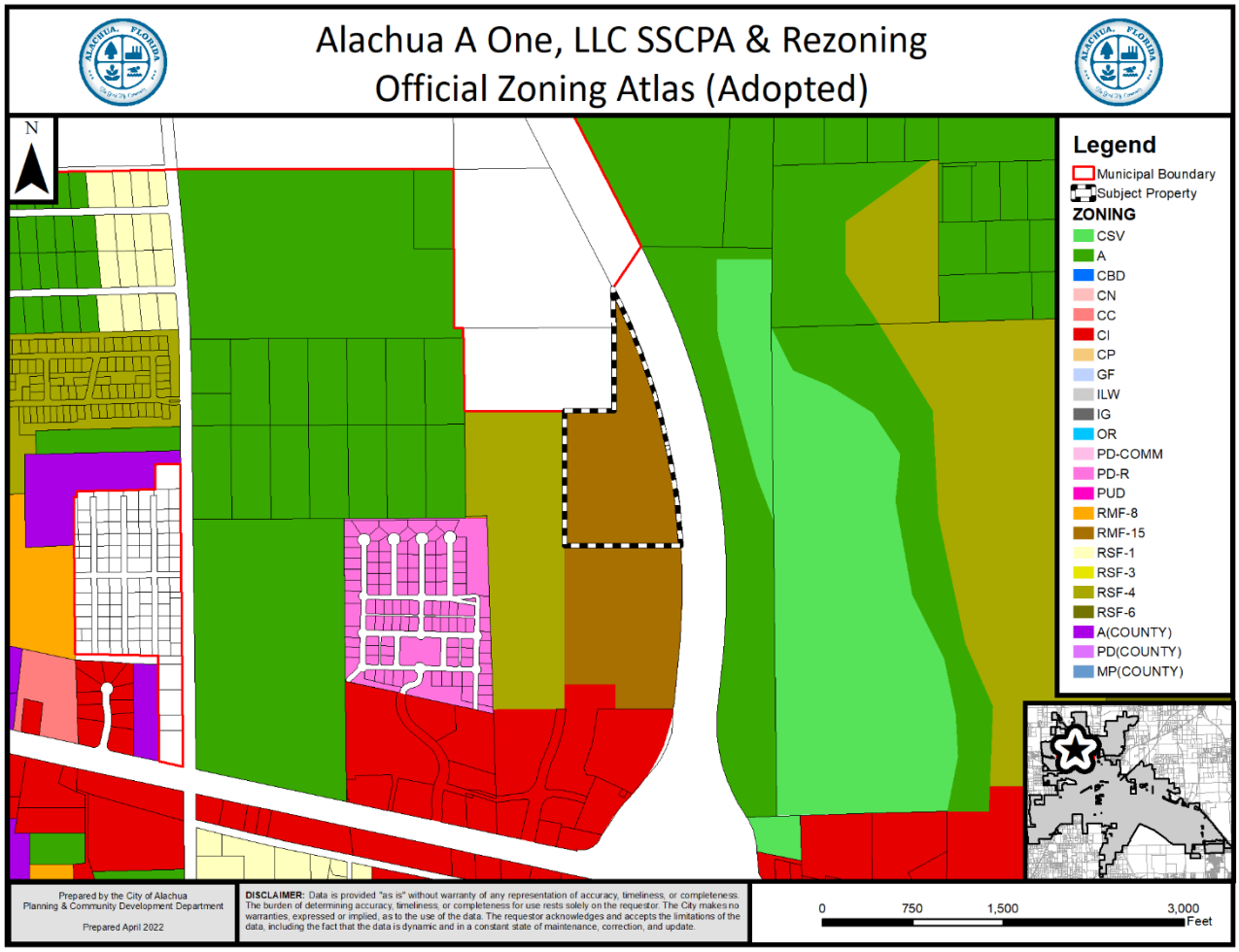
LEGAL DESCRIPTION:

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.*

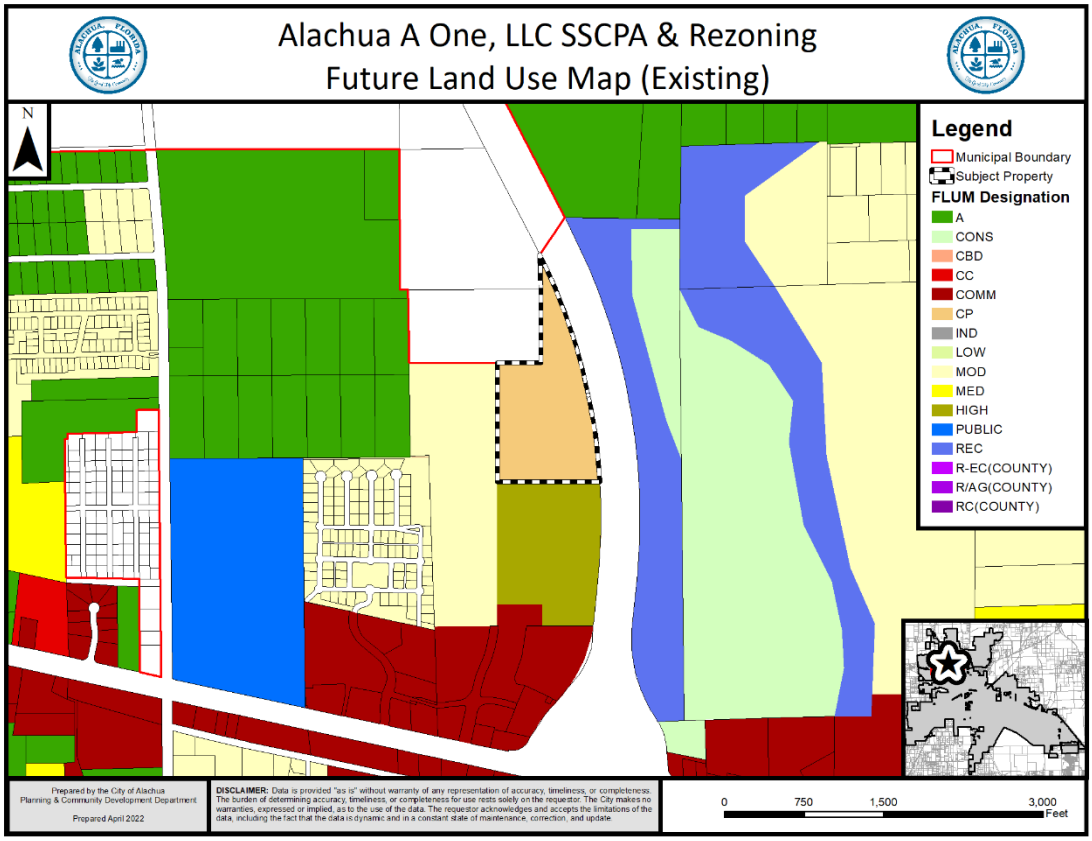
SUMMARY

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).

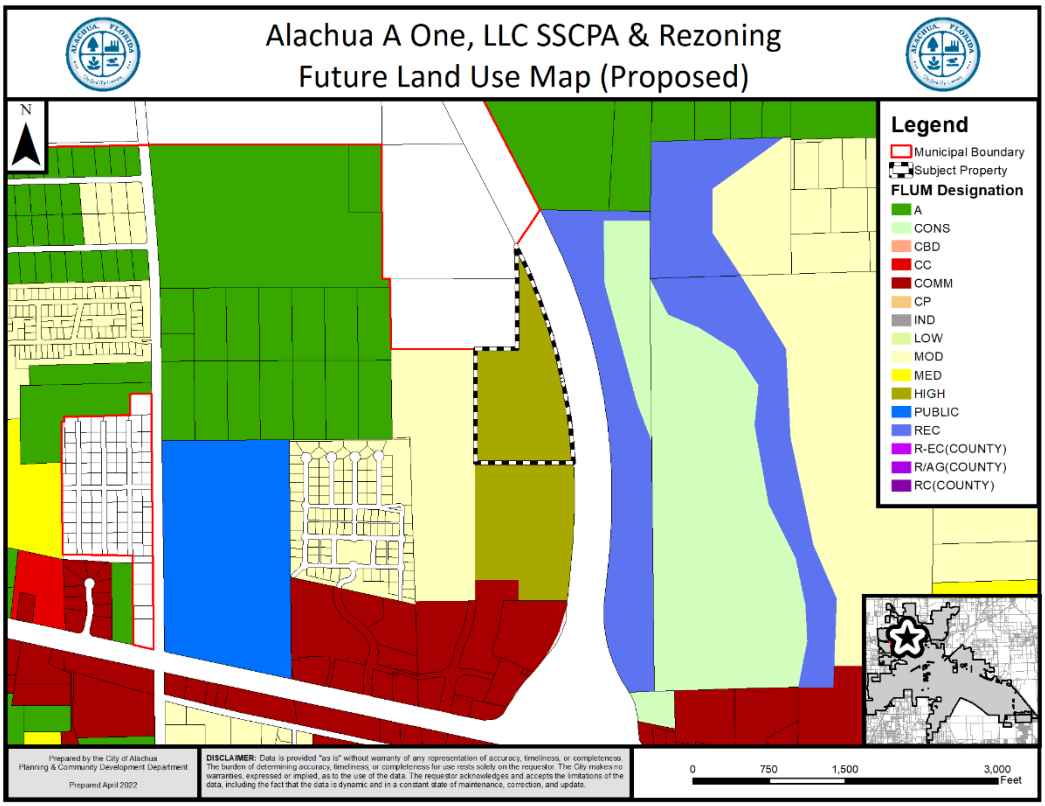
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Corporate Park to High Density Residential.

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.

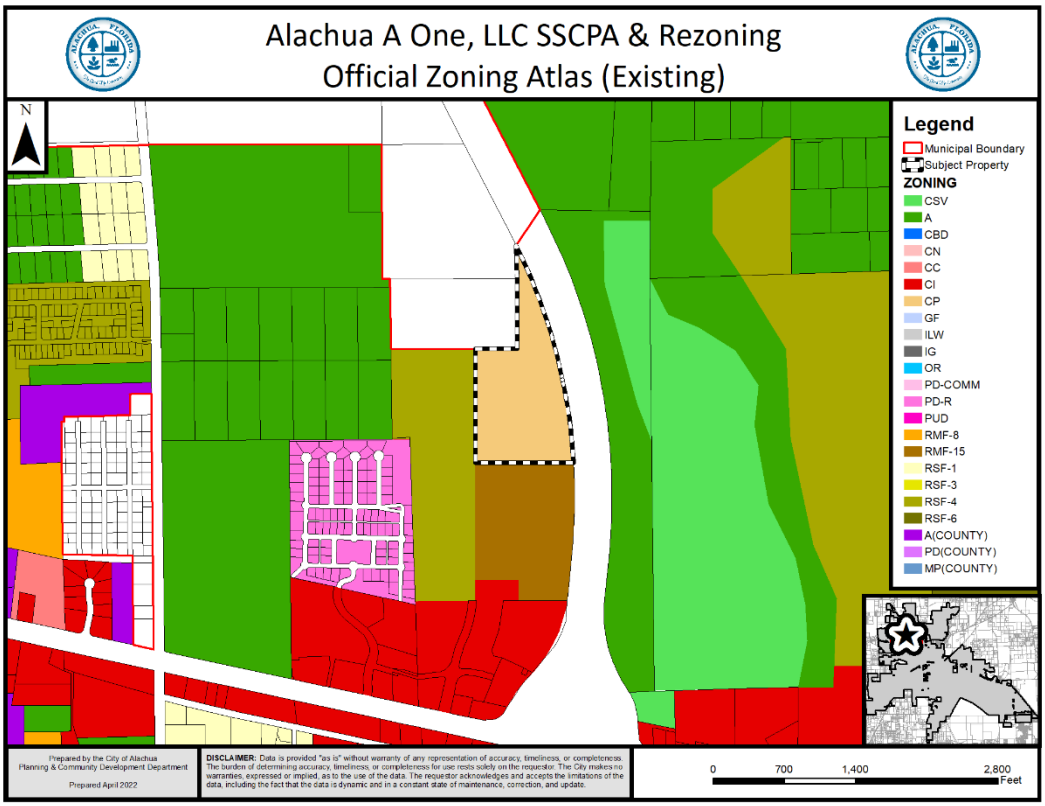
Map 1. Existing Future Land Use Map with Subject Property



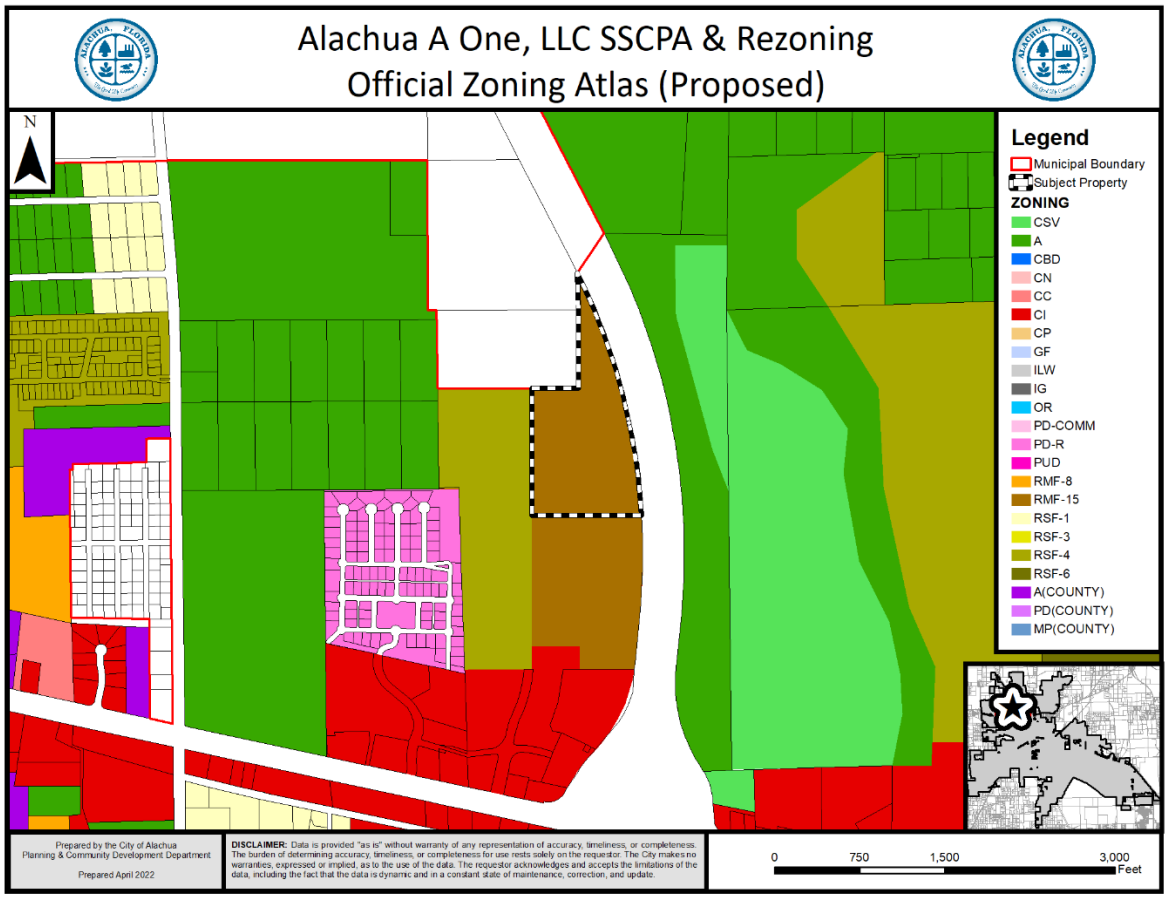
Map 2. Proposed Future Land Use Map with Subject Property



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

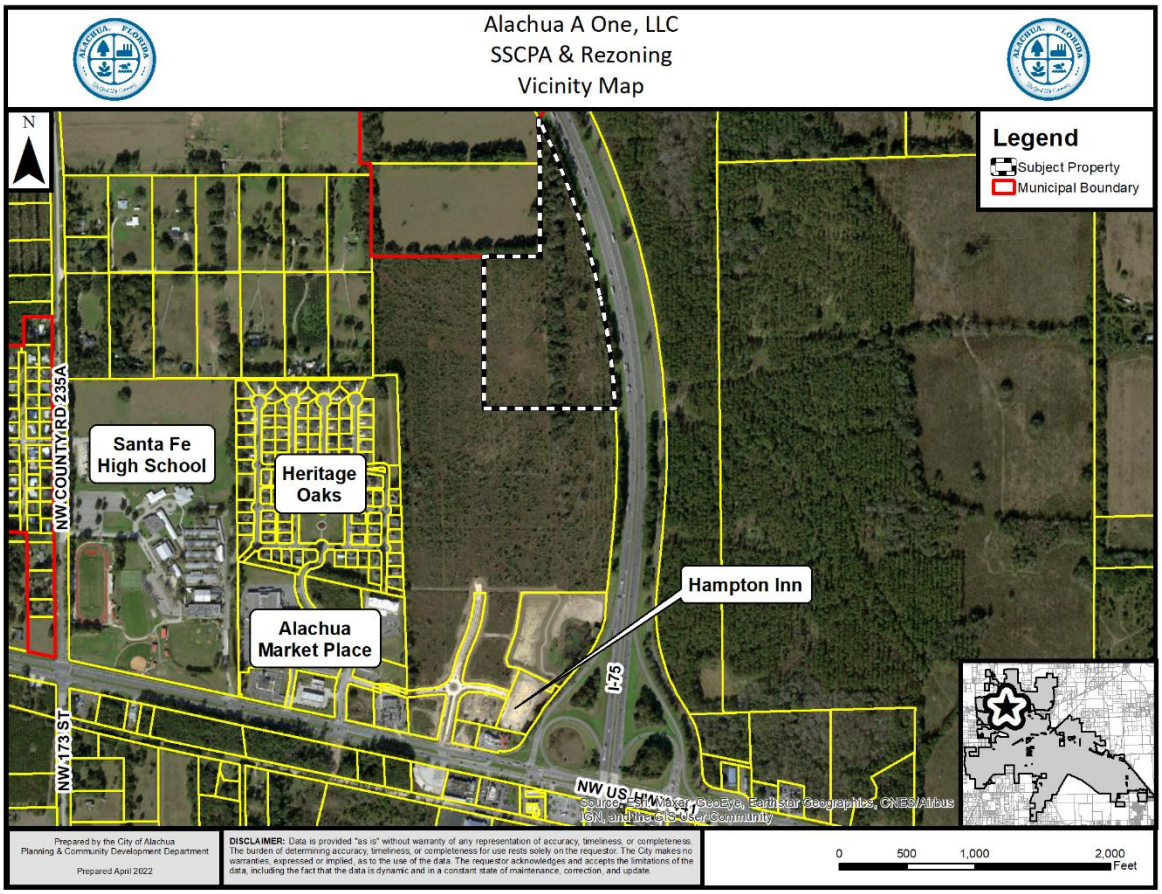


Table 2. Surrounding Land Uses

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.

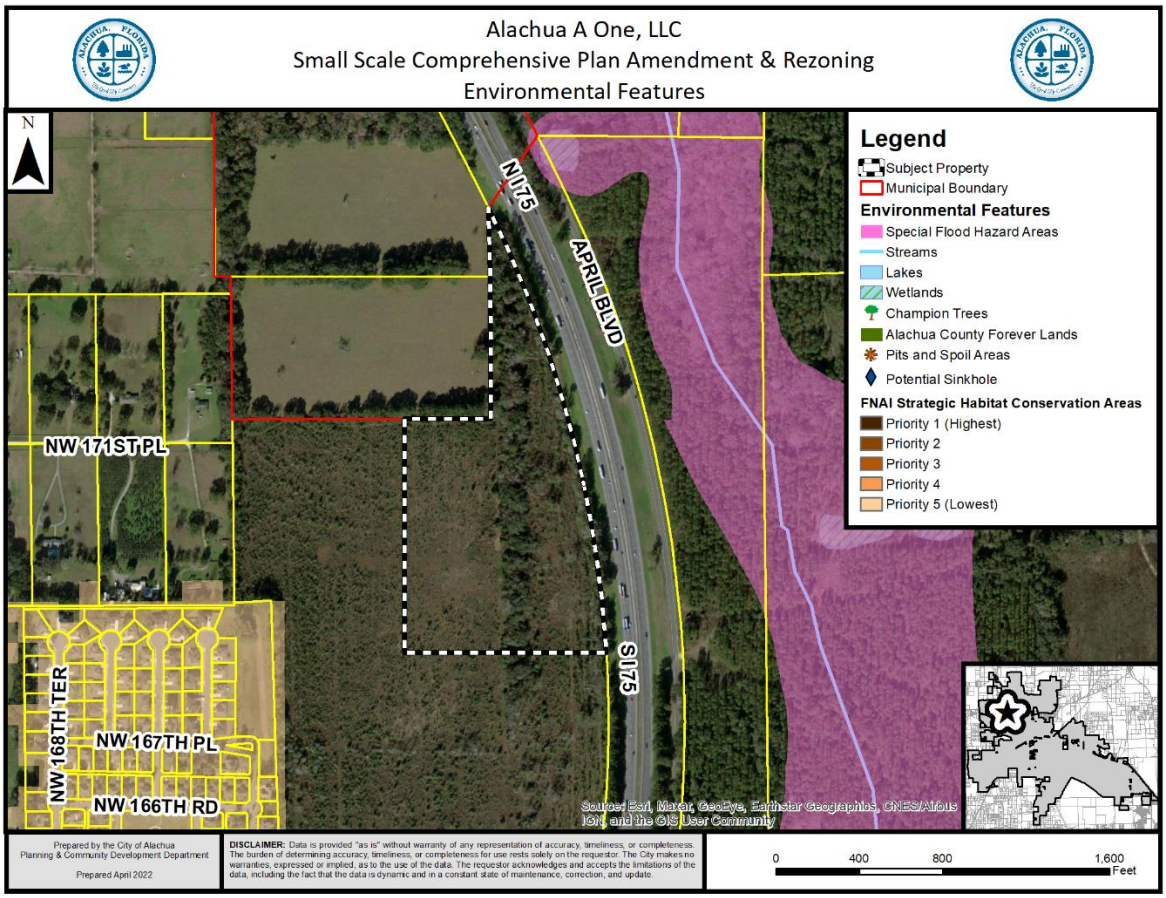
ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

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 ustification 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 ere originally proposed in the March 31, 2022 submittal. The City of Alachua as notified of the e clusion of the 2.1 acres from the applications via an email from Clay S eger to ustin Tabor on Tuesday, April 19, 2022. The April 20, 2022 response from Mr. Tabor as that it ould be acceptable to incorporate the necessary revisions to the reports as part of the resubmittal based on Planning Assistance Team comments. An informational notice as mailed out to the mailing list for this pro ect on May 4, 2022 as ell.**

1 *LSCPA & Rezoning Applications*

e ec 2 1 H 2 sed deve e s ge e g ess e 1 e e ve ge d s A ec ed d seg e s e se c ed e e e deve e s g ess/eg ess e e es e sec g s ee c eve s g e e ses s s s s s d e e s ed e e sec 1 1s e ce d 1 e e e eg e s 1 1 2 s 1 d 1 R 23 s d e c s de ed ec ed d seg e s

Response: Recommended changes are included in the revised ustification Reports for the SSCPA and Rezoning.

s d s e d ec e c s e se se e s c e g e s ed e Ce s s e 2 e s s e se d

Response: This change has been incorporated in the ustification Reports.

2 *LSCPA Application*

eeds s s d sc sses e e s c s e ee e e s g d

sed d ses e s s s d e d ec dd ess e v s s C e 1 3 31 c s es "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 s c s ed s d v s s e d des g ed e d ses s d e e e es e e s v de de e c ces e e d se s es de s d s ess d e ed s e e ec ed e e e e s cc d e e s e d e ed cc d e e ed ec s s s ed e ce c c d e g c Rese c e s 1 e g e d ess e se ed de s 3 c d g e ed es e Ad s C ss "

Response: The Needs Analysis section of the SSCPA ustification Report has been supplemented ith additional information. Please see the revised report.

e se c e d ses e d ce e es e c s s gges e d ce c es e c e e s ec e sed e d e e ev ed de e de e e

Response: The revised application only concerns a single area, therefore the ad acency issue has been resolved.

c ge g e c 1 2 d e d "policies" s d e s g

Response: This has been corrected in the revised ustification Report.

3 *Rezoning Application*

e se c e c ec sed d se c eg s de ed e s e e sed c ge ge 2

Response: Please see the revised ustification Report.

es se ec 2 2 1 v e se c e d ses e d ce e es gges e d ce c es e c e e s ec e sed e d e e ev ed de e de e e

Response: The revised application no only concerns a single area, therefore the ad acency issue has been resolved.

c. *gges c d g e e ec 2 2 v – e s e sec es*

Response: Please see the revised ustification 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).

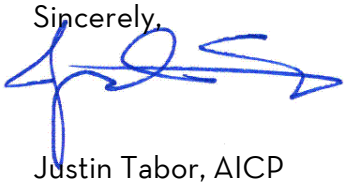
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after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

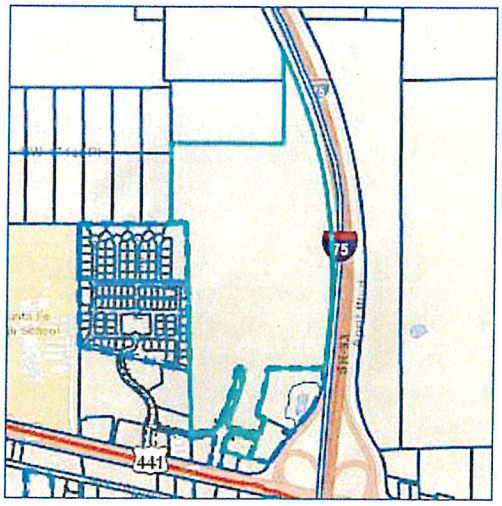
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	34.81	1516323.6	0	0	RSF-4
5500	TIMBER 2	84.69	3689096.4	0	0	CI

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.

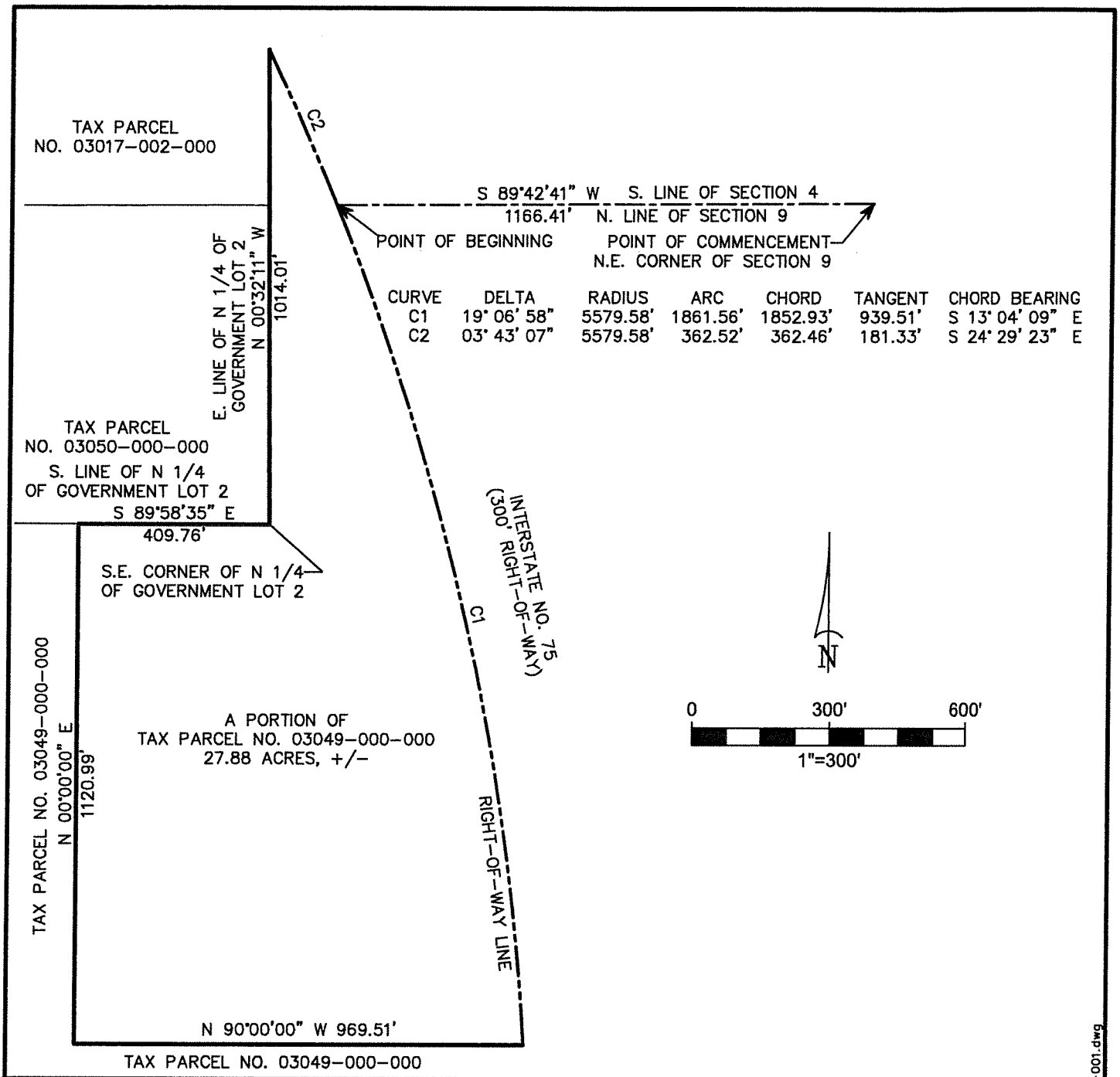
LEGAL DESCRIPTION

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

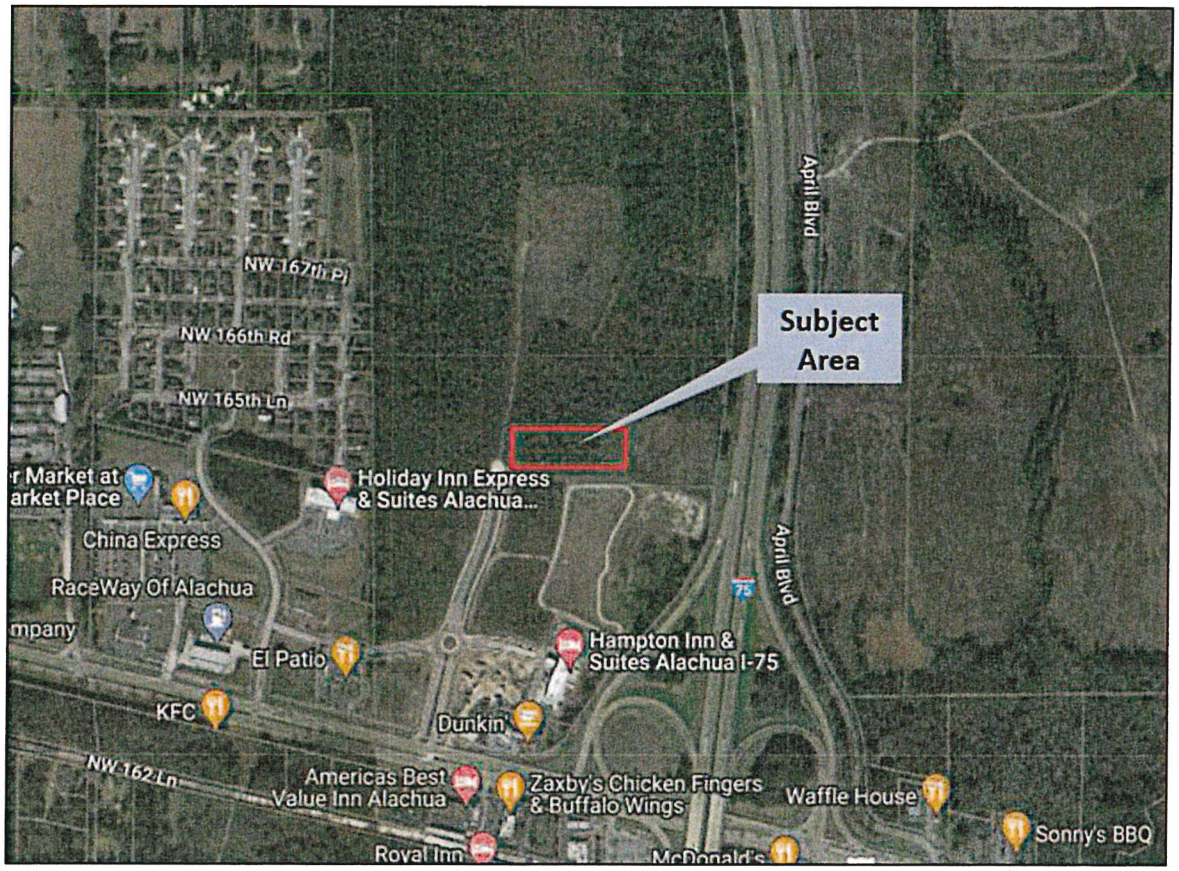
A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 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

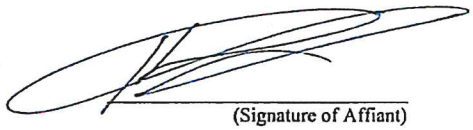
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

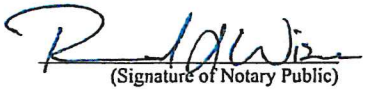
Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop – 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.

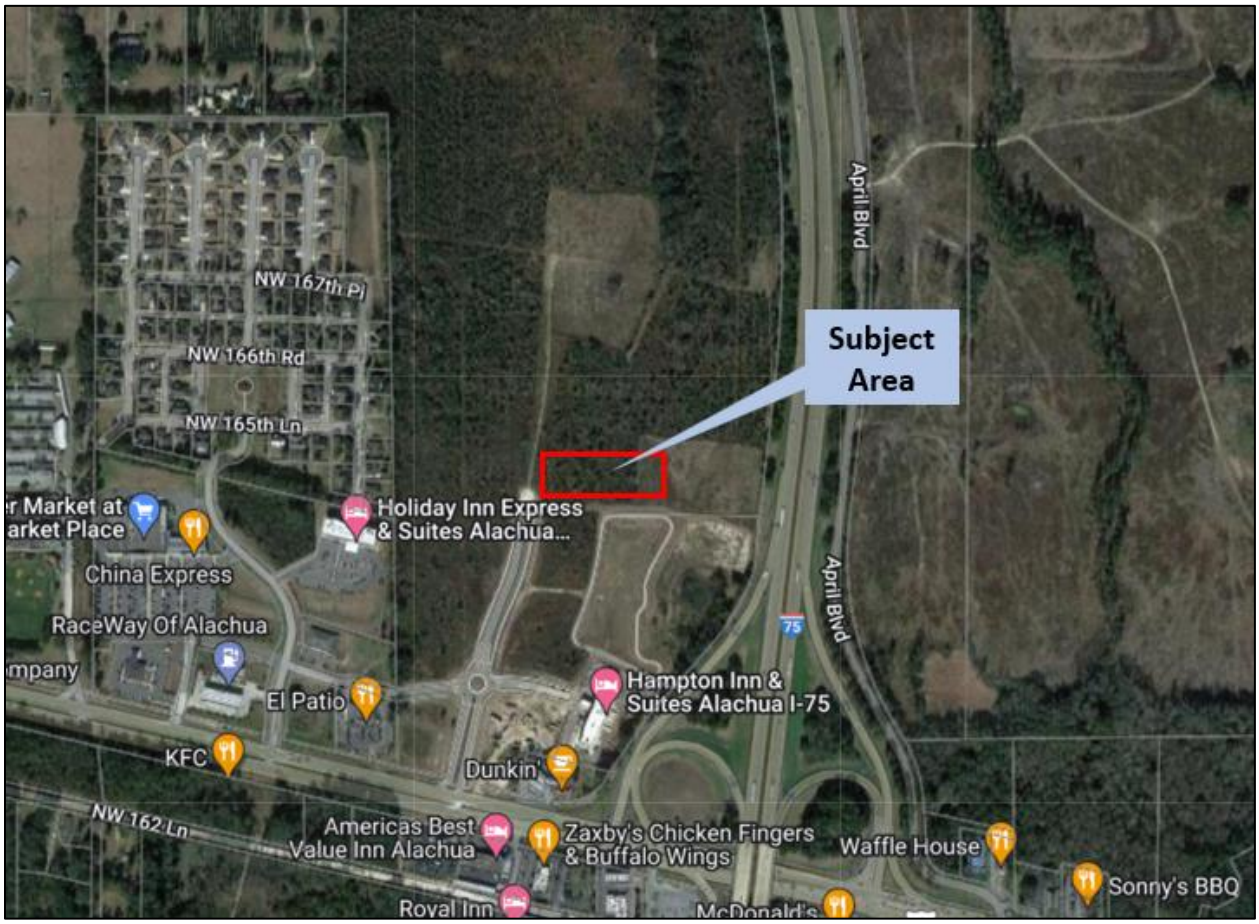
C: As stated in the meeting for the subdivision next door, there is no desire for any roadway to connect to NW 171th Place.
A: Understood and none is proposed.

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

Re oning ustification Report

Re□uest:	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

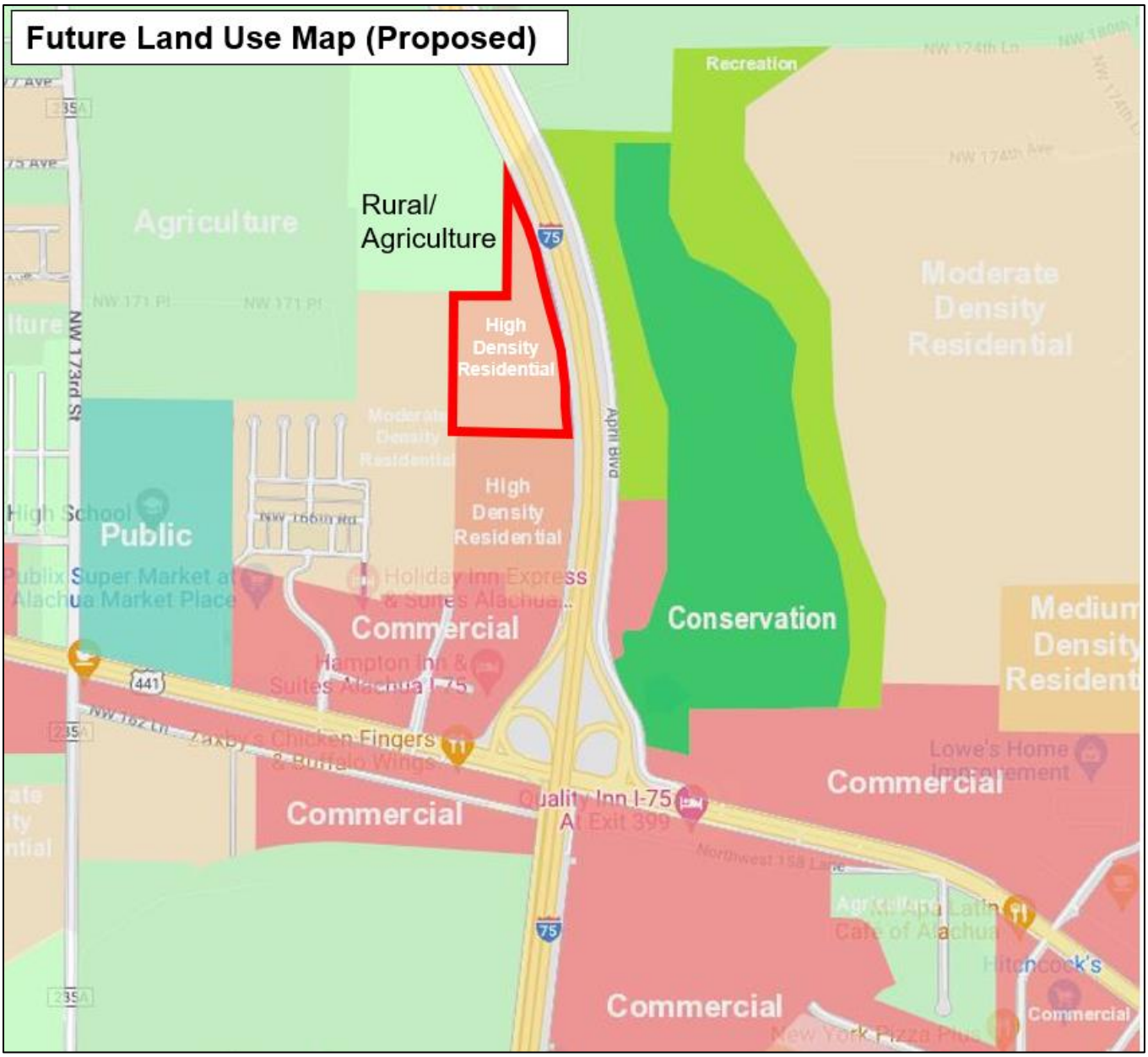
The subject property is located in the 17100 block of NW 161st Terrace on a portion of Tax Parcel 03049-000-000) in the City of Alachua. The subject property is located west of I-75, north of US 441 (Martin Luther King Boulevard), south of NW 178th Avenue, and east of NW 173rd Street, near the intersection 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 re□uests 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. *e g ses e ed e H g e s Res de d se c eg*

1 g e c ed d de c ed d e g s
2 Access d e g s
3 A e s d es
e es d d e es
Live/work units
Res de ed eve e s
d e g d ed eve e s
v g
e g d sc e e d se v ces e e e e ded c ed s c ses s ess
e 3 s e ee e d s des g ed s ec c se ve e
s d g e g d c d g ed c ve e ce s es g s
s d c e e s c es c e s es s e s se v ces d
ess ces d
1 g c se v ces s c s sc s ses s s d c
ce e s

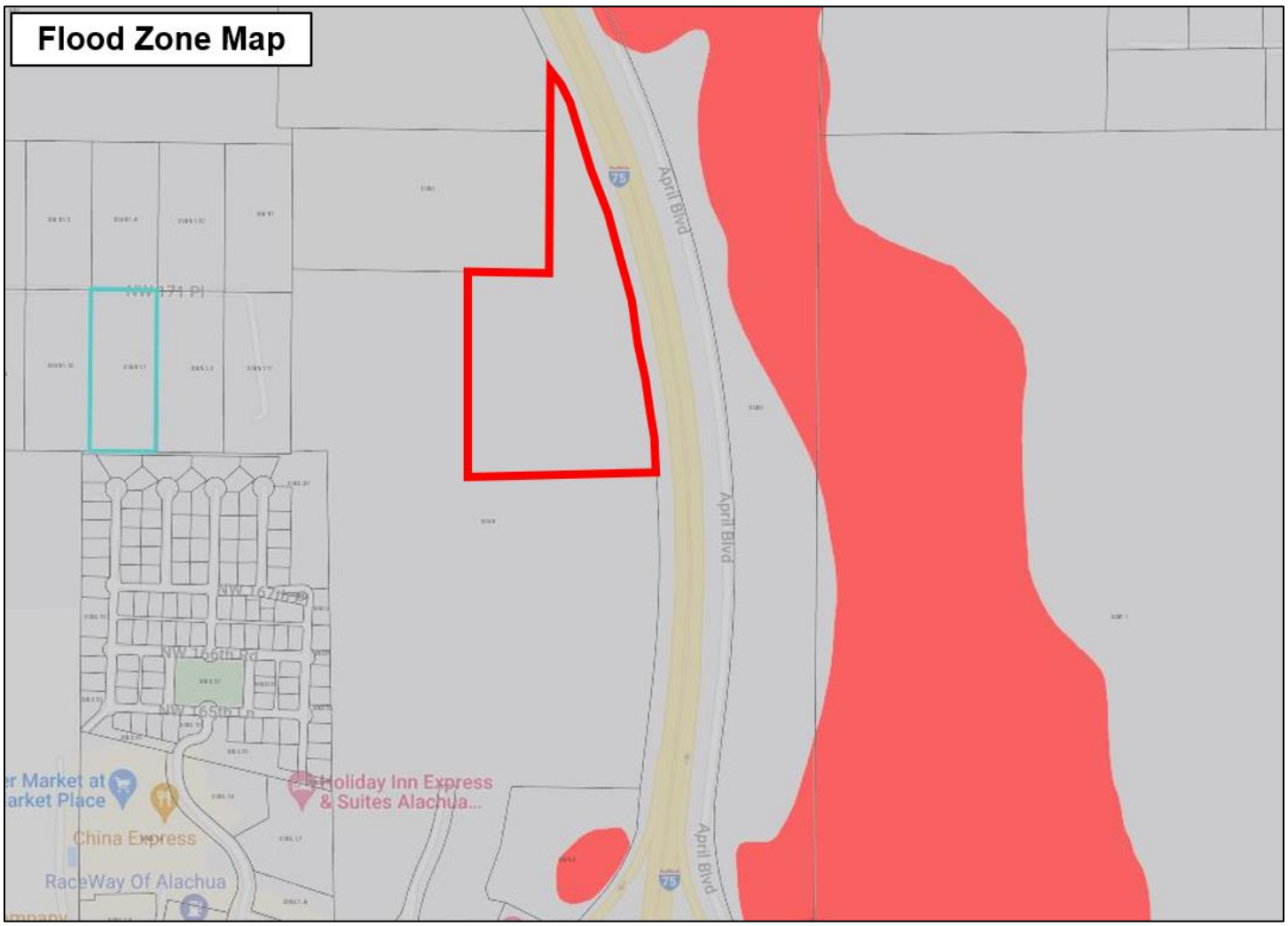
As described in the policy listed above, the High Density Residential future land use designation considers apartments and townhomes and other multi-family uses as allowable. In addition, the proposed RMF-15 zoning is consistent with the underlying High Density Residential future land use designation 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.

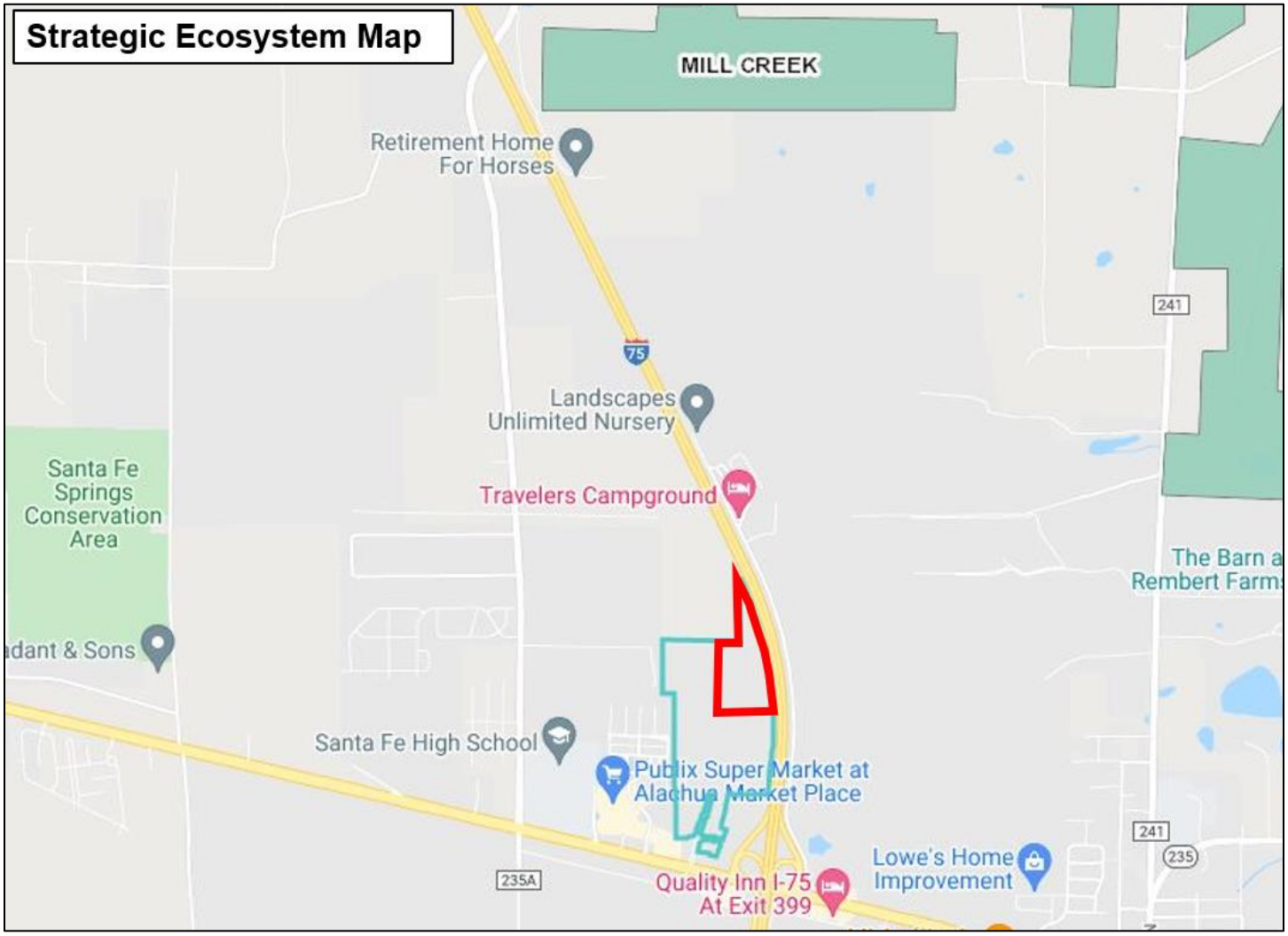
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone □ (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:



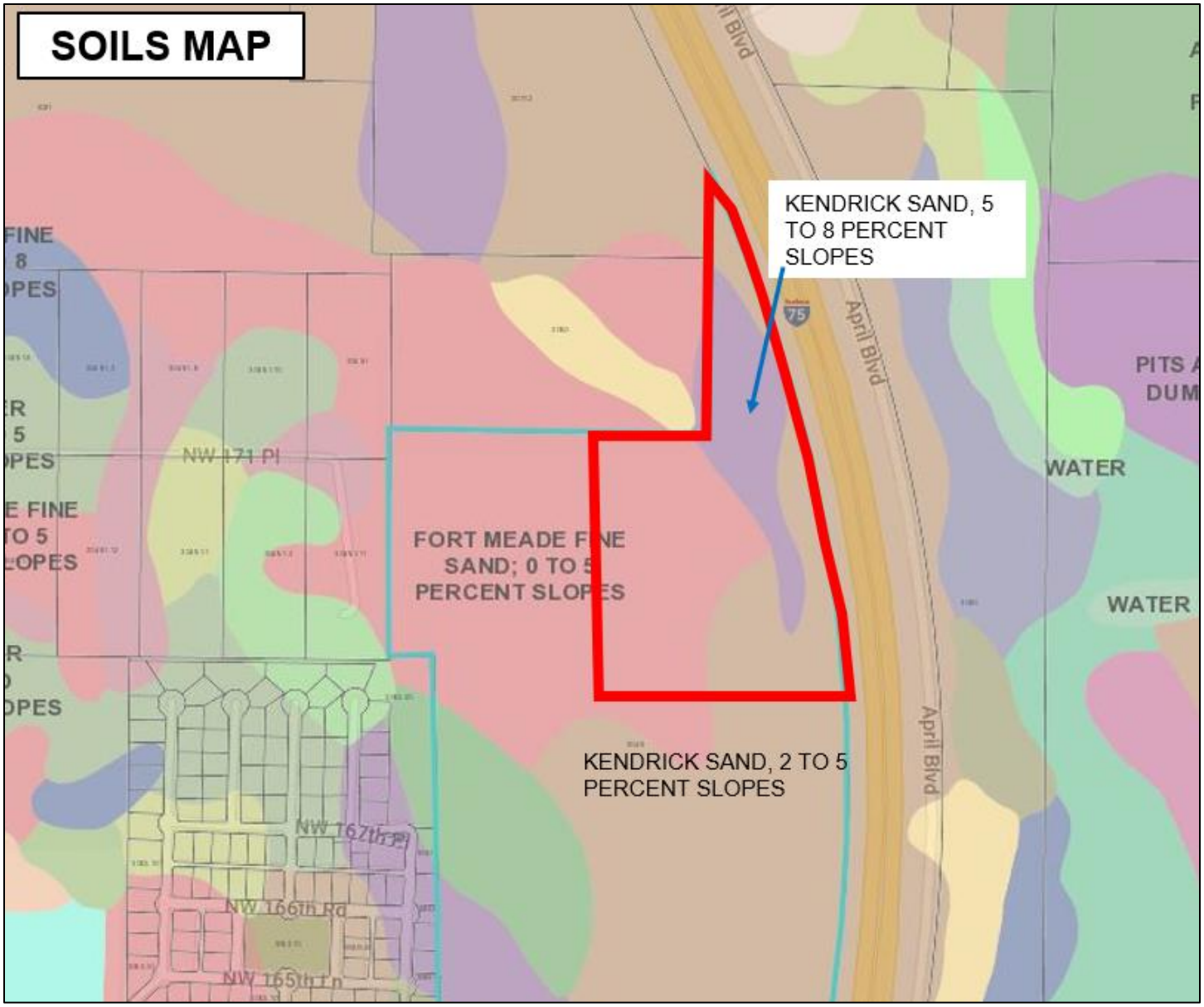
Soils:

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 *ve A c C d* , 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.

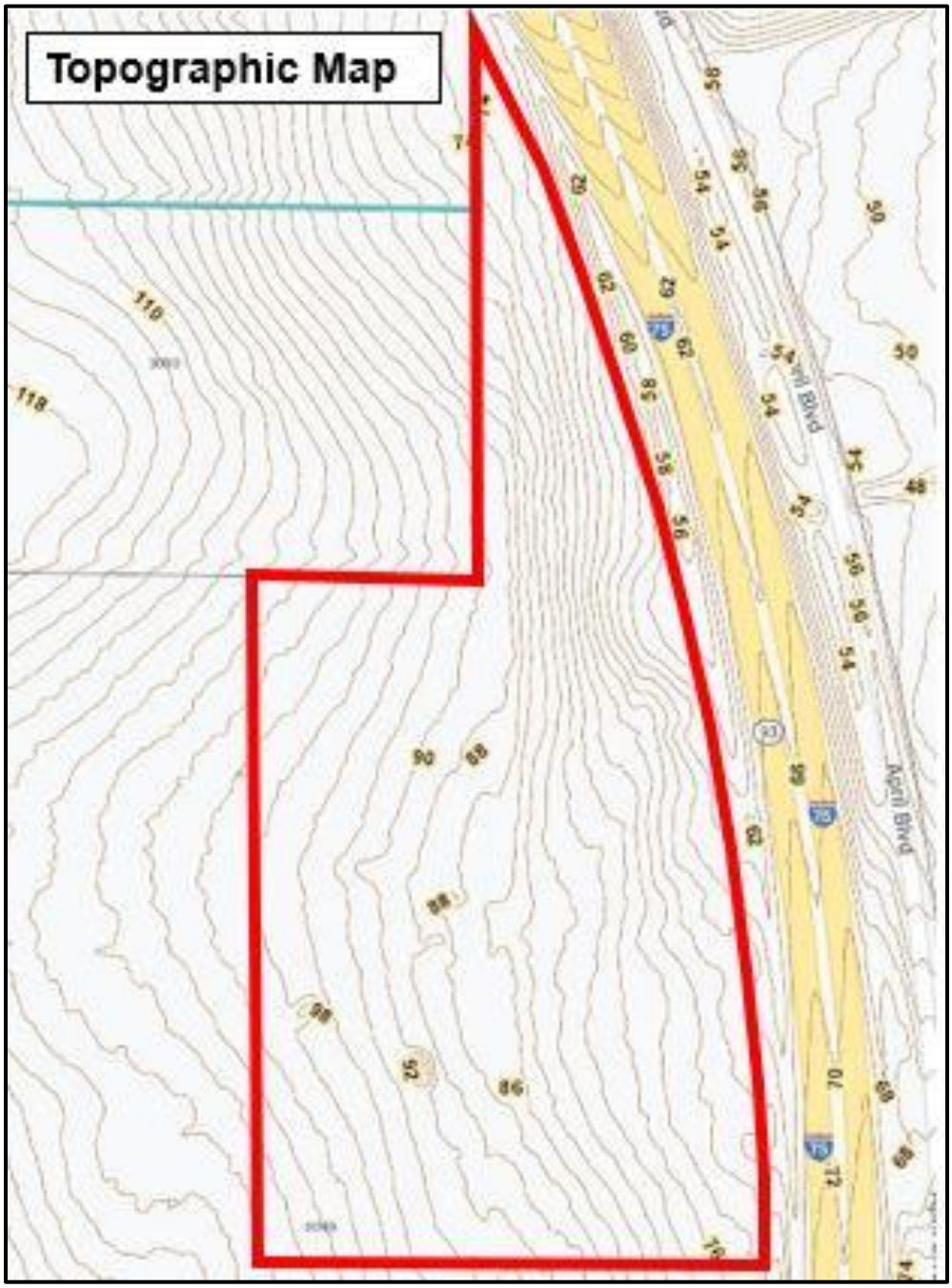
Kendrick sand, 2 to 5 percent slopes is gently sloping, well drained soil in both small and large areas on the gently rolling uplands. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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.

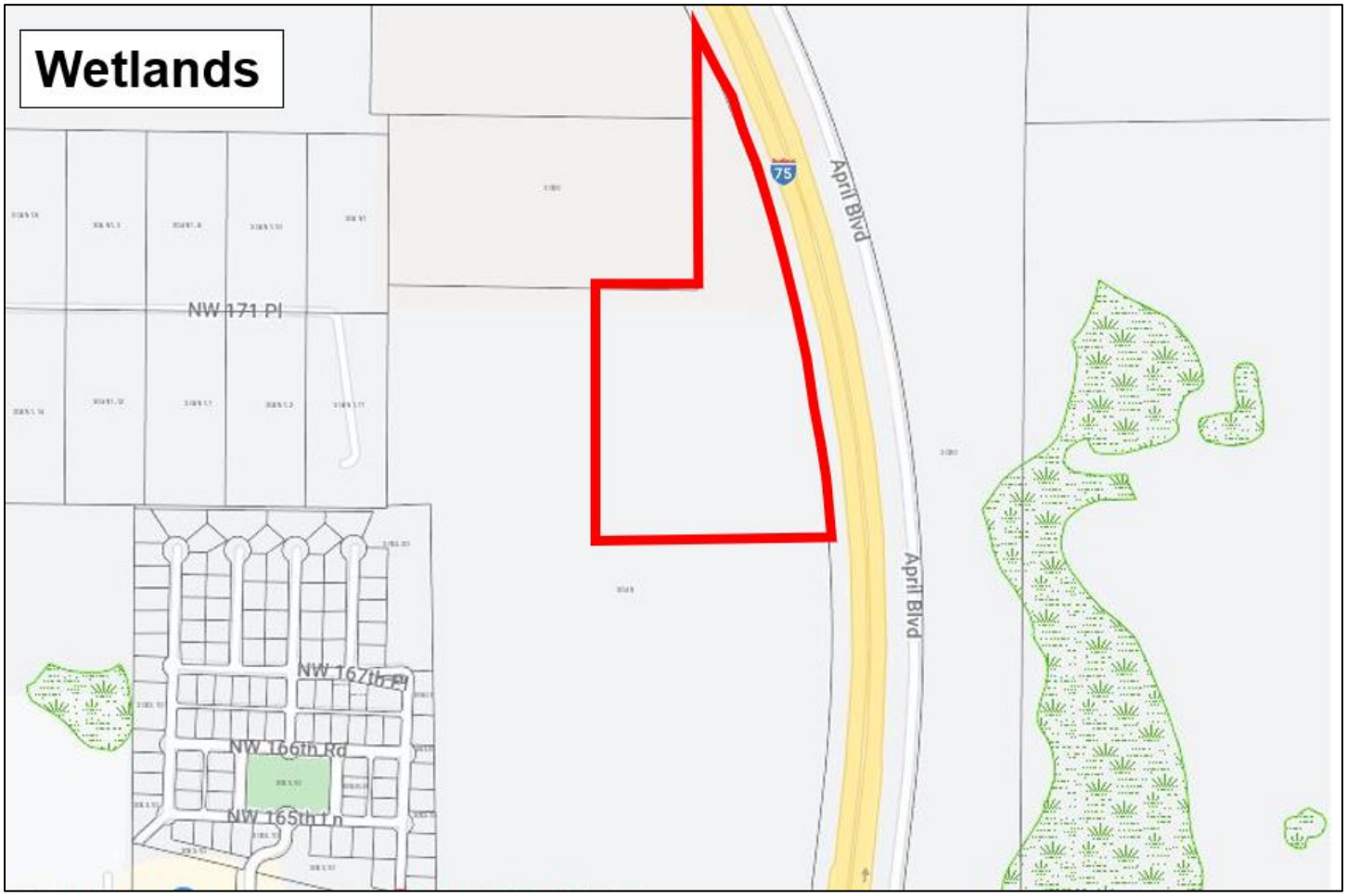


Wellfield Protection Zone:

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.



E isting 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 s□uare 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.

E isting Zoning District	Acreage	Ma . Density	Ma Dev. Scenario
Corporate Park	27.9	None	0

E isting Zoning District	Acreage	Ma . Intensity	Ma Dev. Scenario
Corporate Park	27.9	0.50 FAR	607,662 SF

Proposed Zoning District	Acreage	Ma . Density/Intensity	Ma 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 s□uare 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 s□uare 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 s□uare footage on 27.9 acres (303,831 SF for each), which assumes that half of the available s□uare 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 – E isting 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: E isting Zoning Districts
- **6,660 ADT**
- **736 PM PEAK HOUR OF AD ACENT 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 AD ACENT STREET TRAFFIC**

Net Change from E isting 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 AD ACENT 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 *A c e 2 ec 2 1 H* and *C e e s ve e d se e e c 2* , ade□uate 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.

M eve e ce c The maximum trip generation estimate based on the proposed zoning designation is described below:

Proposed Zoning Designation	**Acreage**	**Ma 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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:

1 s e e e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec g d e es ces

ec ve 1 2 s e e e v ce e deve e cc e s e e s e e se v ce s v e s e de v e s e se deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

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 Se er 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 ce C A c c e v ces e e M 2 22
2 M C c s 2 / e d 1 1

Potable Water:

e e e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e s e eve e v ce d ds e C s c eve d cce e eve s se v ce e e d

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 ce C A c c e v ces e e M 2 22
2 g e C c s 2 / e d 1 11 22

Solid Waste:

2 d s e e C v de s d s e d s s se v ce s ec c d e v e s e e

M eve e ce ec c 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 3 s / e e c 2 es de s e

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 Re□uired to Serve Existing Population	52.78
Reserved Capacity	3.46
Project Demand	5.3
Available Recreation Acreage	73.94

1 ce C A c c e v ces e e M 2 22
2 C c s sed ec 1 s 2 e s s/ se d c es / 1 e s s
3 c es

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

3 e e C s deve d s e ge e s s e
es d g ec s ese ves d e ces des e e c d s d e e
ss e ese ves d es e s g e es

The minimum LOS standard for development in the City of Alachua re□uires 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 re□uired to meet these standards and the Suwannee River Water Management District (SRWMD) re□uirements 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:

Vacant Land / Interstate 75
Alachua County Rural/Agriculture future land use designation

s Interstate 75

es Vacant land
Moderate Density Residential □ County Rural/Agriculture future land use designation

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 ade□uate 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.

Future Land Use Element:

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. *e g ses e ed e H g e s Res de d se c eg*

1 g e c ed d de c ed d e g s
2 Access d e g s
3 A e s d es
e es d d e es
Live/work units
Res de ed eve e s
d e g d ed eve e s
v g
e g d sc e e d se v ces e e e e ded c ed s c ses s ess
e 3 s e ee e d s des g ed s ec c se ve e s d g
e g d c d g ed c ve e ce s es g s s d
c e e s c es c e s es s e s se v ces d ess ces
d
1 g c se v ces s c s sc s ses s s d c
ce e s

Consistency: As described in the policy listed above, the proposed RMF-15 zoning district is appropriate for the sub ect property as illustrated in the previous zoning map e hibits. The proposed zoning district map designation is appropriate due to is location in an area ith a mi of residential and non-residential development areas that are ell suited to accommodate a mi of development types that ill be compatible in nature. The property is also served by all necessary public facilities to serve future development of the site.

ec ve 2 e ce d ds e C s e e s ce e e e s ese ve
e c c e A c ec es ces d v de s ces e e ec e e
d g e

c 2 e e s e 1 e ce e s ce e ed e C s
es s ce ves e v s e s ce e d e e e s

c 2 e s ce s e ed s e s ec s es A e
s ce s e s e d c

Consistency: Any ne development on the site shall adhere to the policies stated above that relate to open space as it relates to re uirements 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.

ec ve 1 e es e C s c d e d se c eg es e
g s s e s se s d g e ds d d g ev e sed

e d e s e e d se M d e deve e ev e cess e es e c ded s e es deve e ec

Consistency: Future development on the site ill identify and address on-site natural features and ill address them in compliance ith the Land Development Regulations. Maps included ithin this report indicate that there are no etlands, floodplains, or strategic ecosystems on the sub ect sites.

ec ve 2 Av c es d se v ces e C s e c c e c ge e s s e e s e e d ed eve se v ce s d ds e ed

c 2 A e deve e s ee eve se v ce e e e s d s e e s se e s e s d s e d c sc s cc d ce s d ds d ed e e e e s dd ess g ese c es

Consistency: As described in the "Public Facilities Analysis" portion of this report, ade uate facilities (capacity) are currently available to serve the site and ill not negatively impact the City's adopted LOS standards. Public utilities are available to serve the site and connections to such utilities ill 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 ill be from the e tension of NW 161st Terrace, hich ill also include side alks on both sides of the road ay. This e tension ill be at developer e pense. Public school capacity is available currently to serve future development. Santa Fe High School is in close pro imity to the areas proposed for a zoning change.

Ne development on the site (hen proposed) ill be re uired to meet concurrency standards as stated in the Comprehensive Plan.

A e d s e e v ce e C e s e e deve e e corporate limits shall connect to the City's e e d s e e s s e s e e e e d s e e se v ce e v e s de ed c 1 2 d c 2 e C c es e e e C e e s ve

Consistency: Any ne development on this site ill be re uired to connect to public potable ater and aste ater facilities as indicated above.

Transportation Element:

ec ve 1 1 eve e v ce e C s es s s e c ve e d e c e eve se v ce s d d ed d ed s s s e s

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 ma imum development scenarios, the calculations indicate that the proposed

rezoning ill not result in an increase in traffic impact that ill negatively affect the adopted Level of Service (LOS) standards, consistent ith the Transportation Element.

C c es e e

1 e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec g d e es ces

ec ve 1 2 e deve e cc e s e e s e e se v ce s v e s e de v e s e sed deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

2 e C v de s d s e d s s se v ce s ec c d e v e s e e

3 e C s deve d s e ge e s s e es d g d ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e C s c eve d cce e eve s se v ce e e d

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 ill be re uired to connect ith potable ater and aste ater facilities consistent ith the above policies. Storm ater management facilities for development at the site ill be re uired consistent ith engineering standards.

C se v e ce e e

Consistency: The proposed rezoning is consistent ith this element. Specifically, the application is consistent ith each of the follo ing ob ectives listed ithin the element:

ec ve 1 A Q e C s s e e g e s es e eve s es s ed e nal Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed RMF-15 zoning ill be residential in nature and should not create any air uality issues and will meet the City's air quality standards. The proposed zoning does not permit any industrial-type uses, hich are more likely to create concerns ith air uality.

ec ve 1 s The City shall protect soil resources through erosion and sedimentation control, by re□uiring proper design criteria on specific soils.

Consistency: **As described in the Environmental / Suitability Analysis section of this application, the e isting soil types on site have minimal limitations for urban development.**

c 1 c e C s ec e g e C c d g s ee d see ge s es e g e deve e c de ec es e eg ve c s e e A e s s e ced e g e c see ge s es d g deve e Add e e e s g ve vege e e c ged s e e d ec g s es

Consistency: **The sub ect property does not contain any kno n seepage slopes. In addition, the site topography ill be taken into consideration ith the future development of the site and ultimately, the drainage design. In addition, future on-site development ill include storm ater management areas that comply ith all applicable City, County and ater management district standards for ater uality and uantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.**

ec ve 1 M e Res ces e C s e s e e c c v es d se e es ces ec ed s d ec s s e s d e

Consistency: **There are no kno n mineral resources ithin the sub ect property.**

ec ve 1 e g c Res ces e C s de ec d c se ve s g c ge g c es ces d e c s

Consistency: **There are no kno n or identified geological resources on the property.**

ec ve 1 H d s M e s e C s ec e c d es ces c d s e s d s e e C s e e e s e d g s ge e s ge d d s s d s s e d e s

Consistency: **The RMF-15 zoning district that is proposed is residential in nature and, therefore, no hazardous materials shall be utilized.**

ec ve 1 Ag c e d v c e e C s e g c d s v c c v es ec ese ve d e ce e es ces e C

Consistency: **The sub ect 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.**

ec ve 1 1 e ds e C s ec d ese ve e d v es d c s dve se c sed s c d d g c d s ces

Consistency: **No etlands are located on the sub ect property.**

ec ve 1 11 e d ee ce e C s ese ve ve ec s s e s d e es e c e d c A c e s g e v s e s ces d g ee ges g e C des g ed e e e e c e

Consistency: **The re uired open and green space re uirements shall be met upon subse uent development of the site.**

ec ve 1 12 e Res ces e C s ec d c se ve e d e es ces e e e es de s e C d de e d e d A e d g e d e e e c ec ed s gs s e s d ve s which may be impacted by the City's land use and development practices.

Consistency: **Future development on the sub ect property shall be connected to centralized ater and se er facilities consistent ith the re uirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities ill 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 ill 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 ater bodies located on the pro ect site.**

Capital Improvements Element:

ec ve 1 2 e C s e e dec s s eg d g e ss ce deve e de s d e s s e c s s e e deve e e e e s e C e e s ve e d eve e Reg s d c c es d se v ces ecess s s c deve e e v e e s g e d ed eve se v ce s d ds

Consistency: **Any ne development of the sub ect parcel ould re uire an analysis for availability of public facilities consistent ith adopted LOS standards. Development on the parcel ill be sub ect to development revie 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 se er system if abutting any street or right-of- ay in hich 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 re uirements for connection to the public aste ater and potable ater systems.

Public facilities currently are operating ithin the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this

report). Ho ever, any future development plan applications ould be sub ect to revie for re uired capital improvements.

Consistency ith 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 re□uirement are shown in bold.

2 2 d ds e ec c A e d e s c g A s

1 C e e s v de ce v ded

e c s v ded c e e s s ev de ce s de e ec d e e g

C s s e C e e s ve e sed e d e s c s s e d e s e g s ec ves d c es e C e e s ve

Consistency: The rezoning application is consistent ith 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).

C s s e d ces e sed e d e s c c e Rs e C C de d ces

Consistency: As demonstrated in this application, the rezoning re uest is consistent ith all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the re uired pre-application meeting ith staff and a neighborhood meeting ith the public. If the property is rezoned to RMF-15, development on the site ill comply ith all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

g c eve e e e sed e d e d es g c d de deve e e

Consistency: The proposed rezoning ill promote the overall pattern of development in the area. The immediate area includes a mi of residential, non-residential, and public (Santa Fe High School) development types in the vicinity. Specifically, regarding residential development, the proposed ma imum RMF-15 density range of 15 units per acre, is appropriate for single family or multi-family development in portions of the City here public facilities are available

(ater, se er, fire, etc.). In addition, since the RMF-15 zoning district allo s for a limited amount of neighborhood-scale retail and service uses, a mi of uses on the site may occur. As such, the development of this site in RMF-15 ill help promote a logical urban development pattern in the area.

v e M e eve e e sed e d e c e e e e deve e deve ed e s

Consistency: This rezoning re uest ill not result in a pre-mature development pattern as it is served by all necessary City public services, is located abutting I-75, ithin close pro imity to a Santa Fe High School, and is in direct pro imity to other urban development land use and zoning designations. There are e isting commercial and residential uses to the est and south of the sub ect parcel.

v c e Ad ce ds e ses e ed e sed e d e e c e e s g d ses d ce d d/ e ses e ed e e d s c c ss c s d ce ds

Consistency: This zoning change re uest ill not result in any incompatibility ith ad acent lands. Compatibility ith ad acent land uses is a consideration hen considering a proposed change in zoning. The follo ing list of ad acent uses illustrates the e isting land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

Agricultural land □ Vacant land (Timberland)
Alachua County Rural/Agriculture □ High Density Residential future land use designations

s 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 ade□uate capacity to accommodate on-site

development. Any necessary extensions of water and sewer lines from existing locations will be at developer expense.

v Adve se ec c C c e e sed e d e dve se e ec e c c e e ge e e e e s sed e c ed c e g e cess ve c de s d/ e s es se d g e g d se g s e s c e ec s s ces

Consistency: The proposed rezoning ill not result in an adverse effect on the local character of the area. The immediate area includes a mi of residential, non-residential, and public (Santa Fe High School) development types in the vicinity. The development of this site as high density residential ill help to continue this development pattern and support the surrounding retail uses such as the Publi shopping center.

v ev e e eve e 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 ill not deviate from the overall pattern of development in the area. The immediate area includes a mi of residential, non-residential, and public development types in the vicinity. Specifically, regarding high density residential development, the proposed ma imum RMF-15 density of 15 units per acre is appropriate for multi-family development in portions of the City in hich public facilities are available (ater, se er, fire, etc.). As such, the development of this site as high density residential ill help promote a logical urban development pattern in the area, provide for residential support of the surrounding commercially zoned properties, and may provide some mi ed-use development ith the allo ance for neighborhood-scale retail and service uses allo ed in the zoning district (per the Residential High land use category).

v c ge e sed e d e e c ge s e e es g s c e c deve e e g deve e de s s g e d e s deve e

Consistency: The follo ing Urban Spra l Analysis indicates that the rezoning application should not be seen as encouraging spra l because it achieves four criteria indicating that it discourages urban spra l.

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 (ater, se er, police, fire, etc.) near the developed intersection of I-75 and US 441. It is in close pro imity to employment areas ithin the City. The site does not contain etlands 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 ith 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: E isting public utilities are available to serve the site and connections to such utilities ill 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 t o areas proposed for the zoning change ill be via an e tension of NW 161st Terrace (an e isting road ay) that ill be developer constructed.

3. Preserves agricultural areas and activities, including silviculture, and dormant, uni□ue 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 e isting 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 ill help to provide housing for the gro ing 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 ill provide additional housing stock to serve the community in an area ith centralized services available. This residential use ill support the non-residential uses in the City by providing housing opportunities for the employees of local businesses, including those in close pro imity to the site.

g 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 t o areas on the parcel that are sub ect to the rezoning are located abutting other residentially zoned property. The northernmost site area abuts residential to the est (RSF-4) and south (RMF-15). The southernmost site abuts RMF-15 to the north and east and

RSF-4 to the est. In addition, the proposed rezoning is compatible ith nearby non-residential zoning (CI) that provide employment opportunities for the future residents of the site.

x. *c c es e sed e d e es deve e c e e e e s e C e g ve e e es v de c c es se ve e deve e ds e e s e e s s e ge e d s d s es d e e e ss ces e v e sec c c es e ed d e v e de e cc d e deve e*

Consistency: The site can be served by electric, potable ater, and aste ater 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 ill not create a negative impact on these facilities. Water and se er public facilities are currently available to serve the sub ect property. Connections to such utilities ill 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 ill be from a developer funded e tension of NW 161st Terrace.

Adve se ec e v e e sed e d e d es s g c dve se c s e e v e c d g ed e se s e ge e d e vege e ds d e c g e e v e

Consistency: As demonstrated in the "Environmental / Suitability Analysis" section of this report, this proposed rezoning ill 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.

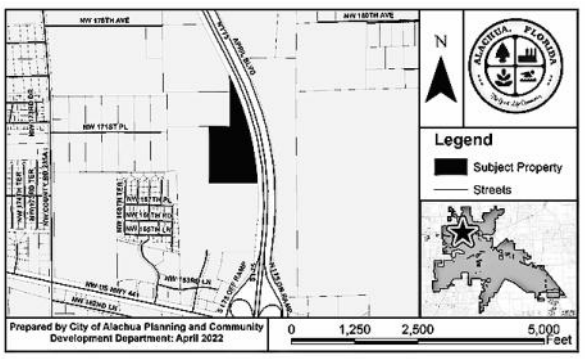
"Obviously, it would be a great opportunity for people like us in the affordable housing sphere," he said.

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).

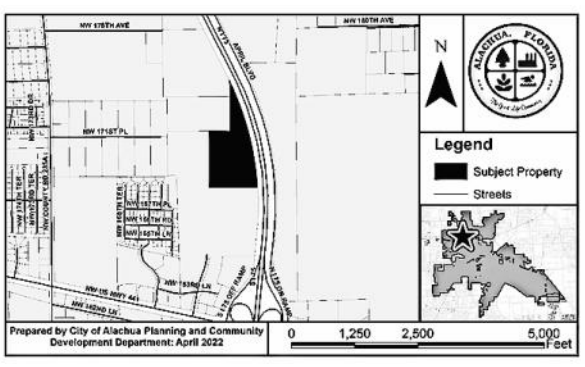


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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

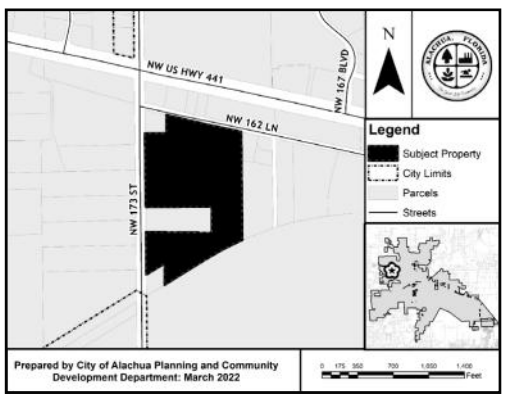
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

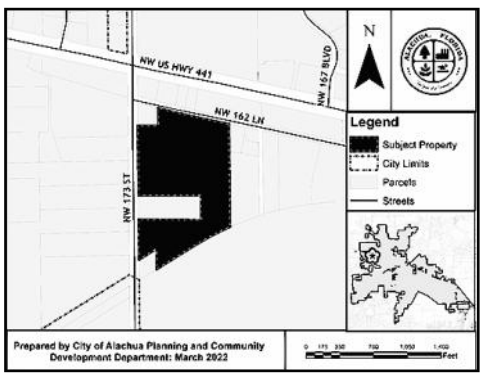
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.



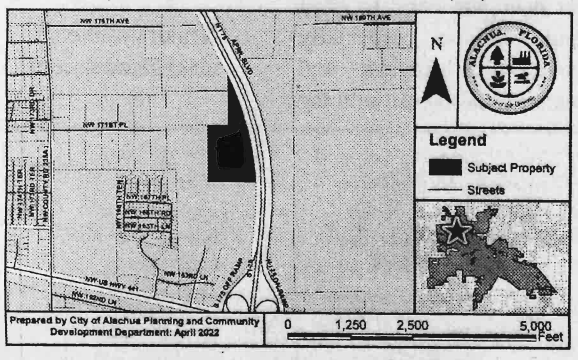
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).



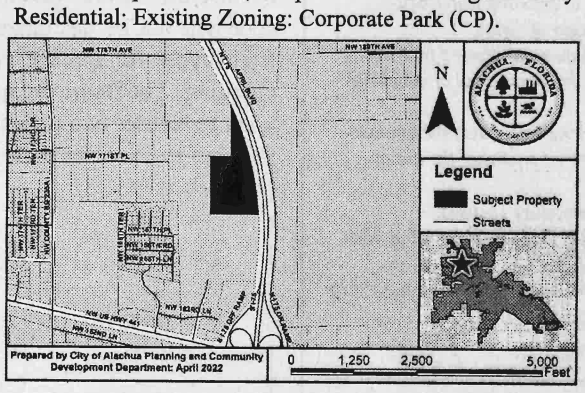
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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)

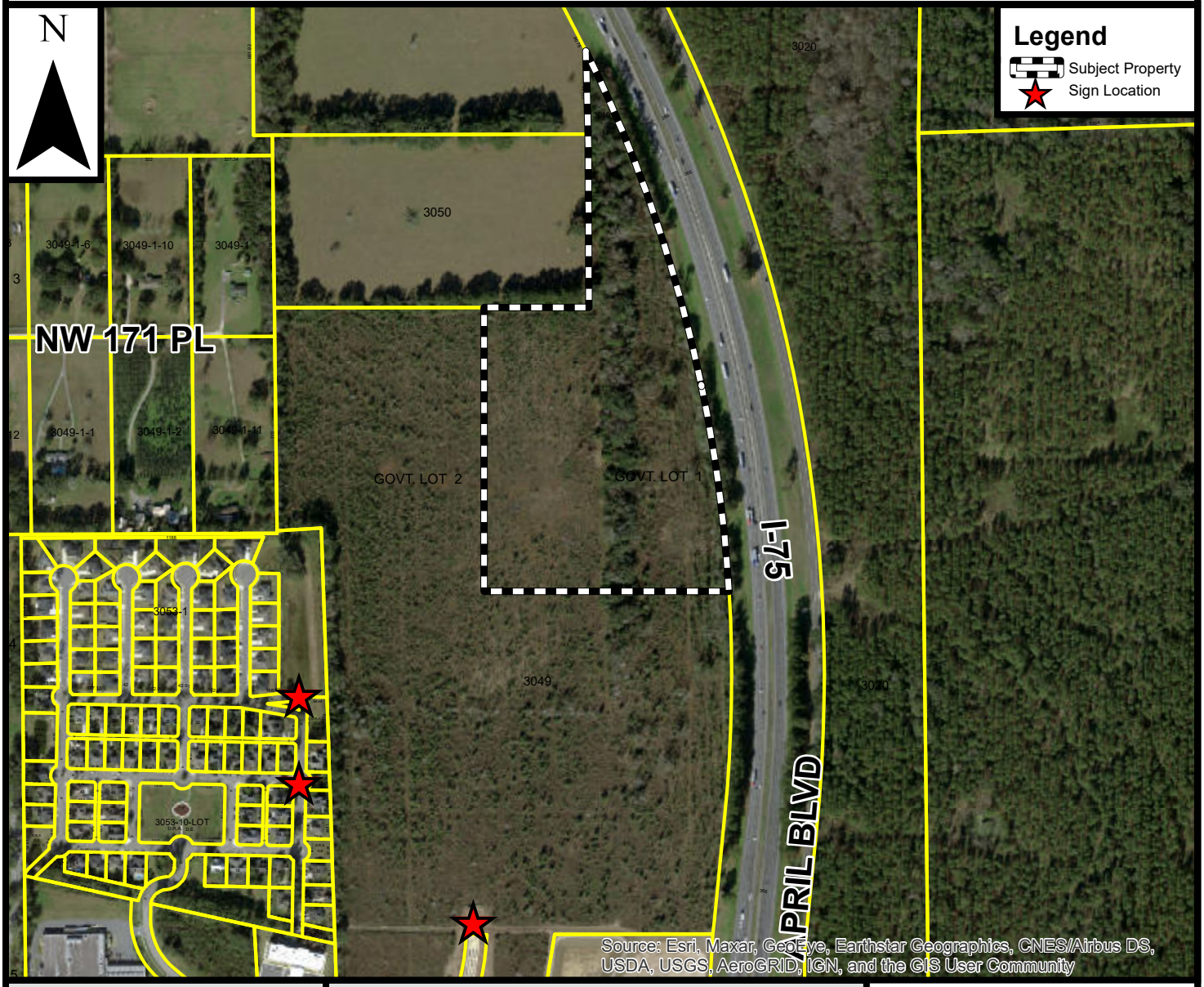
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

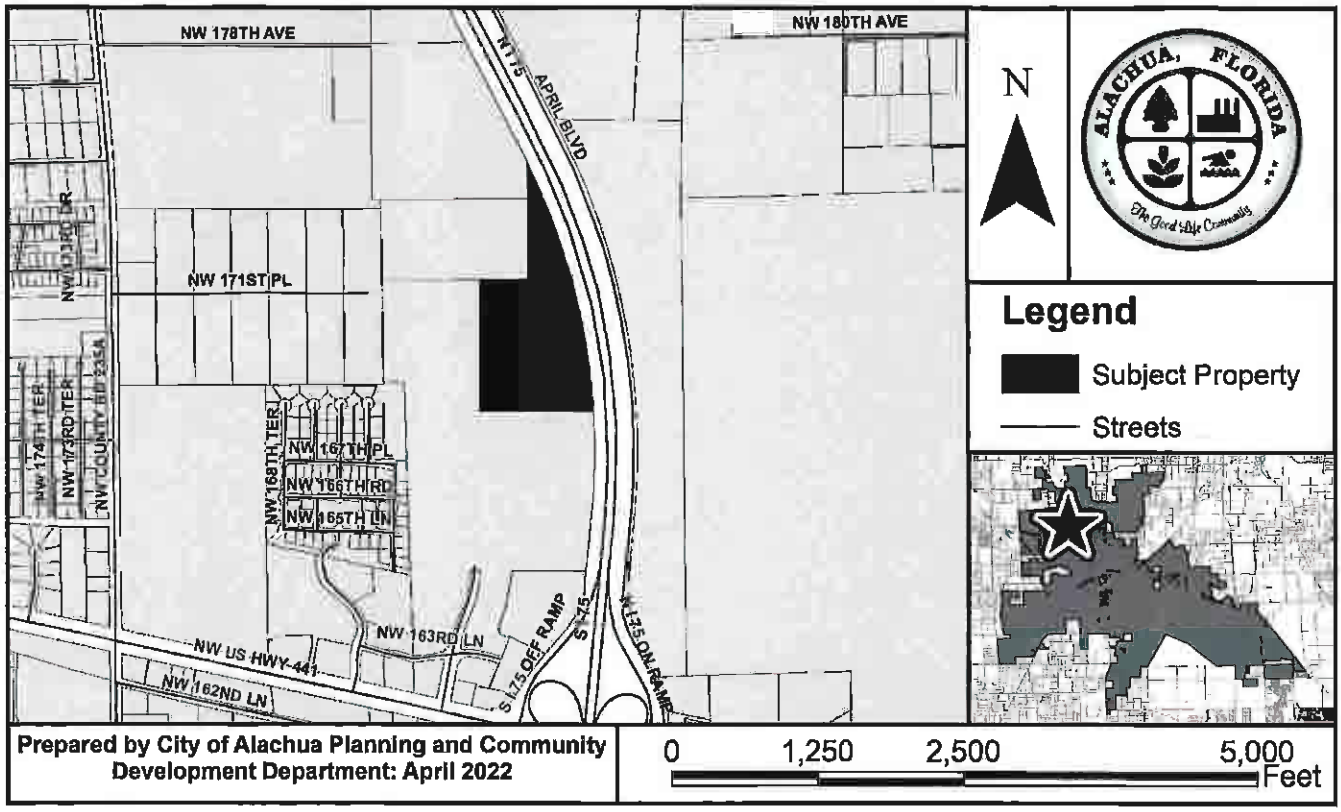
0 225 450 900 Feet

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.

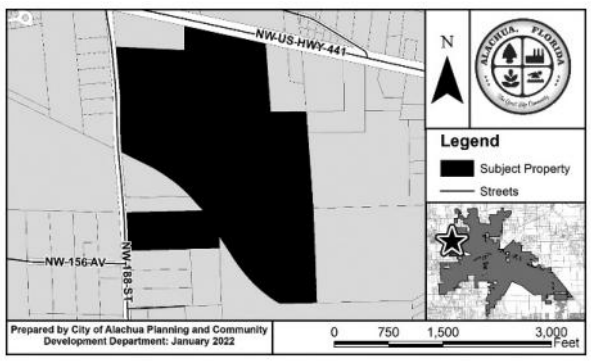
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

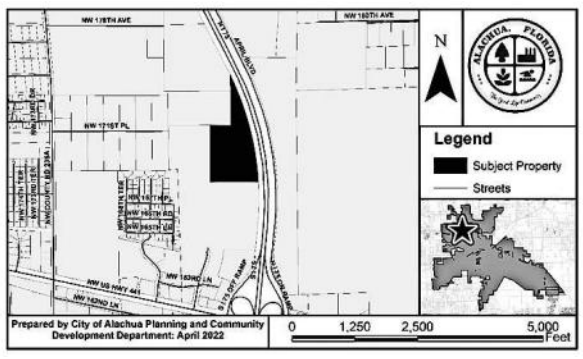
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

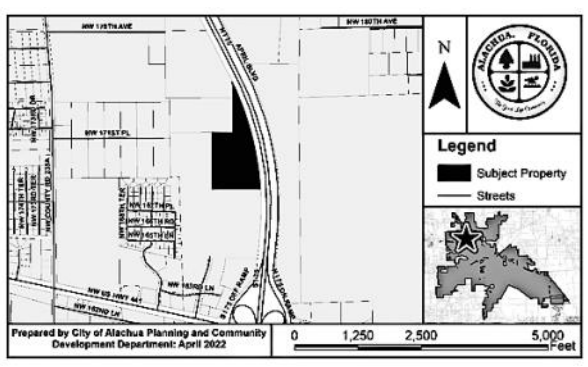
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

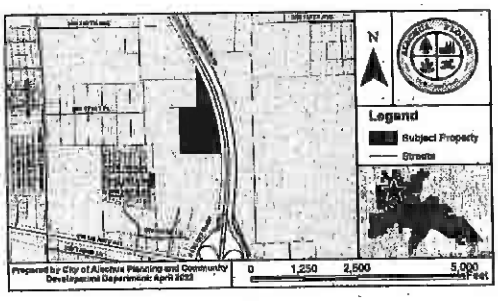
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

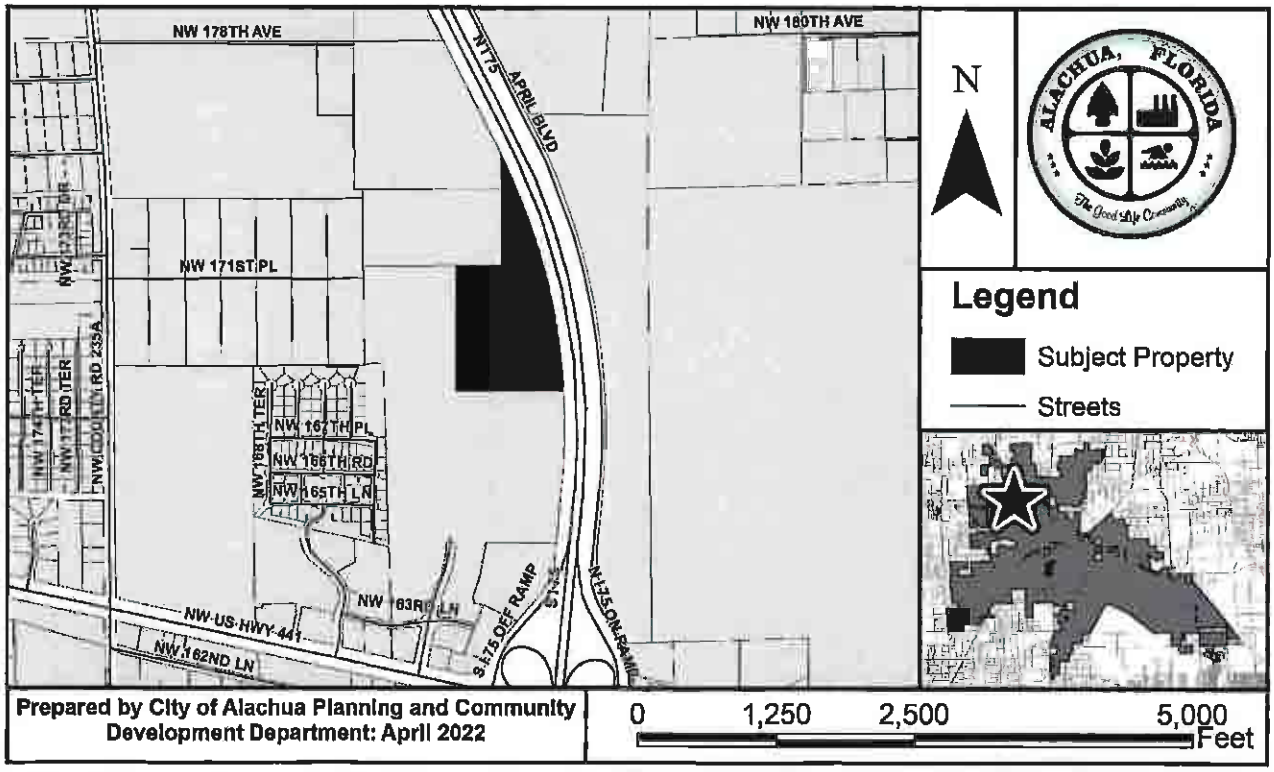
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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)

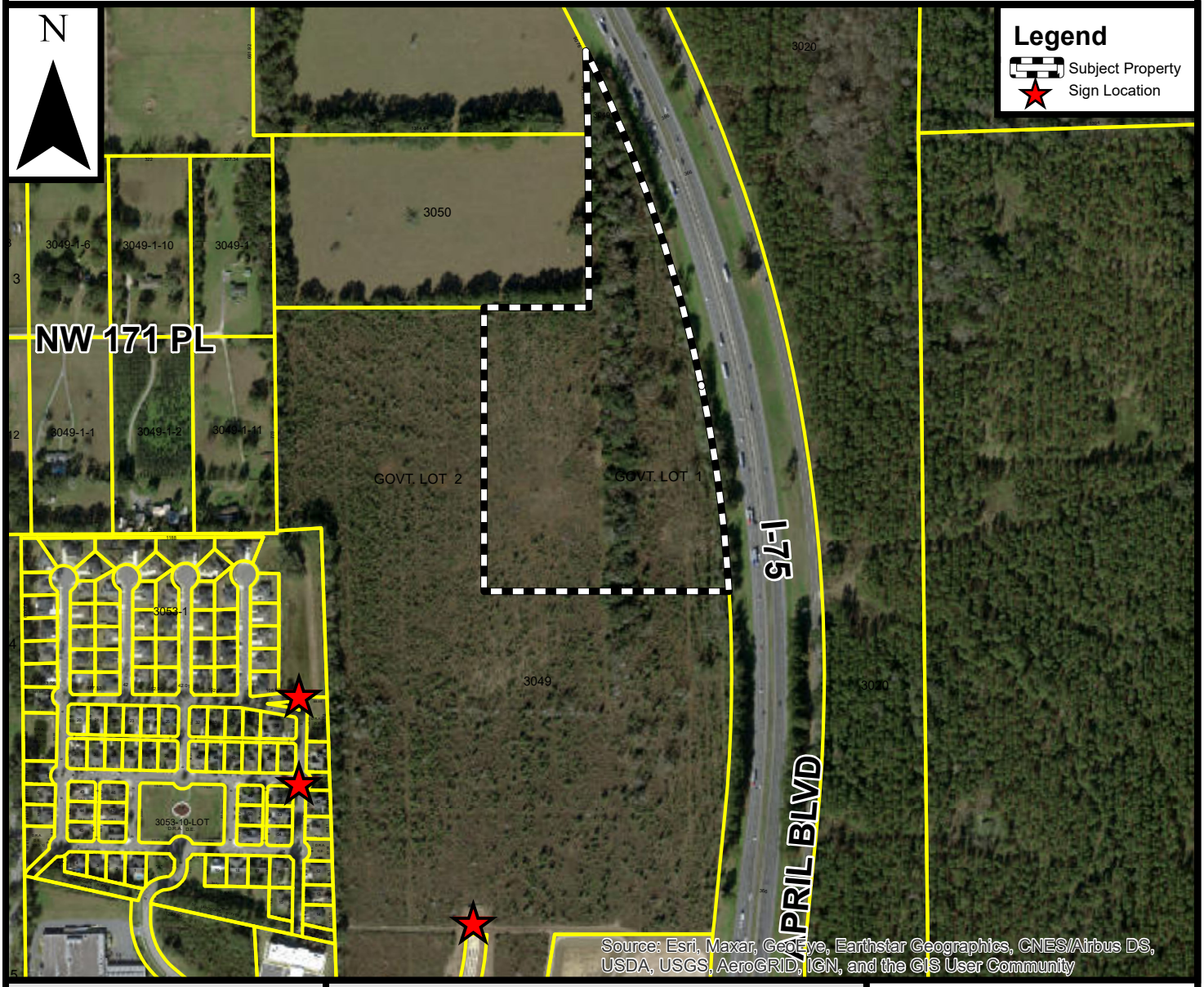
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 22-06 on second and final reading.

Summary

The proposed Large-Scale Comprehensive Plan Amendment (LSCPA) 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 ±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).

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) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres).

The subject property is generally located south of the intersection of NW US Highway 441 and NW 188th Street. The property undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

Existing FLUM Designation

Objective 1.1 of the Future Land Use Element (FLUE) establishes the Agriculture land use

category. Policies 1.1.a through 1.1.d identify the uses allowed within the Agriculture land use category. The following uses are examples of uses permitted within the Agriculture land use category: single family detached dwellings; accessory dwellings; community services, such as schools, houses of worship, parks, and community centers; agri-business and agritourism; and conservation subdivisions.

Proposed FLUM Designations

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; office/residences; 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; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.a of the FLUE establishes the Low-Density Residential land use category, and states that this category allows residential development at a maximum density of 1 dwelling unit per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.b of the FLUE establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Planning & Zoning Board Recommendation

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.

Expedited State Review

In accordance with Chapter 163.3184(3), Florida Statutes, the City submitted the proposed Amendment to the DEO and the following agencies/jurisdictions: The Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation - District 2 Office (FDOT), the Florida Department of State, the North Central Florida Regional Planning Council, the Department of Economic Opportunity (Bureau of Economic Development), the Suwannee River Water Management District, the Department of Education, the City of Gainesville, the City of High Springs, Alachua County Department of Growth Management, and the School Board of Alachua County.

The City received correspondence from DEO, FDEP, NCFRPC and FDOT. There were no objections raised by these agencies regarding this application.

ATTACHMENTS:

Description

- Ordinance 22-06
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Workshop Materials
- Public Notice Materials for the 3/8/22 PZB Hearing
- Minutes from the 3/8/22 PZB Meeting
- Public Notice Materials for the 4/25/22 City Commission Hearing
- Written Public Comments
- DEO & Reviewing Agency Comments
- Public Notice Materials for the 7/25/22 City Commission Meeting

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.

R E C I T A L S

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on March 8, 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 for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on April 25, 2022 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on July 25, 2022 and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on 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 from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres) on ±162.5 acres, in accordance with the legal descriptions 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 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

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

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

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 25th day of July 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"

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.

Low Density Residential (LDR)

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 easterly Right-of-Way line, 219.22 feet; thence North 87°00'59" East, 2076.04 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 115.49 Acres (5,030,775 Square Feet), more or less.

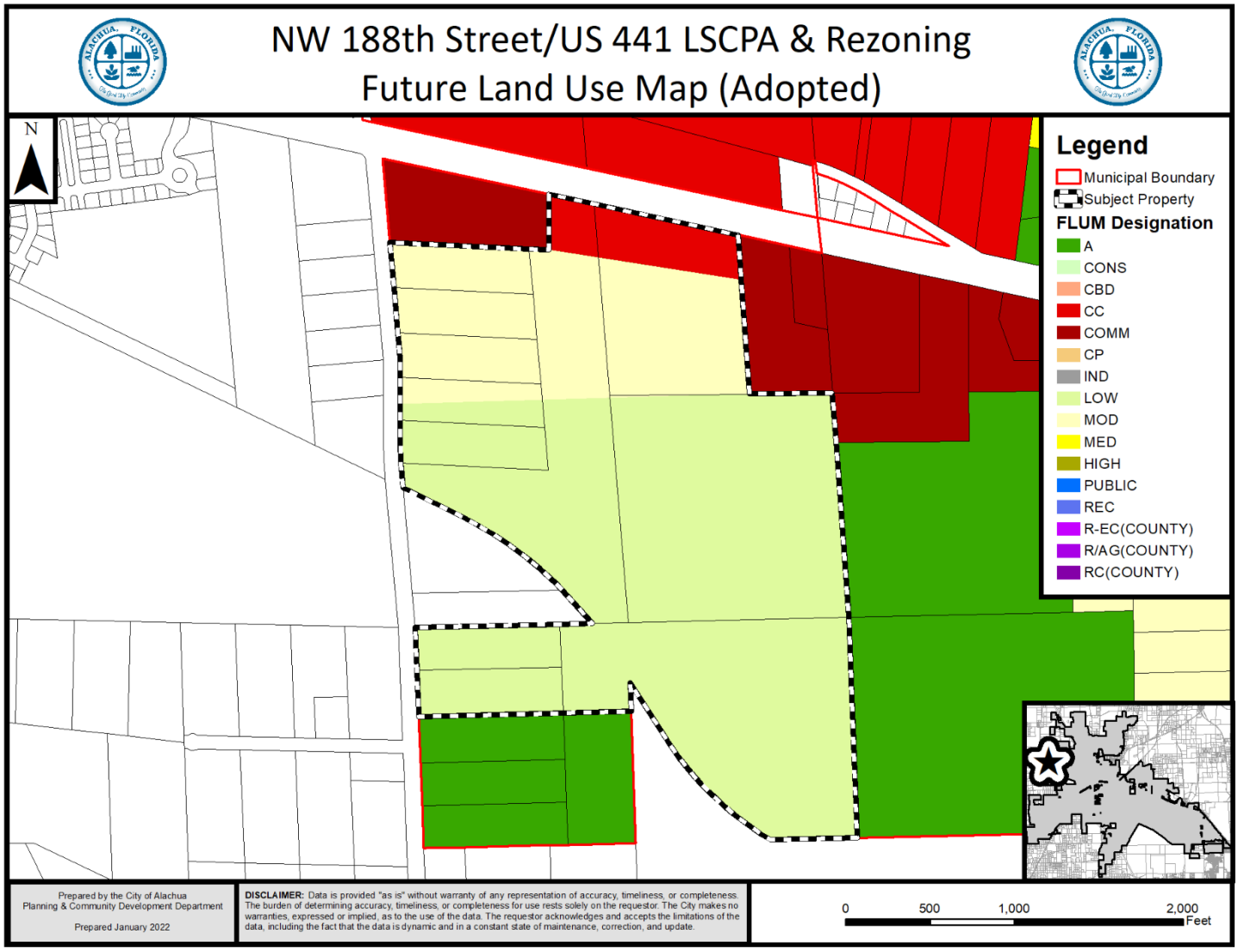
Moderate Density Residential (MDR)

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 said Section 8, 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, 219.22 feet to the Point of Beginning; thence continue North 01°12'11" West, along said East Right-of-Way line, 154.58 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 South 87°00'59" West, 2076.04 feet to the Point of Beginning.

Containing 40.01 Acres (1,742,790 Square Feet), more or less.

EXHIBIT "B"


NW 188th Street/US 441 LSCPA & 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 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
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation 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)
APPLICANT/AGENT:	Clay Sweger, AICP EDA Consultants, Inc.
PROPERTY OWNERS:	JTFA, LLC and Kevin & 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 acre
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) 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 ±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).

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) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres).

The subject property is generally located south of the intersection of NW US Highway 441 and NW 188th Street. The property is undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

Existing FLUM Designations

Objective 1.1 of the Future Land Use Element (FLUE) establishes the Agriculture land use category. Policies 1.1.a through 1.1.d identify the uses allowed within the Agriculture land use category. The following uses are examples of uses permitted within the Agriculture land use category: single family detached dwellings; accessory dwellings; community services, such as schools, houses of worship, parks, and community centers; agri-business and agritourism; 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 intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; office/residences; 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; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.a of the FLUE establishes the Low Density Residential land use category, and states that this category allows residential development at a maximum density of 1 dwelling unit per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

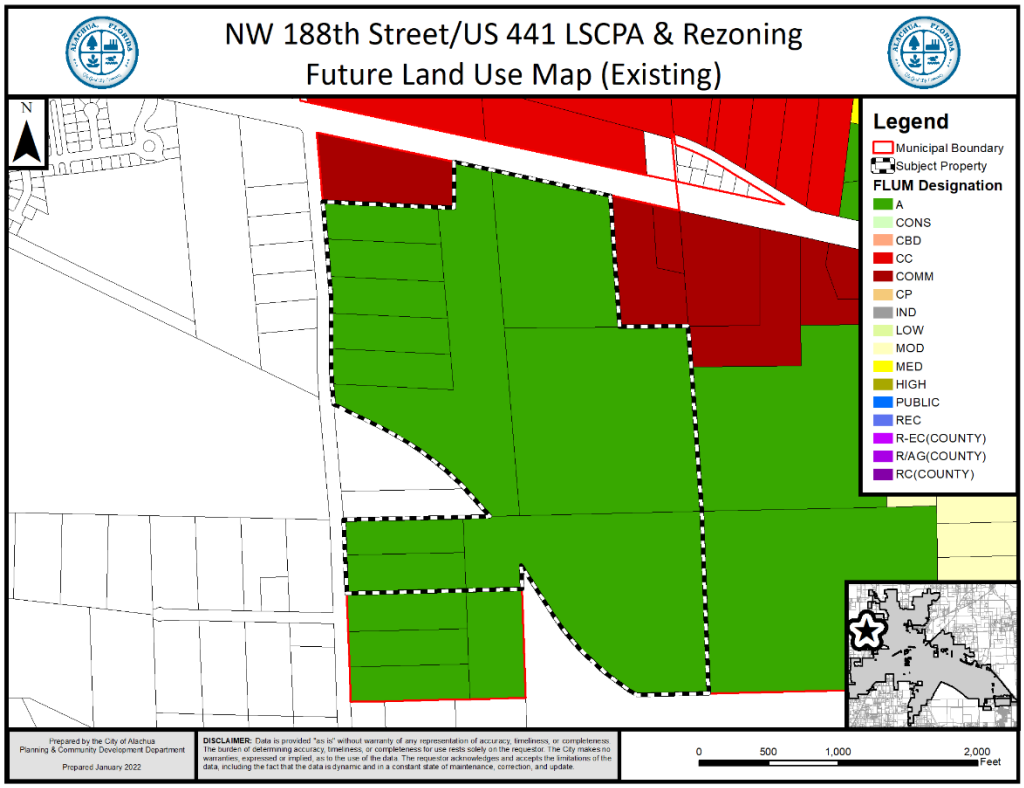
Policy 1.2.b of the FLUE establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling

units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

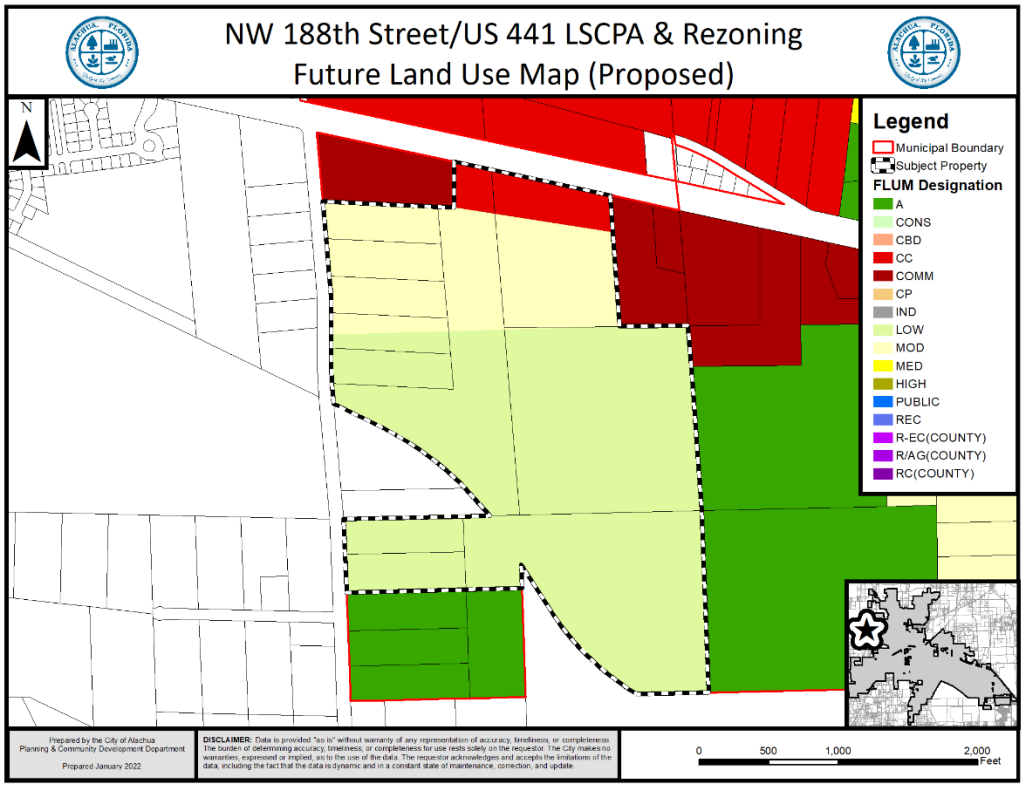
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designations	Proposed FLUM Designations
FLUM Designation:	Agriculture (±162.5 acres)	Community Commercial (±7.0 acres); Low Density Residential (±115.5 acres; Moderate Density Residential (±40.0 acres)
Max. Gross Density:	32 dwellings	275 dwellings
Max. Floor Area:	0 square feet	152,460 square feet
Typical Uses:	See Description Above	See Description Above
Net Increase/ Decrease:	***Decrease of 243 dwellings*** ***Increase of 152,460 square feet non-residential uses***	

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property is undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

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

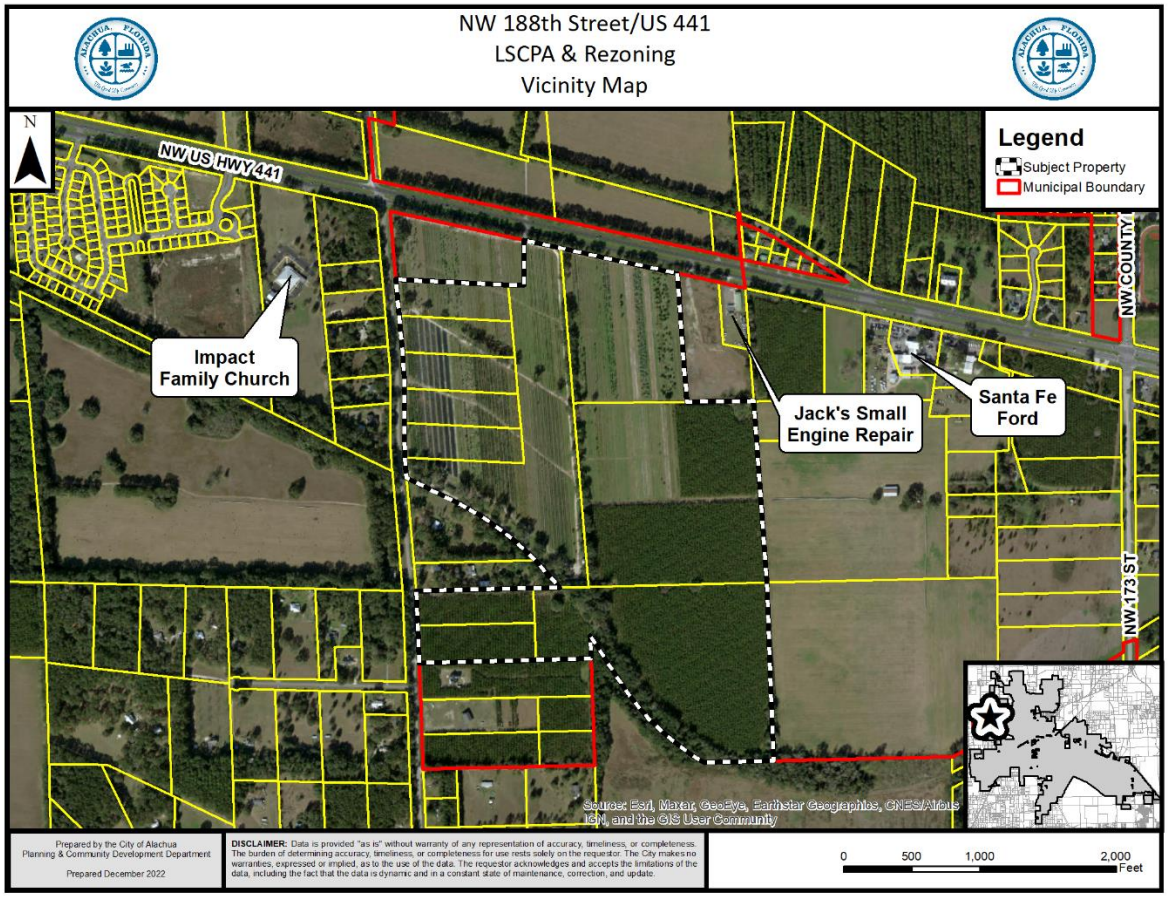


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US 441; Vacant Commercial and Residential Lands	Community Commercial; Moderate Density Residential	Agricultural (A)
South	Single Family Residential Uses; Agricultural Lands	Agriculture	Agricultural (A)
East	Vacant Commercial Lands; Agricultural Uses	Agriculture; Commercial;	Agricultural (A); Commercial Intensive (CI)
West	Single Family Residential Uses	Agriculture (County); Residential Suburban (High Springs)	Agricultural (Alachua County); Residential – 1 (High Springs)

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 December 23, 2021 at 6:00 p.m. at 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, 11 persons attended the meeting. An additional neighborhood meeting was held virtually on January 13, 2022.

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

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 in an area which includes existing nearby urban development in multiple directions with urban services available and that the subject property 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. The applicant notes that public services (centralized water & sewer utilities, police/fire protection, etc.) are available to serve the site at adequate capacity to accommodate on-site development and that there is also existing residential and commercial development in the immediate vicinity of the parcel.

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 proposed land use change would provide for a mix of commercial and residential uses at densities and intensities comparable to those land use categories located proximate to the subject property.

(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 along US Highway 441. There are existing urban uses located within close proximity to the subject property. The densities and intensities permitted by the proposed land use categories are comparable to those land use categories located proximate to the subject property.

(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 along the US 441 corridor. This corridor is characterized by commercial and residential uses. The proposed land use categories would not result in radial, strip, isolated or ribbon patterns emanating from existing urban development.

(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 consists of lands used as a tree farm and planted pine. There are no known environmental features which would preclude the use of this property for commercial and residential uses.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is presently used for agricultural and silvicultural uses. Some adjacent lands are utilized for agricultural activities, however, the use of the land for commercial and residential uses are not anticipated to adversely affect the agricultural operations on any adjacent lands.

(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 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 lands designated for commercial and residential uses the US 441 corridor. 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 subject property is located between existing commercial and residential development located along the US 441 corridor. The property is proximate to land presently designated for urban 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 proposed land use change would provide lands that permit both commercial and residential uses. The Community Commercial land use category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The proposed land use change is not expected to result in poor accessibility among linked or related land uses. The City's Comprehensive Plan requires interconnectivity between adjacent developments when development is compatible.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The proposed land use change would not result in a loss 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 proposed land use change would not result in any significant adverse impact to natural resources and ecosystems. There are no known environmental features that would preclude the use of the subject property for commercial or residential uses.

(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 proposed Low and Moderate Density Residential land use categories will provide a mix of uses and densities that will support a range of housing

choices within the community. Any proposed development will be required to provide sidewalks in accordance with any requirements of the City's Land Development Regulations.

(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 proposed land use change could potentially reduce the lands available for agricultural activities, however, lands are available within other areas of the City and surrounding area for such uses.

(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 land use change would provide a limited amount of commercial lands that support the nonresidential needs of nearby residents and would provide additional lands for residential uses.

(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.

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.

Evaluation & Findings: The proposed land use change would apply land use categories that are compatible with the designations and uses of surrounding properties. Lands adjacent to and proximate to the subject property are presently used or designated for commercial and residential uses.

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.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage

slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Evaluation & Findings: The 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, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

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.

Evaluation & 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 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 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 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 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.

Evaluation & Findings: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities Element of the City of Alachua Comprehensive Plan.

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.

Recreation Element

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

Evaluation & Findings: 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.

Evaluation & 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 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.

Evaluation & Findings: 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

Evaluation & Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in an adverse impact 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.

Evaluation & Findings: 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.

Evaluation & Findings: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

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.

Evaluation & Findings: The proposed Community Commercial land us category in close proximity to Low and Moderate Density Residential land use categories 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.

Evaluation & Findings: There are no known wetlands on the subject property. If wetlands 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.

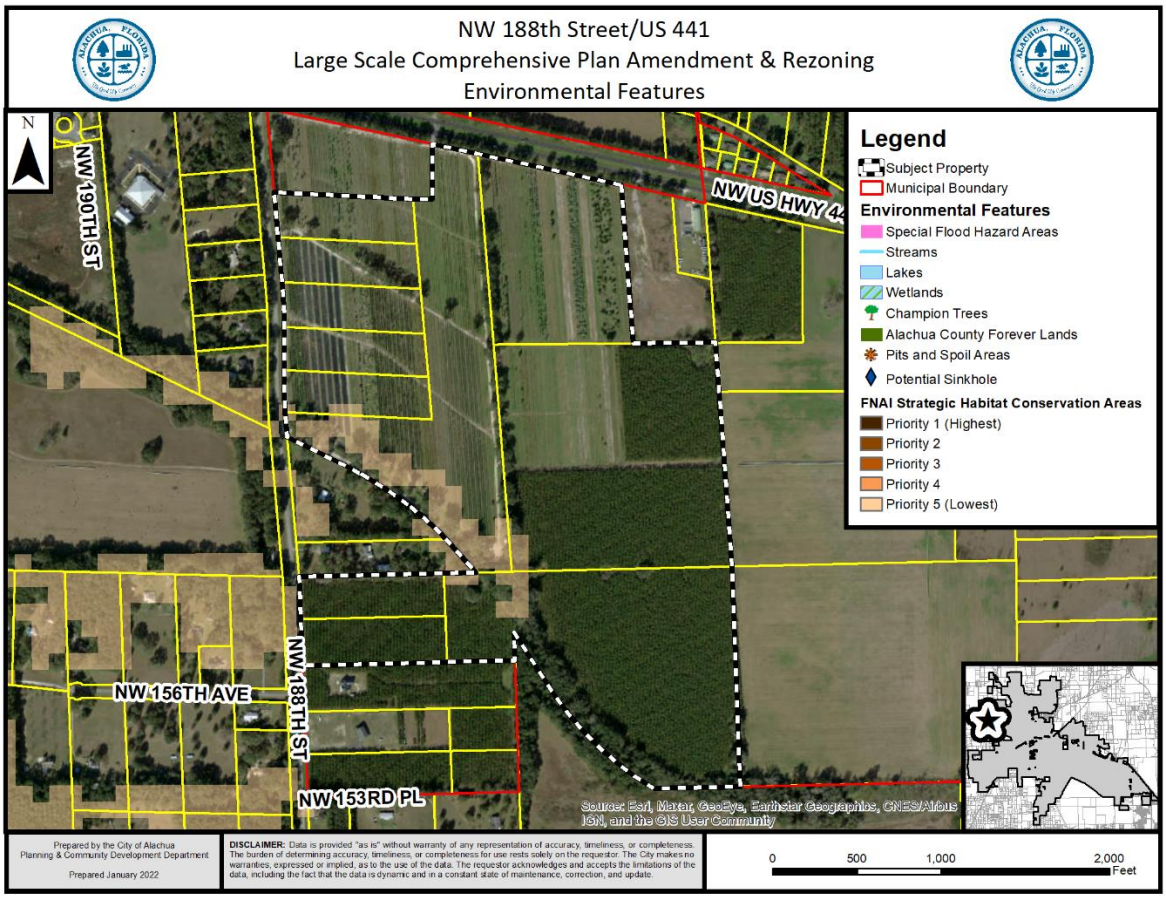
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall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

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. 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.

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:	Agriculture (±162.5 acres)	Community Commercial (±7.0 acres); Low Density Residential (±115.5 acres; Moderate Density Residential (±40.0 acres)
Max. Gross Density:	1 dwelling/5 acres	1 dwelling/acre (Low Density Residential); 4 dwellings/acre (Moderate Density Residential)
Floor Area Ratio:	0.50 FAR	0.50 FAR
Maximum Density:	32 dwelling units	275 dwelling units
Maximum Intensity:	0 square feet	152,460 square feet

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

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, and capacity must be available, at the time of any future development proposal.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
16	CR235A (from US 441 to NCL)	2/U	Major Collector	Comm	D
17	CR235A (from US 441 to CR235)	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 development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed land use categories. 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 land use categories. 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

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 February 25, 2022, capacity is 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

JTFA, LLC AND KEVIN AND SHIMA CARTER (NW 188TH STREET/US 441)
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

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
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

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On February 7, 2022, the City of Alachua received your revised application and materials for a Large Scale Comprehensive Plan Amendment submitted on behalf of JTFA, LLC and Kevin & Shima Carter for the NW 188th Street/US 441 LSCPA. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD 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 application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 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 ***Tuesday, February 22, 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 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, March 7, 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

February 7, 2022

Justin Tabor, AICP
Adam Hall, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: NW 188th Street / US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Tabor & Mr. Hall:

The applicant's responses to the completeness review comments issued on January 20, 2022 are below:

LSCPA Review Comments

1. *Public Facilities Impact Analysis*
   a. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.

RESPONSE: The traffic generation, distribution and concurrency tables have been revised in the Justification Report to address this comment and to incorporate the revised numbers from the January 2022 Concurrency Monitoring Report.

   b. 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.

RESPONSE: The traffic generation, distribution and concurrency tables have been revised in the Justification Report to address this comment and to incorporate the revised numbers from the January 2022 Concurrency Monitoring Report.

   c. Project demands for potable water, sanitary sewer, and solid waste only account for potential residential development.

RESPONSE: The Justification Report tables for water, sewer and solid waste have been revised to include both commercial and residential development impacts.

   d. The project would increase the residential entitlement of the property and therefore would have the potential to generate a larger number of public school students than the current entitlement. Please clarify the following statement: "Approval of the [rezoning] application would reduce the subject property's projected impact on the public school system." Please also correct the application type.

RESPONSE: The Justification Report information related to school impacts have been revised to address this comment.

e. Please show the calculation for the recreational demand: 275 dwellings x 2.76 persons per household (US Census Bureau, 2015 – 2019) x 5 acres/1,000 persons = 3.8 acres.

RESPONSE: The Justification Report information related to recreational demand has been revised to address this comment.

2. *Miscellaneous*
   a. The Needs Analysis refers to the proposed land use change as "urban infill". Please clarify or amend this statement.

RESPONSE: The Needs Analysis section of the Justification Report has been revised to address this comment.

   b. The application refers to the proposed land use change as "infill in nature" in response to the urban sprawl indicators. Please clarify or amend this statement.

RESPONSE: This reference in the Justification Report has been revised to address this comment.

   c. 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.

RESPONSE: This reference in the Justification Report has been revised to address this comment.

   d. The current zoning of a portion of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

RESPONSE: The reference to existing zoning has been changed in the Justification Report.

3. *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.

RESPONSE: Noted. The applicant has reviewed the Public Services comments and understands the requirements for utility provision.

If you require any additional information in order to complete the review, please let us know.

Sincerely,

Clay Sweger

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

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, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary:
NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA) on behalf of JTFA, LLC and Kevin & Shima Carter. The application proposes to amend the Future Land Use Map (FLUM) Designation of a ±162.5 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, from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres). A completeness review was performed on January 10, 2022 and the application were determined to be complete on the same date.

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:

1. *Public Facilities Impact Analysis*
   a. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.

b. 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.
c. Project demands for potable water, sanitary sewer, and solid waste only account for potential residential development.
d. The project would increase the residential entitlement of the property and therefore would have the potential to generate a larger number of public school students than the current entitlement. Please clarify the following statement: "Approval of the [rezoning] application would reduce the subject property's projected impact on the public school system." Please also correct the application type.
e. Please show the calculation for the recreational demand: 275 dwellings x 2.76 persons per household (US Census Bureau, 2015 – 2019) x 5 acres/1,000 persons = 3.8 acres.

2. *Miscellaneous*
   a. The Needs Analysis refers to the proposed land use change as "urban infill". Please clarify or amend this statement.
   b. The application refers to the proposed land use change as "infill in nature" in response to the urban sprawl indicators. Please clarify or amend this statement.
   c. 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.
   d. The current zoning of a portion of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

3. *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.

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 application.

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

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 10, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review: NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA) on behalf of JTFA, LLC and Kevin & Shima Carter. The application proposes to amend the Future Land Use Map (FLUM) Designation of a ±162.5 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, from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

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 provide materials addressing the comments below by **5:00 PM on Thursday, January 13, 2022**. With the exception of mailing labels, all materials may be submitted by email to the project planner.

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 Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Comprehensive Plan Amendment Application Attachment D.7., Mailing Labels:** The mailing labels submitted with the application package 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. **Comprehensive Plan Amendment Application Attachment D.8., Public School Generation Form:** The form submitted with the application package appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. **Comprehensive Plan Amendment Application Attachment D.11., Proof of Payment of Taxes:** The materials submitted with the application package 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.
4. **Neighborhood Meeting Materials:** The neighborhood workshop materials submitted with the application package did not include proof of publication of notice (tearsheet or publisher's affidavit). Please provide proof of publication of advertisement.

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

Attachment: City of Alachua Public School Student Generation Form

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:_____ FA□:_____ 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. PRO ECT

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 e e deve e s ge 2*)

9. Review Type:

Preliminary De elopment Order	***Final De elopment Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Rev sed*	

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: _____

E planation 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 e□ual 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 hole 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

E EMPT 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 □uarters that do not generate public school students, as described in the ILA.

A completeness revie of the application ill be conducted ithin 5 business days of receipt. If the application is determined to be incomplete, the application ill 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 ade uacy 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 Re uired:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Re uired:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Re uired:_____
□ 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 e 1445

Date:_____

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: NW 188th Street / US 441Comprehensive Plan Amendment
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. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Community Commercial, Moderate & Low Density Residential
7. 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 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
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 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 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: 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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12470

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $321.88

John Power TAX COLLECTOR Serving Alachua County

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

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 TA ES AND ASSESSMENTS $321.88

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

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES	$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 TA ES 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.

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12618
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 12620

NOTICE OF AD VALOREM TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, FL 32231-4310

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $299.43

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 TA ES AND ASSESSMENTS $299.43

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

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

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 15097
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES	$84.90

John Power TAX COLLECTOR Serving Alachua County

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 TA ES AND ASSESSMENTS	$84.90

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

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 002	15603 NW 188TH ST

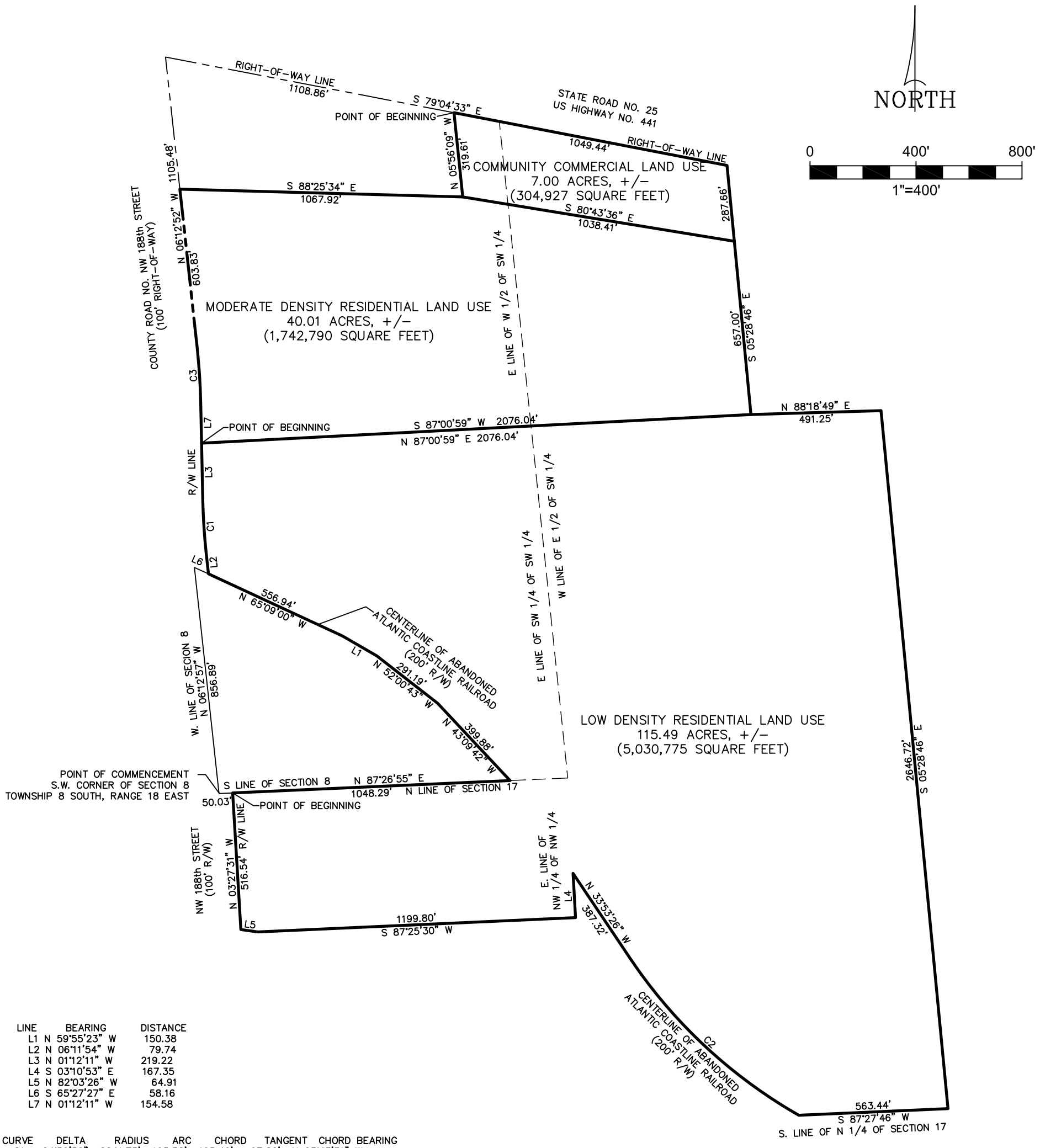
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

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

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NE T YEAR VISIT .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
L3	N 01°12'11" W	219.22
L4	S 03°10'53" E	167.35
L5	N 82°03'26" W	64.91
L6	S 65°27'27" E	58.16
L7	N 01°12'11" W	154.58

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\2021-176.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

Moderate Density Residential (MDR)

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 said Section 8, 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, 219.22 feet to the Point of Beginning; thence continue North 01°12'11" West, along said East Right-of-Way line, 154.58 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 South 87°00'59" West, 2076.04 feet to the Point of Beginning.

Containing 40.01 Acres (1,742,790 Square Feet), more or less.

LEGAL DESCRIPTION

Low Density Residential (LDR)

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 easterly Right-of-Way line, 219.22 feet; thence North 87°00'59" East, 2076.04 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 115.49 Acres (5,030,775 Square Feet), more or less.

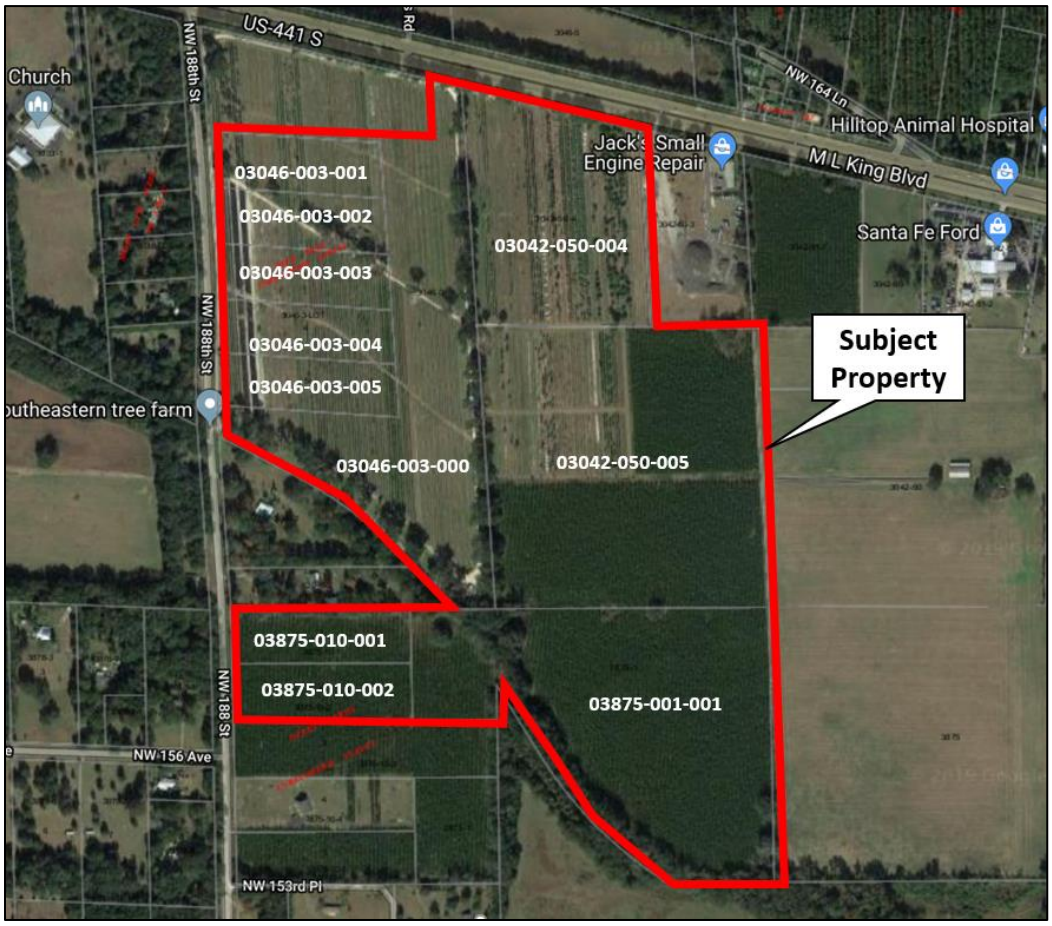
NEIGHBORHOOD WORKSHOP NOTICE

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.

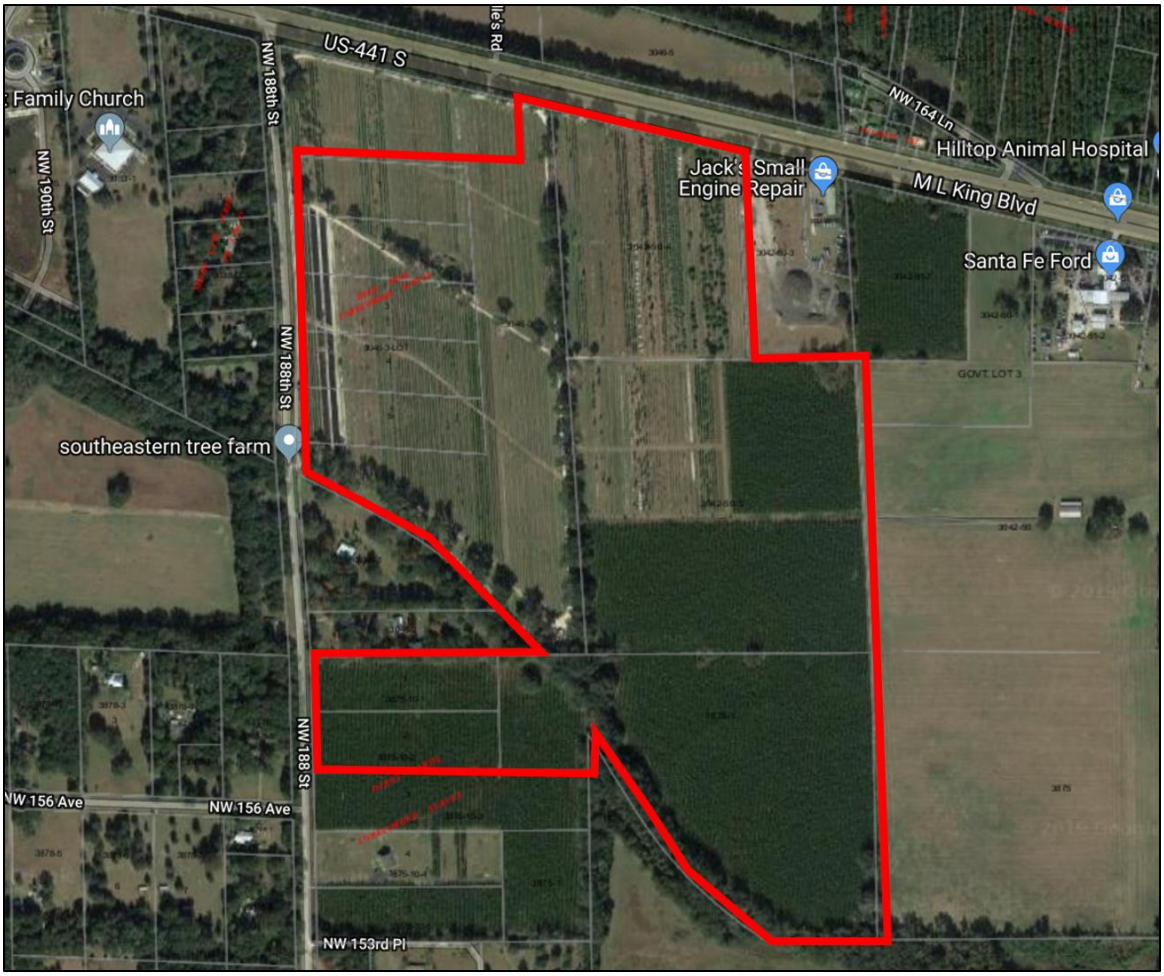
Again, thank you for this opportunity to comment at this preliminary stage, and please know that we will stay engaged throughout the process.

Sincerely,

Brent R. Weisman
Barbara Cloud-Weisman

14423 NW 193rd Street
Alachua FL 32615

Future Land Use Map Amendment ustification Report



Re□uest:	Large Scale Future Land Use Map Amendment application from Agriculture to Community Commercial, Moderate □ Low Density Residential.
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 2, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

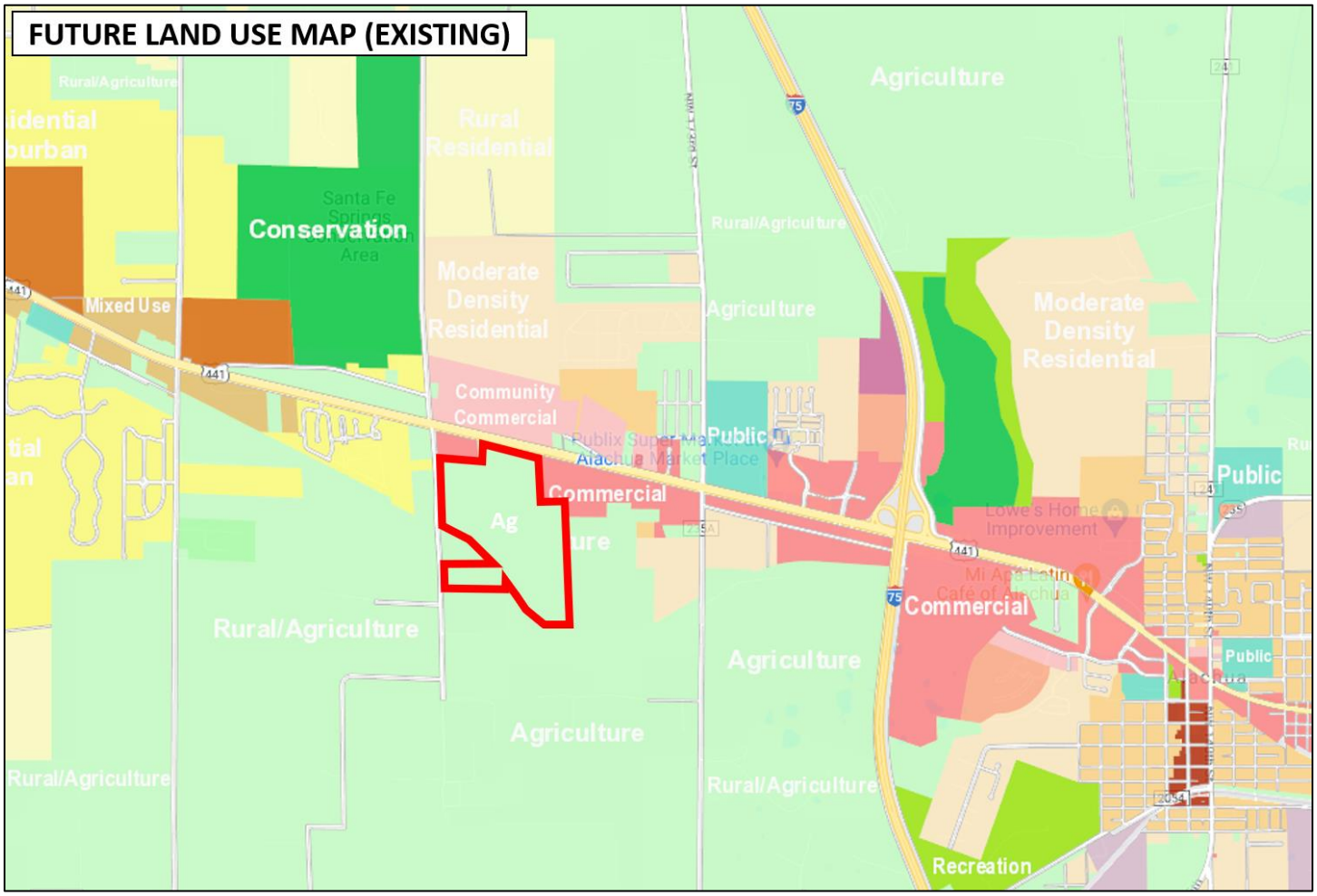
The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns 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 ornamentals/misc. agriculture and timberland, according to the Property Appraiser's records.

Statement of Proposed Change

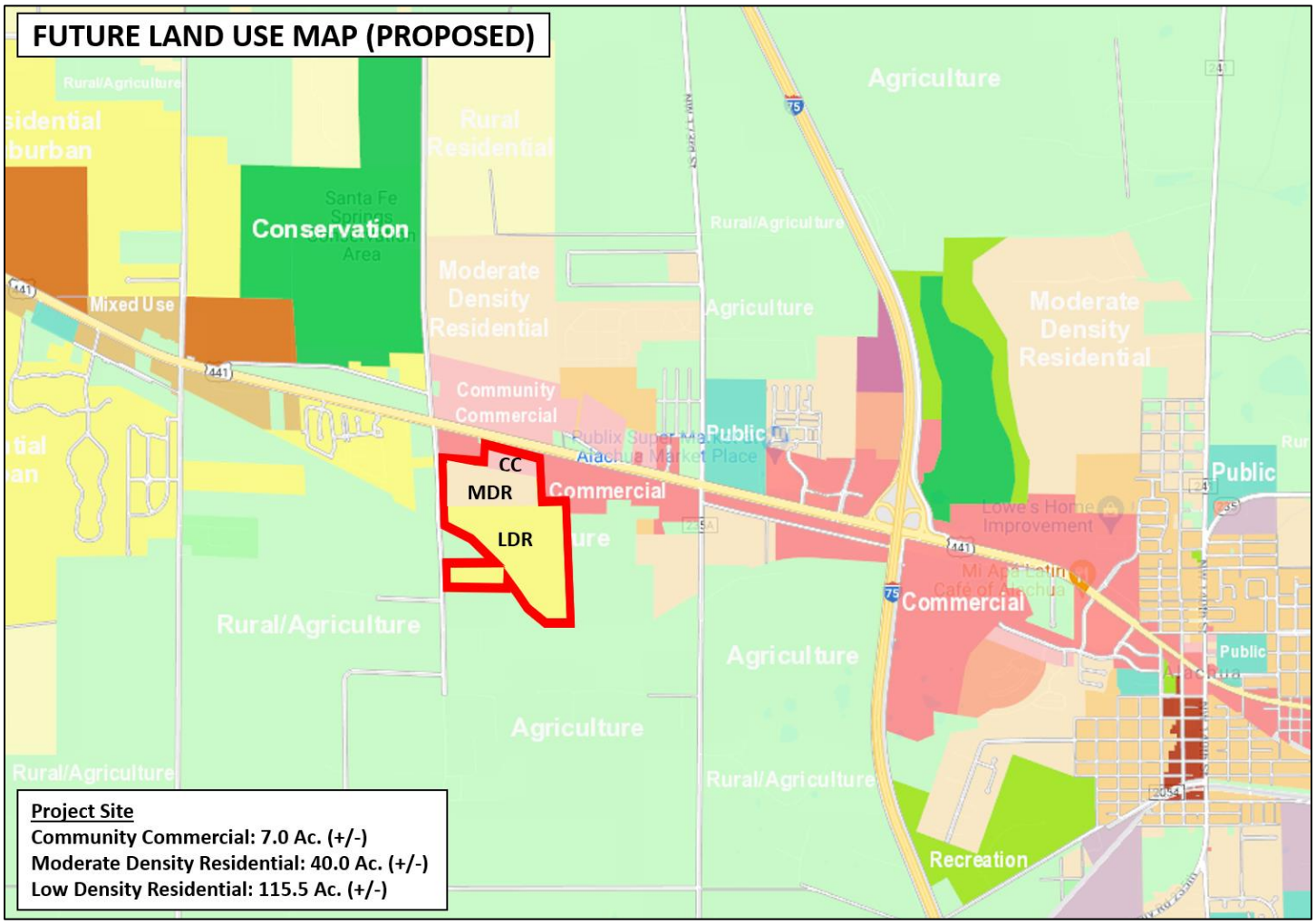
The property owners re□uest a large-scale future land use map amendment to amend the future land use category from Agriculture to Community Commercial (approx. 7 acres), Moderate Density Residential (approx. 40 acres) and Low Density Residential (approx.115.5 acres). The related application is to rezone the property from Agricultural (Alachua County) to Community Commercial (approx. 7 acres) and Planned Development – Residential (PD-R) on approximately 155.5 acres for consistency with the proposed future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel currently has an Agriculture future land use designation and is bounded by a mix of commercial, residential and agricultural 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 have an agriculture future land use designation.

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 Community Commercial zoning on the property with a proposed Community Commercial future land use designation and Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate and Low Density Residential on the property.

The Moderate and Low Density Residential future land use designation will allow for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and singe family subdivisions.

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 (to 4 dwelling units per acre) *e M de e e s Res de d se c eg s es de deve e de s d e g s e c e*

e g ses e ed e M de e e s Res de d se c eg
1 g e de c ed d e g s
2 Access d e g s
3 M c ed d es ee g ce des g c e
M e es e e s
e es d d e es
es
7 Residential Planned De elopments *d*
g c se v ces s c s sc s ses s s d c
ce e s

Policy 1 2 a Low Density Residential (to 1 dwelling unit per acre) *e e s Res de d se c eg s es de deve e de s 1 d e g e c e s d se c eg s v de s e ee es de / g c e s d e e s e C*

e g ses e ed e e s Res de d se c eg
1 g e de c ed d e g s
2 Access e g s
3 M c ed d es ee g ce des g c e
4 Residential Planned De elopments *d*
g c se v ces s c s sc s ses s s d c
ce e s

The Community Commercial future land use designation 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 *e C C e c d se c eg s es s ed v de e g d d c sc e g ds d se v ces d ce e g d d es de e s*

e g ses e ed e C C e c d se c eg
1 e g d c e c es s e s
2 Res de / ces d ve s
3 s ess d ess ces
e s se v ces
c s s
Re s es d se v ces se ve e c

g es s e s
d ec e /e e e
g e d es de ve s c e c ses
1 ed d e s s
11 g c se v ces s c s sc s ses s s d c
ce e s d
12 d e g d ed eve e s

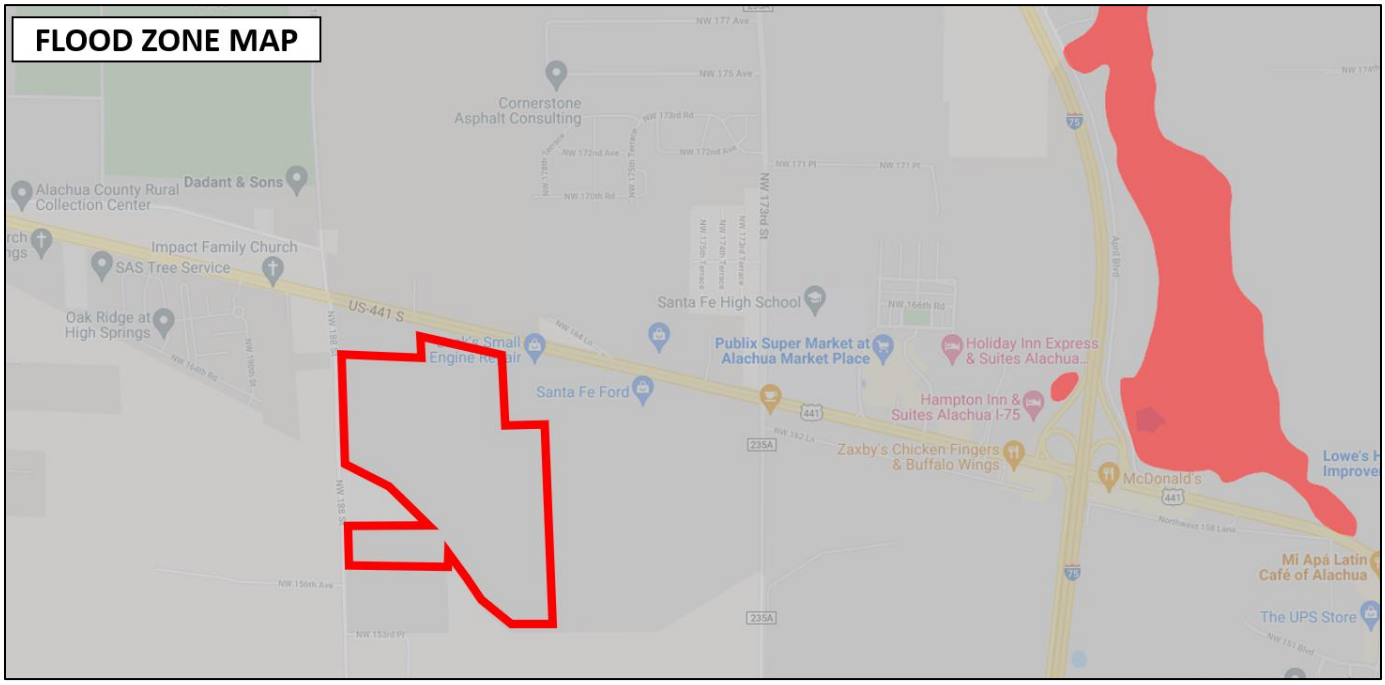
As described in the policies listed above, the proposed Moderate / Low Density Residential and Community Commercial future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to is location 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.

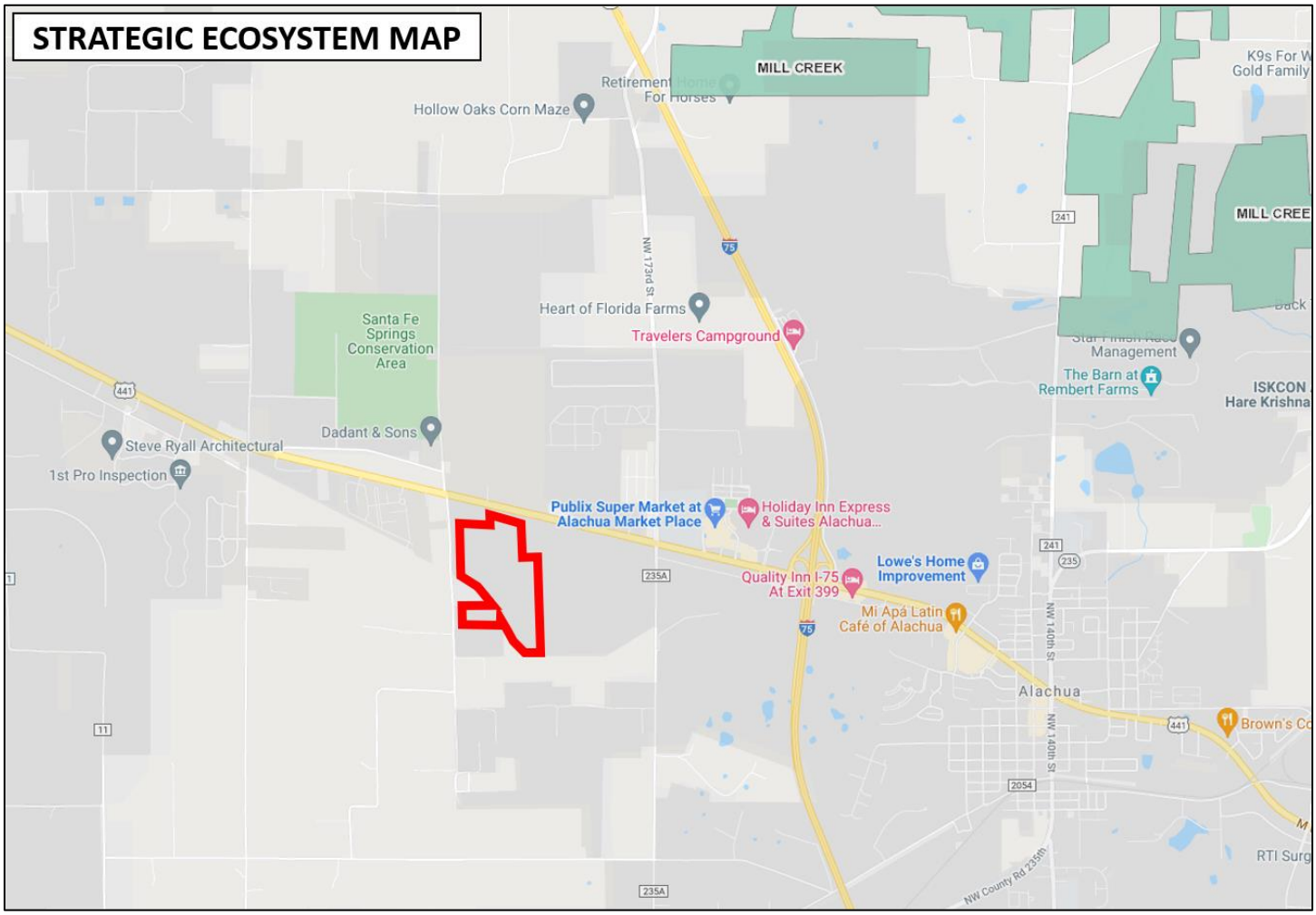
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone □ (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.).

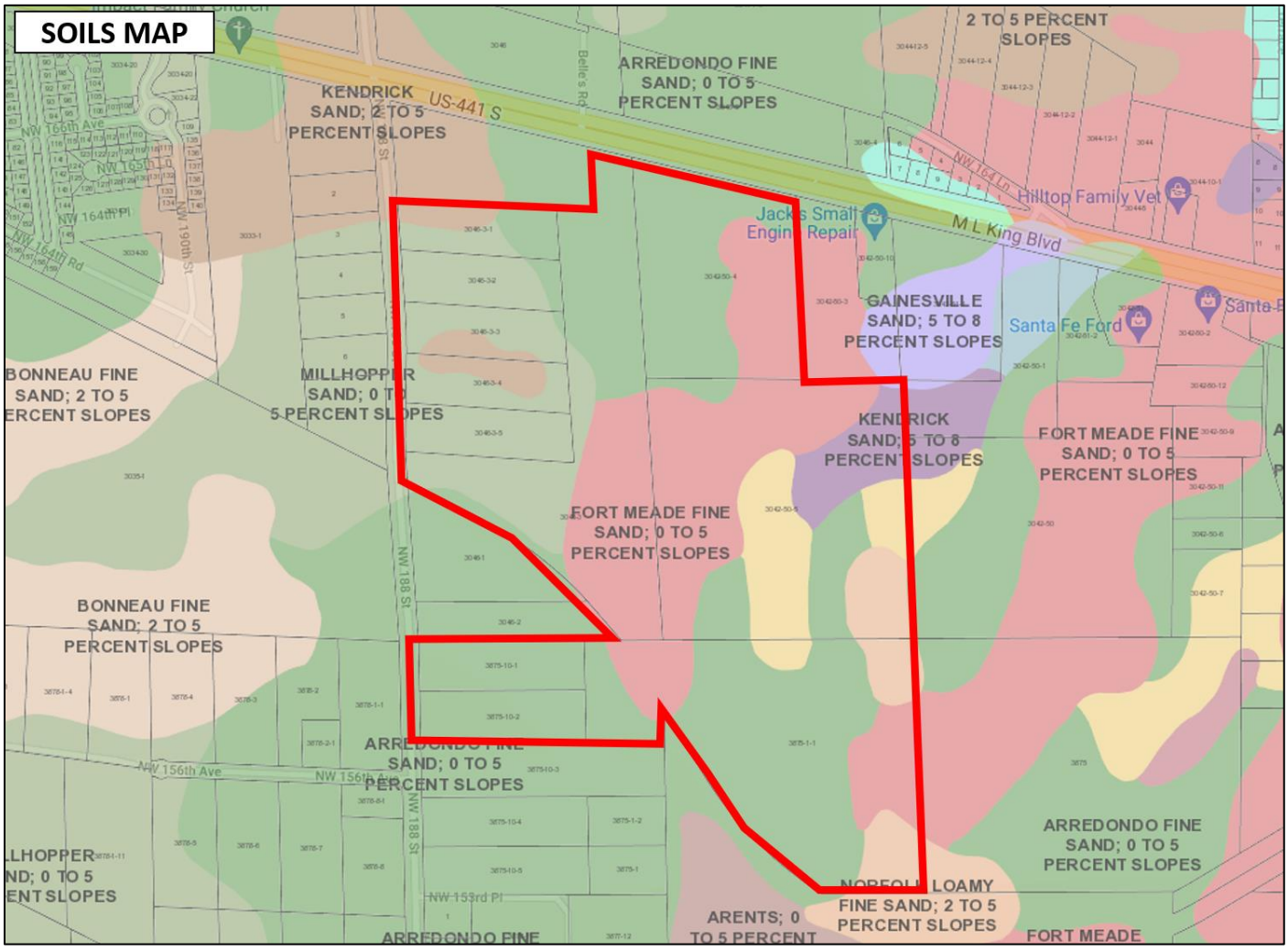
According to the *ve A c C d* , Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads 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.

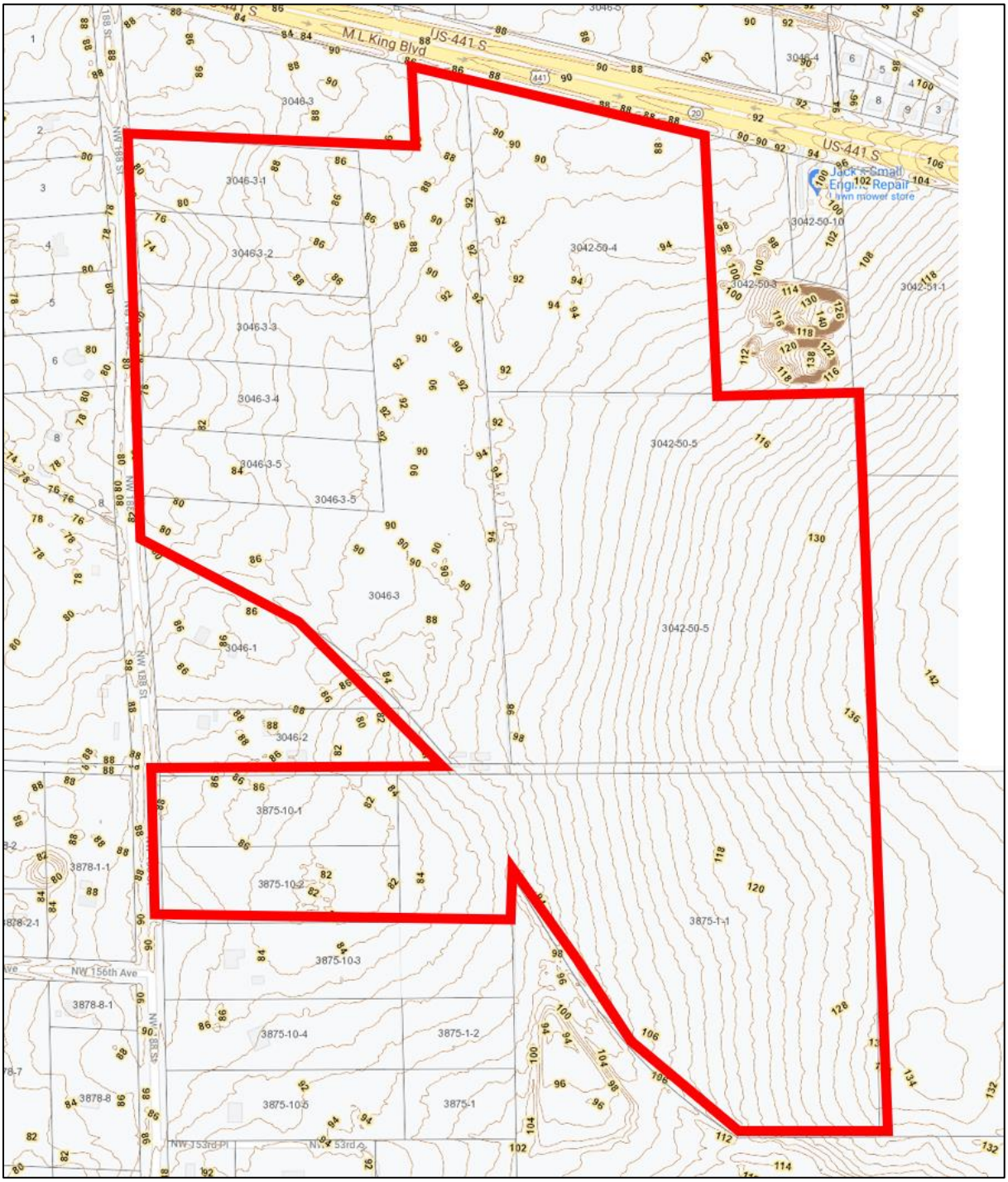
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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.

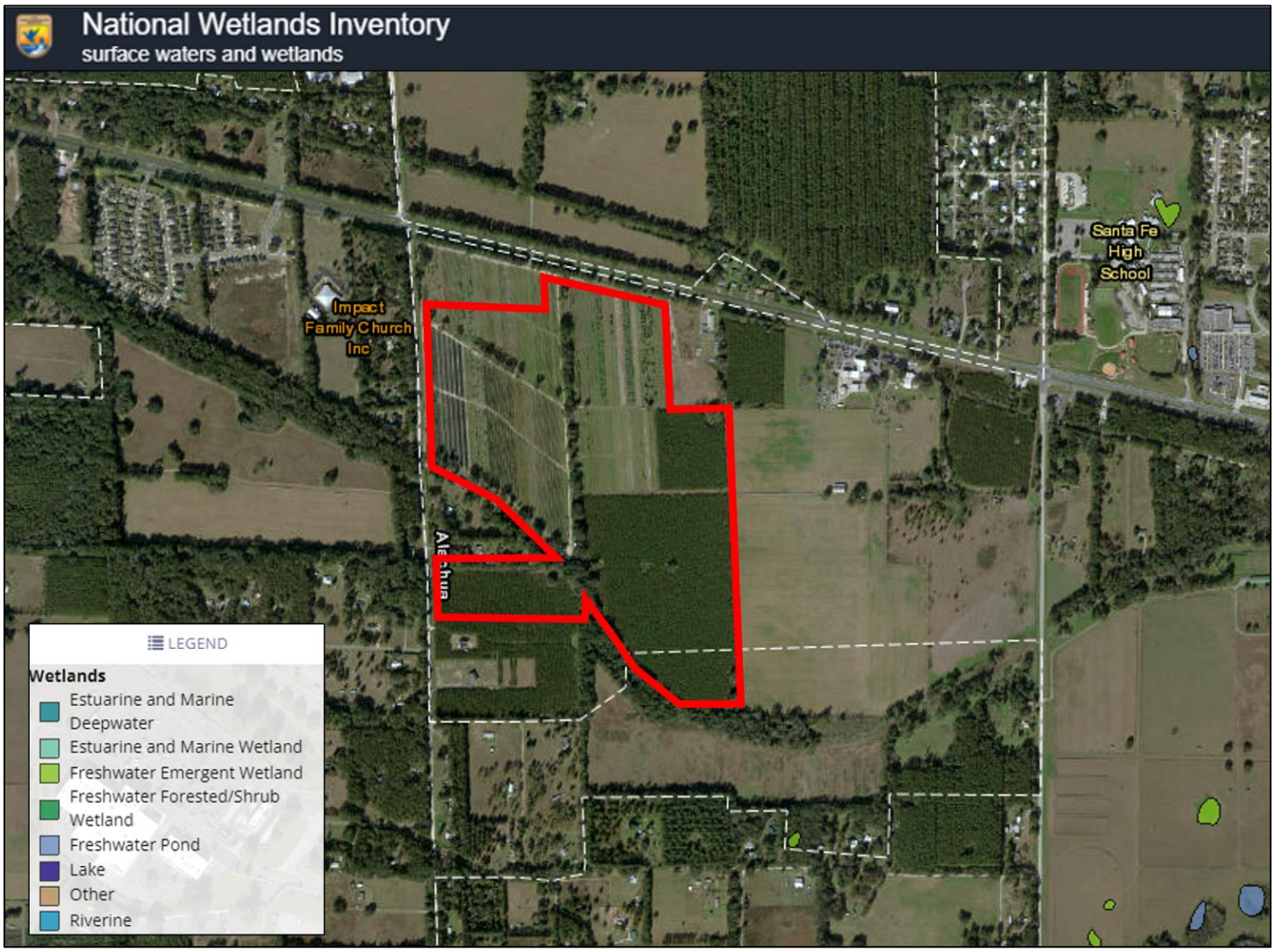


Wellfield Protection Zone:

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:



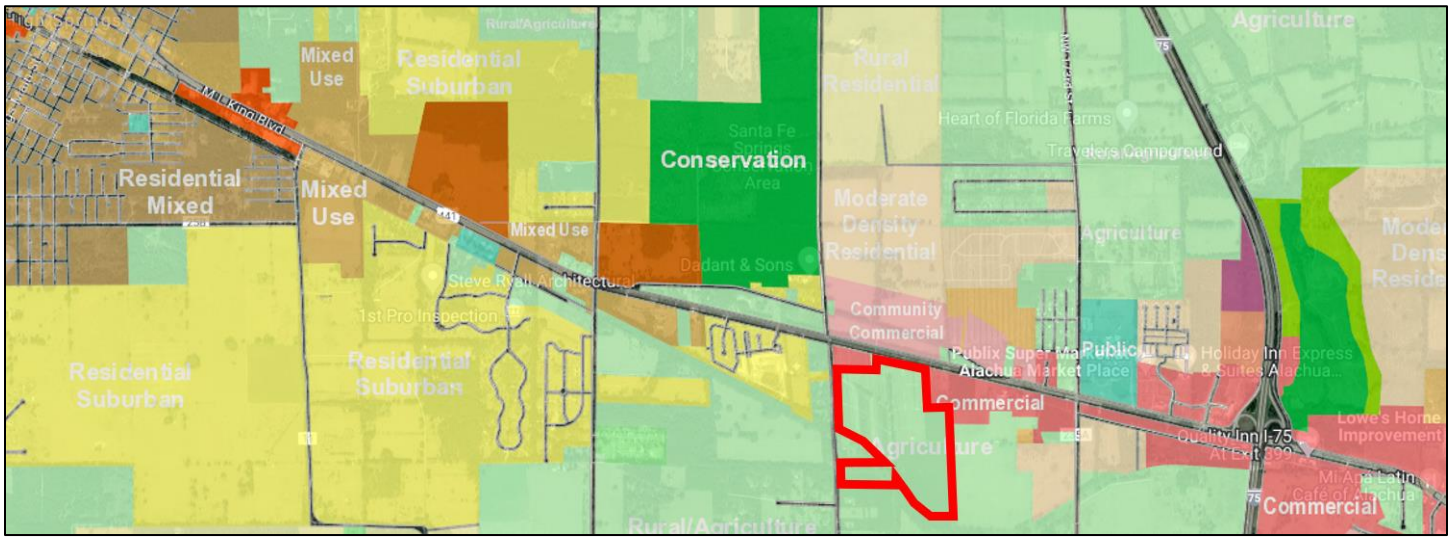
Needs Analysis

e Re e e s

Recent action by the Florida State legislature (H.B. 7202) modified the re□uirements 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 ade□uate 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.

This proposed land use change is proposed in an area in which includes existing nearby urban development in multiple directions with urban services available. 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 ade□uate 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, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



s g vs sed es g s

The proposed land use change to Community Commercial and Moderate □ Low Density Residential 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.

E isting FLUM Designation	Acreage	Ma . Density/Intensity	Ma Dev. Scenario
Agriculture	162.5	1 Unit / 5 Acres	32 Units

Proposed FLUM Designation	Acreage	Ma . Density/Intensity	Ma Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
Mod. Density Residential	40	4 UPA	160 Units
Low Density Residential	115.5	1 UPA	115 Units

The existing developed nature of the US 441 corridor 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 ade uate 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 City of Alachua Moderate and Low Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type. In addition, the land use 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 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 *A c e 2 ec 2 1 H* and *C e e s ve e d se e e c 2* , ade uate 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.

M eve e ce c The maximum trip generation estimate based on the net difference between the existing and proposed future land use designations is described below:

Proposed FLUM Designation	Acreage	Ma Dev. Scenario
Community Commercial	7	152,460 SF
Mod. Density Residential	40	160 Units
Low Density Residential	115.5	115 Units

Traffic:

Development Scenario – Community Commercial, Moderate Lo Density Residential

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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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:

1 s e e e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec g d e es ces

ec ve 1 2 s e e e v ce e deve e cc e s e e s e e se v ce s v e s e de v e s e se deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

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 *A C g Ce e AC 3 /AC AR 1 A / 1 2* Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Ade□uate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Se er 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 ce C A c c e v ces e e 2 22
2 C e c c c s e A C g Ce e AC 3 /AC AR 1 A / 1 2
3 g e C c s 2 / e d 2

Potable Water:

e e e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e s e eve e v ce d ds e C s c eve d cce e eve s se v ce e e d

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 *A C g Ce e AC 3 /AC AR 1 A / 1 2* Ade□uate 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 ce C A c c e v ces e e 2 22
2 C e c c c s e A C g Ce e AC 3 /AC AR 1 A / 1 2
3 g e C c s 2 / e d 2 2

Solid Waste:

2 d s e e C v de s d s e d s s se v ce s ec c d e v e s e e

M eve e ce ec c 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 3 s/ e e c 2 3 es de s e
2 12 s e 1 /d 1 2 3 d s/ e / 2 33 s/Ye
ce: v e g ee g A es g A c C ce d C ce 1

PUBLIC SCHOOLS

Impacts 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 Re□uired to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand	3.8
Available Recreation Acreage	77.13

1 ce C A c c e v ces e e 2 22
2 C c s sed ec 2 s 2 e s s/ se d c es/1 e s s
3 c es

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:

3 e e C s deve d s e ge e s s e es d g ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

The minimum LOS standard for development in the City of Alachua re□uires 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 re□uired to meet these standards and the Suwannee River Water Management District (SRWMD) re□uirements 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 future land use. 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:

US Highway 441, Undeveloped Property
Community Commercial future land use designation

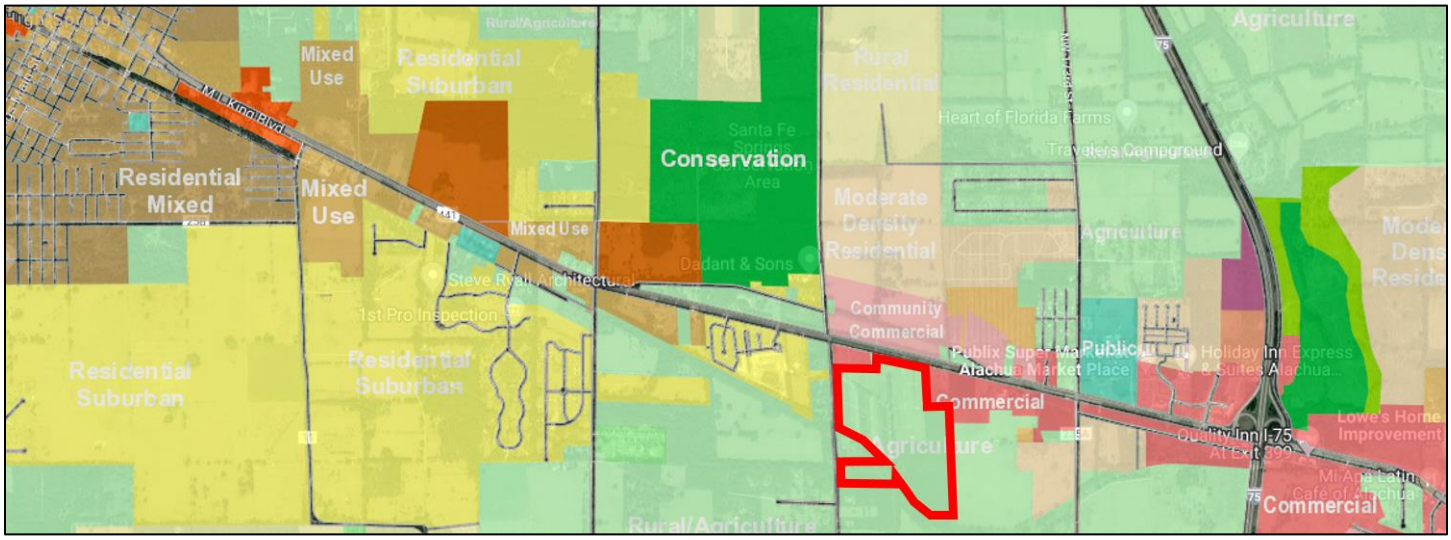
s Undeveloped Properties
Commercial □ Agriculture future land use designations

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, Moderate and Low Density Residential future land use 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 ade□uate 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, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



Urban Spra l 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 Community Commercial, Moderate Lo Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (ater, se er, police, fire, etc.) along a state arterial high ay (US 441) and pro imity to Interstate 75. In addition, future development in the future shall comply ith 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 sub ect property is currently served by e isting road ays for either full or emergency access (US High ay 441 NW 188th Street). E isting public utilities are also available to serve the site and connections to such utilities ill 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, uni□ue and prime farmlands and soils.

Response: Currently, there are agricultural or silviculture operations ithin the sub ect property. Ho ever, the property o ner plans to preserve (not eliminate) their e isting agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US High ay 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 land use map amendment for the property to Community Commercial, Moderate Lo Density Residential and ill provide an additional mi of residential non-residential land uses that ill complement each other along US High ay 441 in an area ith centralized services available.

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 es s des g es s g c s e sd c deve s e s de s s g e se deve e ses

Response: The proposed amendment ill create a mi of commercial and residential land use designation in an area of the City of Alachua that is primed for development due to geographic considerations and availability of centralized utilities. E isting public utilities are available to serve the site and connections to such utilities ill 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 ill involve connection to potable ater and aste ater lines.

2 es s des g es s g c s deve e cc e s s s d s ces e s g e s e s g deve ed ds e v e d s e deve e

Response: **The sub ect property is located in an urban area along US High ay 441 that has significant urban development near the US 441 / I-75 interchange. To the east and est of the sub ect property (along US High ay 441) are properties ith commercial land use zoning designations in place. In addition, multiple developed properties ith similar commercial and residential future land use designations are in the vicinity. E isting, centralized public utilities are available to serve the site and connections to such utilities ill 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 ill involve connection of potable ater and aste ater lines.**

3 es s des g es deve e d s s ed e s ge e e g e s g deve e s

Response: **No radial, strip, isolated or ribbon patterns ill be created by this land use change. The development of the sub ect property for residential development ill not promote strip development based on the proposed map's consistency with the overall land use pattern of development along the US 441 corridor.**

s de e ec d c se ve es ces s c s e ds d s ve vege e v e se s ve e s g d e e ec ge e s es ve s s e es e c es s es e s s e s d e s g c s s e s

Response: **Any on site environmental resources ill be protected at the development stage in accordance ith the City of Alachua Comprehensive Plan and Land Development Regulations.**

s de e ec d ce g c e s d c v es c d g s v c e c ve g c d s v c c v es ss ve g c c v es d d e d e d d s s

Response: **Currently, there are agricultural or silviculture operations ithin the sub ect property. Ho ever, the property o ner plans to preserve (not eliminate) their e isting agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US High ay 441 are either developed or have significant land use entitlements hich indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.**

s e se e s g c c es d se v ces

Response: **Upon approval of the land use change and development of the site, all e isting utilities provided by the City of Alachua shall be utilized. T o e isting roads, US 441 NW 188th Street, provides access to the property for either full or emergency access. Water and se er public facilities are currently available to serve the sub ect property. Connections to such utilities ill 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 ill involve connection of potable ater and aste ater lines.**

s e se e c c es d se v ces

Response: As stated above, future development ill be re uired to ma imize the e isting public facilities that are available to serve the site. Connections to such utilities ill 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 ill involve connection to potable ater and aste ater lines.

A s d se e s g c d s e c e se e c s e e d e e g v d g d g c es d se v ces c d g ds e e s se e s e ge e e ce e ed c e c e e d e e ge c es se d ge e g ve e

Response: The sub ect property is located in the urban part of the City of Alachua abutting an e isting state arterial road ay and a secondary paved road. Potable ater and sanitary se er 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. Ade uate vehicular capacity is currently available on the local road net ork to serve future development on site. All other public services are currently available. Due to the immediate pro imity of the site to these public facilities, the development of this site ill not result in a disproportionate burden on public facilities and services.

s v de c e se e ee d ses

Response: The sub ect property falls ithin urbanized area the City of Alachua due to its ad acency to US High ay 441, availability of centralized utilities and land use pattern in the area.

1 sc ges s deve e edeve e e s g e g ds d c es

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of e isting neighborhoods and communities. The development of this site as a mi of commercial and residential along a portion of the US 441 ith public services available (ater, se er, police, fire, etc.) and as such should be considered an area that is urbanizing in nature based on the e isting local development pattern and urban future land use designations along US 441 ad acent to the sub ect property.

11 s e c ge c ve d c ses

Response: The proposed land use change ill encourage a functional mi of uses in the immediate area, hich includes a mi of commercial and residential use types.

12 Res s ccess g ed d e ed d ses

Response: The proposed amendment ill not result in poor accessibility among linked and related uses. Future development ill provide connectivity to the e tent feasible.

13 Res s ss s g c s c e s ce

Response: The proposed amendment ill 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, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR re uirements.

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, 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 land use change application:

Policy 1 2b Moderate Density Residential (to 4 dwelling units per acre) *e M de e e s Res de d se c eg s es de deve e de s d e g s e c e*

e g ses e ed e M de e e s Res de d se c eg
1 g e de c ed d e g s
2 Access d e g s
3 M c ed d es ee g ce des g c e
M e es e e s
e es d d e es
es
7 Residential Planned De elopments *d*
g c se v ces s c s sc s ses s s d c
ce e s

Policy 1 2 a Low Density Residential (to 1 dwelling unit per acre) *e e s Res de d se c eg s es de deve e de s 1 d e g e c e s d se c eg s v de s e ee es de / g c e s d e e s e C*

e g ses e ed e e s Res de d se c eg
1 g e de c ed d e g s
2 Access e g s
3 M c ed d es ee g ce des g c e
***4 Residential Planned De elopments** d*
g c se v ces s c s sc s ses s s d c
ce e s

The Community Commercial future land use designation 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** e C C e c d se c eg s es s ed*
v de e g d d c sc e g ds d se v ces d ce e g d d
es de e s

e g ses e ed e C C e c d se c eg
1 e g d c e c es s e s
2 Res de / ces d ve s
3 s ess d ess ces
e s se v ces
c s s
Re s es d se v ces se ve e c
g es s e s
d ec e /e e e
g e d es de ve s c e c ses
1 ed d e s s
11 g c se v ces s c s sc s ses s s d c
ce e s d
12 d e g d ed eve e s

Consistency: As described in the policies listed above, the proposed Moderate / Lo Density Residential and Community Commercial future land use designations are appropriate for the sub ect property as illustrated in the previous land use map e hibits. The proposed future land use map designations are appropriate due to is location in an area ith a mi of commercial and residential development areas that are ell suited to accommodate a mi of development types that ill 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 allo able uses in the Moderate and Lo Density Residential future land use categories that are compatible ith the e isting land development pattern in the area, including single family detached units and singe family subdivisions. It is

also important to note that Policy 1.2.a states that the Lo Density Residential land use category 'shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.'

ec ve 2 e ce d ds e C s e e s ce e e e s ese ve e c c e A c ec es ces d v de s ces e e ec e e d g e

c 2 e e s e 1 e ce e s ce e ed e C s es s ce ves e v s e s ce e d e e e s

c 2 e s ce s e ed s e s ec s es A e s ce s e s e d c

Consistency: Any ne development on the site shall adhere to the policies stated above that relate to open space as it relates to re uirements in the Land Development Code.

ec ve 1 e es e C s c d e d se c eg es e g s s e s se s d g e ds d d g ev e sed e d e s e e d se M d e deve e ev e cess e es e c ded s e es deve e ec

Consistency: Future development on the site ill identify and address on-site natural features and ill address them in compliance ith local regulations.

ec ve 2 Av c es d se v ces e C s e c c e c ge e s s e e s e e d ed eve se v ce s d ds e ed

c 2 A e deve e s ee eve se v ce e e e s d s e e s se e s e s d s e d c sc s cc d ce s d ds d ed e e e e s dd ess g ese c es

Consistency: As described in the "Public Facilities Analysis" portion of this report, ade uate facilities (capacity) are currently available to serve the site and ill not negatively affect the City's adopted LOS standards. The subject property has access to an e isting public streets for either full or emergency access (US High ay 441 and NW 188th Street.). In addition, public utilities are available to serve the site and connections to such utilities ill 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.

Ne development on the site (hen proposed) ill be re uired to meet concurrency standards as stated in the Comprehensive Plan.

A e d s e e evce e C e s e e deve e e c e ts shall connect to the City's potable water and wastewater s s e s e e e e d s e e se v ce e v e s de ed c 1 2 d c 2 e C c es e e e C e e s ve

Consistency: Any ne development on this site ill be re uired to connect to public potable ater and aste ater facilities as indicated above.

ec ve 1 1 eve e v ce e C s es s s e c ve e d e c e eve se v ce s d d ed d ed s s s e s

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 ma imum net development scenarios indicate that the proposed future land use map amendment ill not result in an increase in traffic impact that ill negatively affect the adopted Level of Service (LOS) standards, consistent ith the Transportation Element.

C c es e e

1 e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec e g d e es ces

ec ve 1 2 e deve e cc e s e e s e e se v ce s v e s e de v e s e sed deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

2 e C v de s d s e d s s se v ce s ec c d e v e s e e

3 e C s deve d s e ge e s s e es d g d ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e C s c eve d cce e eve s se v ce e e d

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the parcel ill be re uired to connect ith potable ater and aste ater facilities consistent ith the above policies. Storm ater management facilities for development at the site ill be re uired consistent ith engineering standards.**

C se v e ce e e

The proposed future land use amendment is consistent ith this element. Specifically, the application is consistent ith each of the follo ing ob ectives listed ithin the element:

ec ve 1 A Q e C s s e e g e s es e eve s es s ed e A e t Air Quality "Standards (NAAQX).

Consistency: **There are no development proposals associated ith this future land use amendment, therefore there are no air uality impacts. Any future development proposal associated ith these parcels ill meet the City's air quality standards.**

ec ve 1 s The City shall protect soil resources through erosion and sedimentation control, by re uiring proper design criteria on specific soils.

Consistency: **As described in the Environmental Analysis section of this application, the e isting soil types on site have minimal limitations for urban development.**

c 1 c e C s ec e g e C c d g s ee d see ge s es e g e deve e c de ec es e eg ve c s e e A e s s e ced e g e c see ge s es d g deve e Add e e e s g ve vege e e c ged s e e d ec g s es

Response: **The sub ect property does not contain any kno n seepage slopes. In addition, the site topography ill be taken into consideration ith the future development of the site and ultimately, the drainage design. In addition, future on-site development ill include storm ater management area that comply ith all applicable City, County and ater management district standards for ater uality and uantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.**

ec ve 1 M e Res ces e C s e s e e c c v es d se e es ces ec ed s d ec s s e s d e

Consistency: **There are no kno n mineral resources ithin the sub ect property.**

ec ve 1 e g c Res ces e C s de ec d c se ve s g c ge g c es ces d e c s

Consistency: **There are no kno n or identified geological resources on the property.**

ec ve 1 H d s M e s e C s ec e c d es ces c d s e s d s e e C s e e e s e d g s ge e s ge d d s s d s s e d e s

Consistency: **The development is proposed to be residential and community commercial (hich prohibits automotive-oriented commercial uses and industrial type uses) in nature and therefore, no hazardous materials shall be utilized.**

ec ve 1 Ag c e d v c e e C s e g c d s v c c v es ec ese ve d e ce e es ces e C

Consistency: **Currently, there are agricultural or silviculture operations ithin the sub ect property. Ho ever, many of the nearby lands abutting US High ay 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.**

ec ve 1 1 e ds e C s ec d ese ve e d v es d c s dve se c sed s c d d g c d s ces

Consistency: **No etlands are located on the sub ect property.**

ec ve 1 11 e d ee ce e C s ese ve ve ec s s e s d e es e c e d c A c e s g e v s e s ces d g ee ges g e C des g ed e e e e c e

Consistency: **The re uired open and green space re uirements shall be met upon subse uent development of the site.**

ec ve 1 12 e Res ces e C s ec d c se ve e d e es ces e e e es de s e C d de e d e d A e d g e d e e e c ec ed s gs s e s d ve s which may be impacted by the City's land use and development practices.

Consistency: **Future development on the sub ect property shall be connected to centralized ater and se er facilities consistent ith the re uirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities ill 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 ill 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 ater bodies located on the pro ect site.

Capital Improvements Element:

ec ve 1 2 e C s e e dec s s eg d g e ss ce deve e de s d e s s e c s s e e deve e e e e s e C e e s ve e d eve e Reg s d c c es d se v ces ecess s s c deve e e v e e s g e d ed eve se v ce s d ds

Consistency: Any ne development of the sub ect parcel ould re uire an analysis for availability of public facilities consistent ith adopted LOS standards. Development on the parcel ill be sub ect to development revie 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 se er system if abutting any street or right-of- ay in hich 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 re uirements for connection to the public aste ater and potable ater systems.

Public facilities currently are operating ithin the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). Ho ever, any future development plan applications ould be sub ect to revie for re uired capital improvements.

NW 188th St / US 441 CPA & Rezoning Application

From : Clay Sweger <csweger@edafl.com> Wed, Jan 19, 2022 11:37 AM

Subject : NW 188th St / US 441 CPA & Rezoning Application 2 attachments

To : 'Adam Hall' <ad_hall@cityofalachua.org>

Cc : Kathy Winburn <kwinburn@cityofalachua.org>, Justin Tabor <jtabor@cityofalachua.org>, Sergio Reyes <sreyes@edafl.com>

Good Morning, All:

As I informed you a couple weeks ago, he held a second neighborhood workshop as a courtesy to the nearby residents to present the project and allow for additional input at the early stages of the project. As this second meeting was not a Code requirement, we held the meeting via Zoom and not in person, FYI.

Attached are the meeting minutes for your file. I think that it is important to say that we have built a significant level of support for the project which was initially viewed with much concern, primarily because our PD-R application proposes an emergency access to NW 188th Street only and not a full vehicular connection. This is a critical issue for the neighbors and the application and I wanted to make sure that I indicated that at this early stage.

Please let me know if you have any questions or need any additional information.

Thank you very much.
Clay

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

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.

Meeting Minutes (Jan. 13, 2022).pdf
150 KB

Neighborhood Meeting Minutes

Project: Land Use Change & Rezoning

Meeting Date & Time: January 13, 2022 at 7 pm

Community Participants:

Al
Bob
David Lerner
Gary Pappas
iPad
Sarah Kramme
Alice
Barbara
Vargas
Nancy
Sharon Rush

Project Representatives:

Clay Sweger, eda
Sergio Reyes, eda
Keith Lerner, Owner/Developer
Ashley Scannella, eda

Meeting Minutes:

Clay Sweger opened the meeting and Keith Lerner gave a brief presentation regarding the proposed land use change and rezoning. Clay Sweger resumed and finished the presentation that outlined the specifics of the proposed land use map change and rezoning. They then opened the floor for questions.

Al: Why PD instead of straight zoning?

Clay: We believe that a PD allows us to create a master plan for a project we can phase over time. It allows us to show clearly what size lots we would like to do, and I also think it is a great planning tool to specifically show what is allowed and also what is not allowed. If we had done 'straight' land use & zoning in this case, we would not be able to say we're only proposing emergency access to 188th Street, for example. It allows more clarity about what is being proposed for everyone involved.

Gary: At what point in the application process will the location of 1/4 acre lots abutting 188th St. and the location of the emergency access road on 188th Street be determined by the City? If not now as part of either of the two applications currently pending, does the placement of the houses and road as reflected in your application require the residents to formally "object" at this meeting?

Clay: Any lots that are abutting agricultural zoning are proposed to be a half-acre in size or have a landscape buffer.

Gary: Why not move the emergency access and not construct the emergency access road where the existing road is currently? Where it is shown now, it is directly across from my driveway.

Clay: The PD zoning master plan identifies the land use areas are conceptual and allows for flexibility to adjustment. The final decisions on exact location would be made with a preliminary plat that would be a whole separate process after this. I do believe it is fair game now to get your comments on the table and that is something that we can consider in the later stages of design.

Gary: I love the fact that you've proposed the nice big buffer along 188th, but for my personal property, I'd love to see the road stay right where it is, and not lose those beautiful oak trees.

Nancy: From a planner's perspective, for continuity purposes, especially with the crash gate concept, if you continued your swale all the way down you would have better flow and continuity, rather than those people being off on the side. You can even make up those three houses elsewhere. It would stop people trying to run and bike on the very busy 188th.

Clay: This is a conceptual master plan layout and may be able to be adjusted per your recommendation. That is something that we will need to analyze further before agreeing to do so.

Al: To be clear, along 188th, you're just going to see the side of one house on only one lot, correct?

Clay: Correct. Only one lot would abut 188th Street.

Al: Is the intent to have smaller lots behind the commercial, and the lots go bigger as you go south?
Clay: Generally speaking, yes. The larger lots will be in the eastern/southern portion of the development. However, no lots will be under approximately a quarter acre, so no lots within the development will be very small lots.

Al: Would you entertain the thought of each lot being 11,000 instead of 10,000? That would get the lot size closer to an actual quarter of an acre.

Clay: I think that's something we could take a look at with the preliminary plat, we'd need to see how it affects our layout.

Al: Regarding phasing over time, I assume you're going to start with the commercial first and then start selling on the top and phase as you go down, so the homes by 188th would be the last ones to get built? What kind of assurances do we have that the project as projected now will remain consistent throughout the entire development?

Clay: I'm actually not certain that commercial will come first - I think having some rooftops in the residential portion to support some of that may help the commercial inertia, but I think you're correct in that the areas closest to 441 will come online first because that's where the utilities and road access is. The PD does have a provision that up to 5 phases may be proposed over time in a fashion that provides proper utility connection, stormwater, and so forth. The assurances are essentially everything that we have here on the zoning master plan, if approved, will be part of their ordinance and it is legally binding. To change any of it would require this process to happen again.

David: The neighborhood just to the west has 5-6 houses per lot and basically little to no trees.

Keith: Yes, I think every one of the new developments in this area have smaller lot sizes than we are proposing.

Gary: Looking at the application materials, I see there is a family from Tampa, the Carters, who own about half the property. Mr. Lerner, are you calling the shots for them or do they have a say in this case?

Keith: Yes, I am making decisions on their behalf.

Gary: It looks like the Carters own the CI tract that's on the corner of 441 that's not part of the application. I appreciate your comments about not putting a truck stop on that property - have

you considered including that parcel in the application and converting it to Community Commercial for consistency/continuity's sake?

Keith: We are not planning to change the existing CI zoning area. That has been in place for years and we don't believe that there's a reason to spend any time or money to have something that is already zoned for development.

Gary: But the way it's zoned currently there could be a gas station there?

Keith: Yes, it is possible based on the existing zoning.

Vargas: We are on the west side of 188th Street just below where this retention pond will be. Is that correct?

Clay: Yes, it would all be landscaped stormwater retention area.

Vargas: I know that road bends around and takes you to another access road. What is the assurance that this gate will only be for emergency vehicles? I don't want this to be the "shortcut" everyone uses to get back to their homes from Gainesville.

Clay: The gates are pretty hardy, and if approved, there will be a city requirement for the HOA to maintain it.

Alice: Will there be turning lanes installed on 441?

Clay: US 441 is a state right-of-way, so the Florida DOT permits any access onto their road. They require a rigorous amount of analysis and traffic study to figure out how much traffic is coming on. They'll analyze turn lanes, decel lanes, left hand median openings, so they will ultimately make the decisions about what is required. Typically projects of this size do require those types of improvements. Ultimately that would be decided by the DOT.

Bob: You're going to the planning and zoning board sometime in the next couple months, but that is just approval to rezone the property, not site plan approval, is that right?

Clay: Yes, we hope to go to the Planning & Zoning Board in the next few months and City Commission afterward for the proposed land use and zoning changes.

Bob: Is the site plan you have shown us is not going to be part of that meeting? You could make many changes between now and the time you go for site plan approval?

Clay: The PD zoning application includes a master plan that is adopted as part of the rezoning, which is what is being presented to you. The master plan indicates the maximum amount of units, it says where you can and can't have roads, determines lot sizes, and so forth. A preliminary plat would have actual lot lines for each lot to be introduced at a later date. The PD master plan, if approved, will be locked in as part of the zoning approval and cannot be changed without going back through the entire zoning process again.

Bob: The property at the SE corner of 441 & 188th - that's already zoned commercial?

Clay: Yes, it's been zoned commercial for 15+ years.

Barbara: I say no to a gas station.

Clay: It could technically be allowed in the existing CI zoning area, but I will say that I do not think that many housing developers would want a gas station right next door to their neighborhood.

Nancy: Will the crash gate somehow be bound so it can't be switched to a road?

Clay: There is a proposed condition of this PD that there will be a crash gate, and certain

specs that will have to be met. I don't know if the city will prescribe a certain manufacturer, but they look to Alachua County Fire Rescue.

Nancy: Will the process prohibit the gate being changed to an access road?

Clay: If the city approves the PD the way we have proposed, the road could not be opened up to regular vehicular traffic unless the project went all the way back through the PD zoning process to change that condition. It is very clear that essentially every person at both neighborhood meetings does not want a full connection to 188th Street and as such, it is important to let the City know you support the idea of emergency access only to 188th Street. Ultimately, the City makes all of the final decisions.

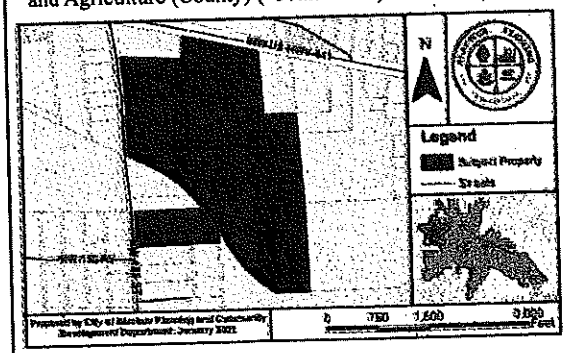
Nancy: When construction starts, are there mechanisms in place to help isolate the dust/dirt from construction?

Sergio: Yes, the City and WMD require silt fences and tree barricades and other mitigation measures. When we get to the construction plan stage, the construction plans will indicate where and how those silt fences and tree barricades will be placed, etc. That would be the first thing you will see once construction starts.

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 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 Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a Large Scale Comprehensive Plan Amendment 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); 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. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Existing Zoning: Agricultural (A) (±125.27 acres) and Agriculture (County) (±37.23 acres).



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.

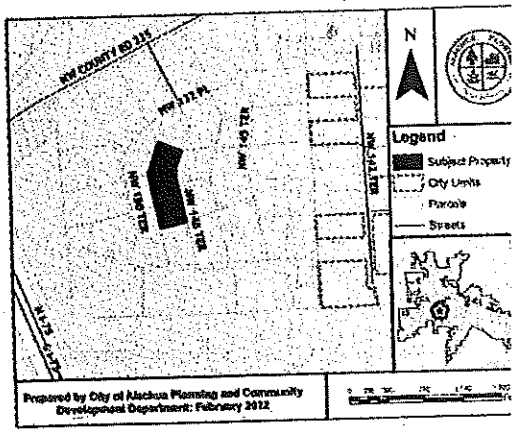
(Published: Alachua County Today - February 24, 2022)

bees is with smoke that both covers the pheromones and

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 Boar of the City of Alachua will hold a public hearing on Marc 8, 2022 at 6:00 p.m. The hearing will be held in the Jame A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider th following: A request by Ronald Edwards, agent for Thom and Phyllis Burrows, property owners, for consideration a Final Plat. The final plat proposes a minor subdivision replat Lots 15 and 16 of the existing Oak Ridge Crossi subdivision. The subject property is located at 13018 N 148th Terrace. Tax Parcel Number 03925-010-015; Futu Land Use Map (FLUM) Designation: Agriculture; Zonin Planned Unit Development (PUD).



At the public hearing, all interested parties may app and be heard with respect to the application. Copies the application are available for public inspection at Planning and Community Development Departm 15100 NW 142nd Terrace, Alachua, Florida, on regular business day between the hours of 7:30 a.m. to p.m. Written comments on the application may be to the following address: City of Alachua, Planning Community Development, P.O. Box 9, Alachua, FL 32 Notice is given pursuant to Section 286.0105, Flo Statutes, that, in order to appeal any decision made a public hearing, you will need a record of the proceedi and that, for such purpose, you may need to ensure t verbatim record of the proceedings is made, which incl the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabi Act, any persons with a disability requiring reasor accommodation in order to participate in this me should call the City Clerk at (386) 418-6100 x 1501 at 48 hours prior to the public hearing.

(Published: Alachua County Today - February 24, 2022

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)

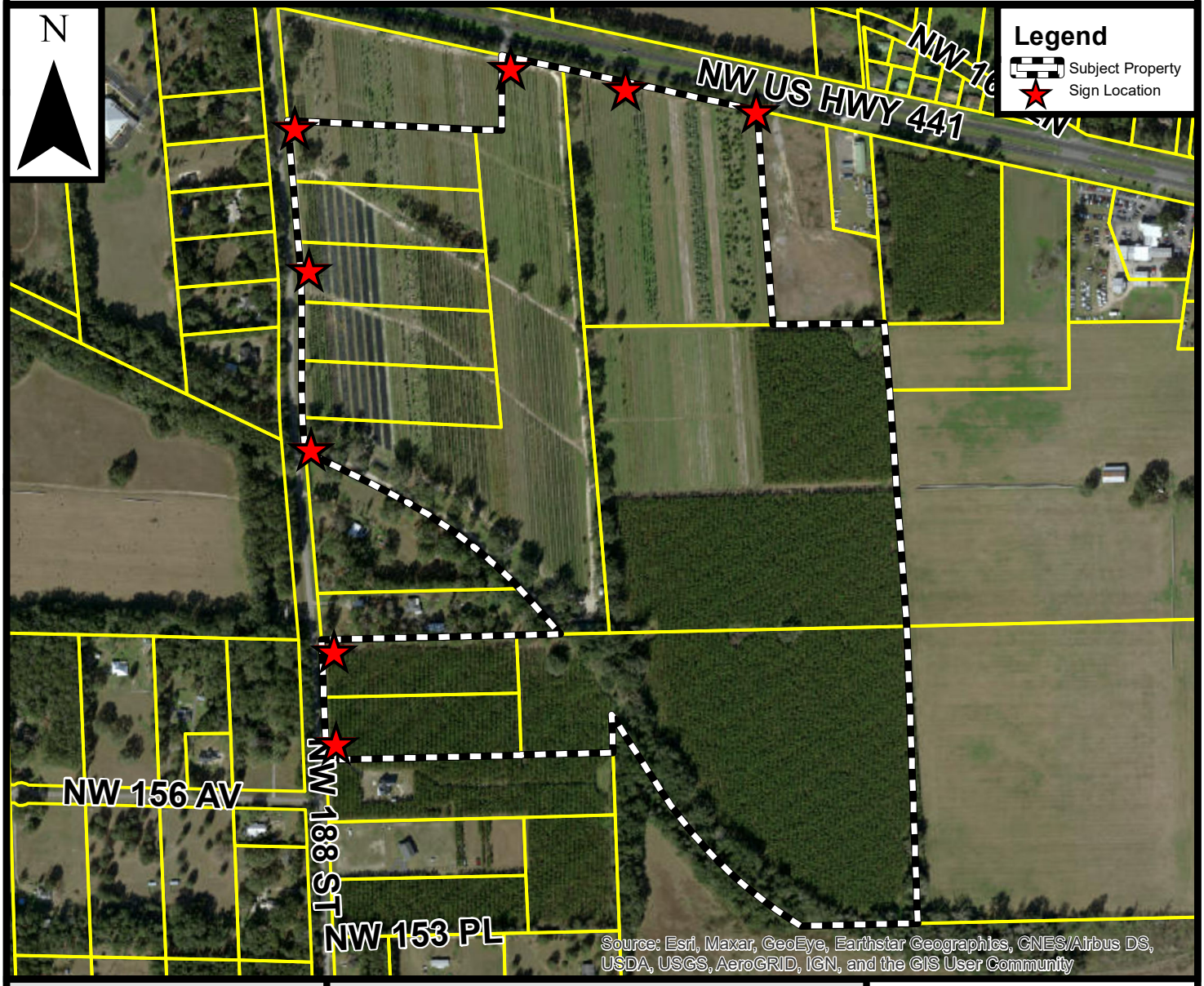
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

NW 188th Street/US 441
LSCPA / Rezoning



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.

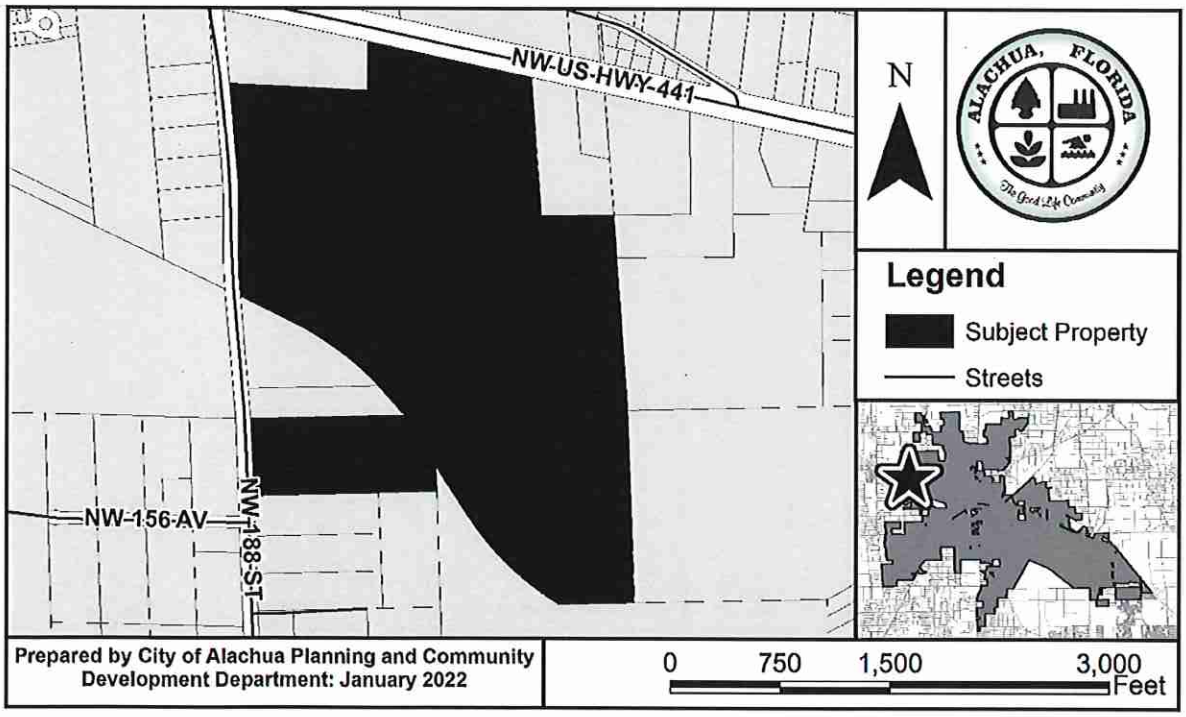
0 250 500 1,000 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KO

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 Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 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. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Existing Zoning: Agricultural (A) (±125.27 acres) and Agriculture (County) (±37.23 acres).



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

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

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 Schaellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
P.O. Box 126
High Spring, 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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
March 8, 2022

Chair Sandy Burgess
Vice Chair Edward Potts
Member Joe Hancock
Member Virginia Johns
Member Gary Thomas
School Board Member Tina Certain

City Manager Mike DaRoza

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

Meeting Date: March 8, 2022

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. All Members were present.

INVOCATION

Vice Chair Edward Potts led the invocation.

PLEDGE TO THE FLAG

Led by Board.

APPROVAL OF THE AGENDA

Department Director Kathy Winburn requested the Board move Item C to be Item B and to move Item G to be Item C.

Member Virginia Johns moved to approve agenda as amended; seconded by Vice Chair Potts.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the February 8, 2022 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Joe Hancock.

Passed by unanimous consent.

B. Site Plan – Convergence Research Park Bike Depot: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site Plan to construct three buildings totaling ±22,758 square feet with associated site improvements on a ±6.42 acre subject property; Portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

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

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

Travis Hastay, P.E. of CHW, Inc., availed himself for questions and accepted the conditions recommended by Staff.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of San Felasco Research Ventures, LLC for the Convergence Research Park Bike Depot to be consistent with the City's Comprehensive Plan and in compliance with the Land Development Regulations and approves the application subject to the four (4) conditions provided in Exhibit "A" and located on page 25 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

Motion Passed 5-0 in a roll call vote.

C. Site-Specific Amendment to the Official Zoning Atlas: a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering the hearing.

Principal Planner Adam Hall, AICP, presented the Staff Report.

Gerry Dendenbach, AICP, LEED AP, of CHW, Inc., presented additional information, availed

himself for questions and accepted the conditions recommended by Staff.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application 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 38 of the March 8, 2022, Staff Report to the Planning & Zoning Board; seconded by Member Gary Thomas.

Ken Sulek inquired about the density and compatibility of the proposed project. He also spoke on the condition of CR 235A and CR 235.

Mr. Dendenbach responded.

Leslie Flaghe inquired about the buffer along NW 110th Avenue.

Mr. Dendenbach responded.

David Turner clarified where the south property line would be for the proposed project and he also discussed the condition of CR 235A and CR 235.

Mr. Dendenbach responded.

Kenneth Bryant discussed setbacks for proposed project and gave general comments about growth.

Evie Turner shared her concerns for traffic on CR235A and CR 235.

Mr. Dendenbach responded.

School Board Member Tina Certain discussed the project's impact to public schools.

Motion Passed 5-0 in a roll call vote.

City Attorney Marian Rush notified the audience of ways to be notified of future meeting dates.

D. Burrows Minor Subdivision Final Plat: A request by Ronald Edwards, applicant and agent for Thomas and Phyllis Burrows, property owners, for a Final Plat f, which proposes to replat Lots 15 and 16 of the Oak Ridge Crossing Subdivision, consisting of a ±5.0 acre subject property (Parcel 03925-010-015) (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Ron Edwards, applicant and agent for Thomas and Phyllis Burrows, provided additional information, availed himself for questions and accepted the conditions recommended by Staff.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board

finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and forwards the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

E. Site Plan – Tobias Veterinary Services : A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Tobias Veterinary Holdings, LLC, property owner, for consideration of a Site Plan to construct two buildings totaling ±9,125 square feet with associated site improvements on a ±1.72 acre subject property. Tax Parcel Number 05949-011-009 (Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Sergio Reyes, P.E., of eda consultants, inc., accepted the conditions recommended by Staff and availed himself for questions.

Member Johns shared her support for veterinary services.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Tobias Veterinary Holdings, LLC., subject to the three (3) conditions provided in Exhibit "A" and located on page 18 of the March 8, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

F. 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).

Principal Planner Tabor presented the Staff Report.

Clay Sweger, AICP, LEED AP, of eda consultants, inc., accepted the conditions recommended by Staff. He provided additional informational and availed himself for questions.

Member Johns moved that moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve; seconded by Vice Chair Potts.

School Board Member Certain inquired about the review of the public school concurrency form.

Principal Planner Tabor responded.

Gary Pappas shared about his interactions with eda and City Staff. He complimented their efforts to accommodate citizen's concerns.

David Gillespie shared his concerns for traffic.

Motion Passed 5-0 in a roll call vote.

G. Site-Specific Amendment to the Official Zoning Atlas: 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).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Tabor presented the Staff Report.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application 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; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

H. Large Scale Comprehensive Plan Amendment: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)

Principal Planner Hall presented the Staff Report.

Member Johns clarified if the project would be served by potable water and sewer.

Principal Planner Hall responded.

Chris Potts, P.E., of JB Pro, provided additional information, accepted the recommended conditions, and availed himself for questions.

City Attorney Rush clarified the planning process, traffic analysis, and ways to be notified of future meetings concerning the proposed project.

Member Thomas moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by David Meeks on behalf of DM Alachua Investments, LLC to be consistent with the City Comprehansive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Johns.

Bill Berger shared his concerns for traffic and the potential creation of an urban sprawl.

James Curington shared his concerns for flooding and the protection of conservation areas.

Thomas Coleridge shared his concerns for creek setbacks and the visibility of commercial uses.

Karen Arrington shared her concerns for flooding, soil types, additional traffic, and school impact.

Principal Planner Hall responded.

Chris Potts responded.

Pete Wallace, environmental consultant, shared additional information about the wetlands located on the subject property.

Shirley Tyree shared her concerns for flooding and the protection of wildlife.

Tom Tyree shared his concerns for the protection of conservation areas.

Rupert Murphy shared his concerns for noise and crime.

Nigel Watson shared his concern for traffic and school impact. He asked for additional information about the traffic study.

Jeff Buckholz, of Buckholz Traffic Engineers, Inc., provided additional information on the traffic for the proposed project.

Member Johns asked for additional information about the permitting process through Suwannee River Water Management District.

Chris Potts responded.

Motion Passed 5-0 in a roll call vote.

I. Site-Specific Amendment to the Official Zoning Atlas: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).

Planning Technician Curtis swore in all parties entering testimony.

Principal Planner Hall presented the Staff Report.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application 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 27 conditions provided in Exhibit "A" and located on page 44 of the March 8, 2022, Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be April 19, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Potts moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

Presiding Officer

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Staff Liaison

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.

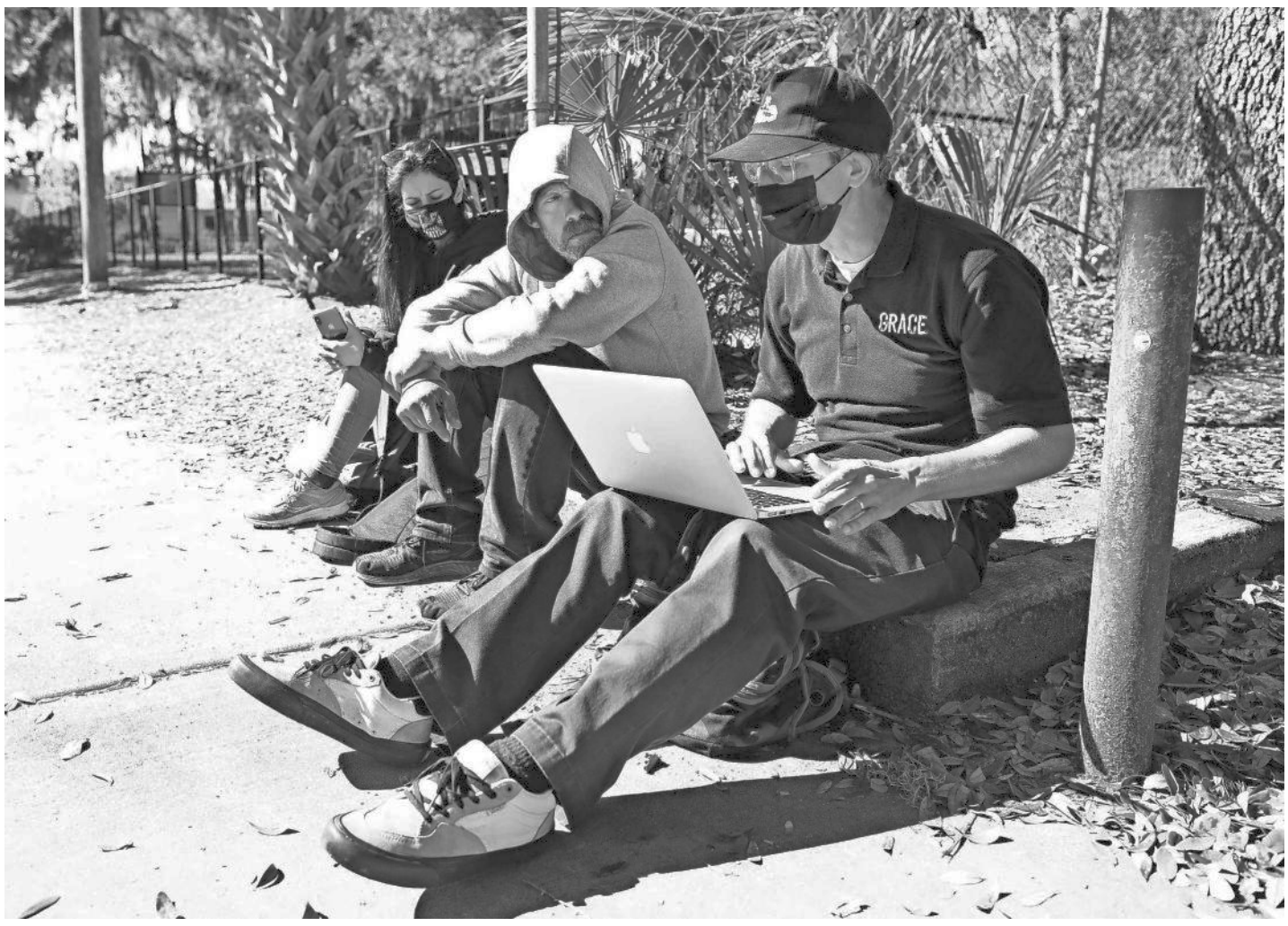
"I do think it's a great program," Hayes-Santos said. "I support it."

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.

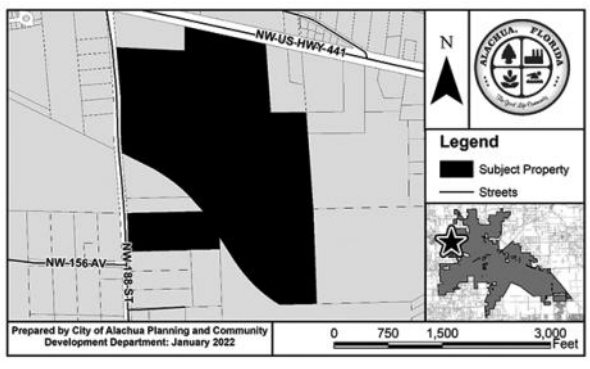
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

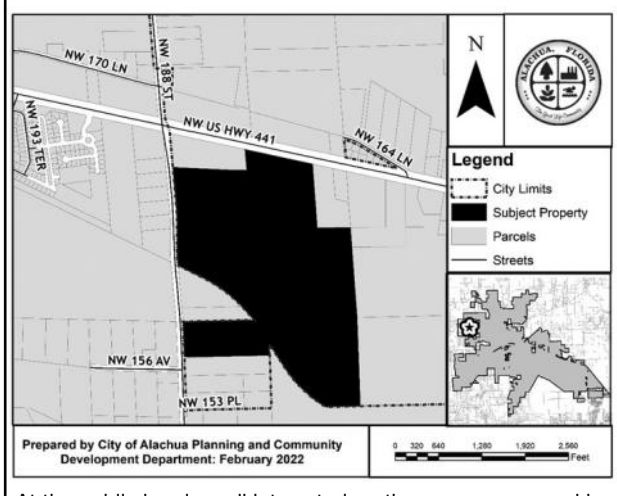
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

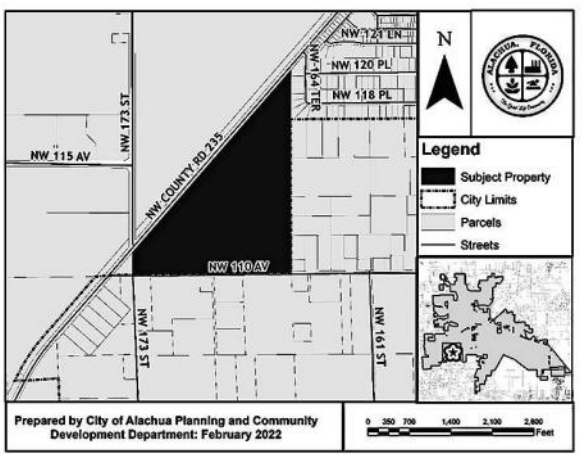
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

as who, what, where and when.
sion is Monday at 2 p.m.

ed through our advertising department.

$5 per car).

16: Alachua **r Egg Hunt** – by the City of This event will at 10 a.m. at rk Multipurpose lore than 1,000 be put out for nt age groups. l be tickets in he eggs to win er baskets with uffed animal for ıe Easter Bunny be available for

16: Free Easter – Co-sponsored City of Archer ly Life Church. should bring ets to Wilson Park, 13975 Street, Archer. Hunt will take ween 11 a.m. – 2 ect food, games, lk and a bicycle

16: Easter Parade & Egg Sponsored by the ings Chamber of e. Everyone will he High Springs Office/Welcome 23517 N.W. 185th gh Springs. The parade will start , and will consist lk through the n stores. Visitors r either everyday r an Easter outfit, ipants will need their own Easter ust in case some ıres might have a o help fill up the From 12:15 – n. the Easter Egg take place behind mber building. nay actually get to Easter Bunny and in a free cook out gs and lemonade. e house will also e to help burn off cess sugar energy. l participants RSVP by April the Bunny know ny children will ding. Call the of Commerce t 386-454-3120 ail chamber@ ıgs.com.

l 16: High Art Walk, d by the downtown merchants of High Springs. Discover all of the wonderful and unique retail businesses and restaurants in lovely, eclectic downtown High Springs.

■ **April 16-May 21: Plein Air Paintout Exhibit** – Lanza Gallery and Art Supplies, 23645 W. US Highway 27, High Springs. Final plein air paintings will be exhibited with an artist's reception scheduled for April 16 from 4 – 7 p.m. in the Gallery.

■ **April 23-24: Grimy Gulch Saloon & Bake Sale** – Sponsored by the High Springs New Century Woman's Club. Enjoy your lunch in the Woman's Club clubhouse located at 23674 West U.S. Highway 27, High Springs. This is a fundraiser for High Springs, Newberry and Fort White first responders. Times are Saturday, 10 a.m. – 5 p.m., Sunda7, 10 a.m. – 4 p.m. Menu includes BBQ pork or chicken, turkey or ham and cheese sandwiches, hot dogs, baked beans, cole slaw, soda, tea or water. The Kids Lunch Special is $3. Credit Cards Accepted. Also, in recognition of GFWC Federation Day, April 24th, please donate new socks and tee-shirts for area unsheltered residents.

■ **April 23-24: 45th Annual Pioneer Days Festival,** sponsored by the High Springs Chamber of Commerce. This festival is located in the historic downtown district of High Springs with the central attractions located in or near James Paul Park, 23718 N.W. 27th Ave., High Springs (behind City Hall). Times are 10 a.m. – 5 p.m. on Sat. and 10 a.m. – 4 p.m. on Sun. Come see our award-winning craft and food vendors, hear live music, visit Kids Korral and more. Free admission and parking! For more information call the Chamber office at 386-454-3120 or email highspringschamber.com. Applications for Pioneer Days Craft and Food Vendors as well as Heritage Village applications can be

260th Street, Newberry. Music will be provided by Tobacco Road Band, Hannah Harber and the Lionhearts, J.B. Crockett and Cameron Wheaton. Food trucks will be on-site. For more information, call City Hall at 352-472-2161.

■ **May 14: Alachua County Master Gardener Plant Sale** – This event is hosted by UF/IFAS Extension Alachua County, 22712 W. Newberry Road, Newberry. Sale times are 8 a.m. – 12 p.m. A variety of herbs, annuals, perennials, natives, trees and more will be available at exceptional prices. Master Gardener volunteers will be on site for advice on selection and care of plants. Proceeds are used to support school and community gardens throughout Alachua County, summer camp scholarships for youth and other educational workshops for the Alachua County community. For information contact Dr. Cynthia Nazario-Leary at 352-955-2402 or by email at cnazarioleary@ufl.edu.

■ **Tuesdays: Codebotics Club - The Cade invites third - sixth graders** into a highly interactive robotics and coding lab, Jan. 18 – May 2022, Tuesdays, 5 p.m. -7 p.m., grades 3-6. Like jedi learning to harness the force, participants of the Cade's Codebotics Club will wield the powerful language of code to command robots through exciting challenges. Participants will be placed into teams to work through puzzles together, and each week, new coding concepts will be introduced to them using kid-friendly coding apps. As their coding vocabulary grows, so will their ability to command their robots. Teams will put their skills to the ultimate test in a public exhibition competition at the end of the program. Register: cademuseum.org/calendar

■ **Thursdays: Waldo Dinner Church Serves Free Dinners.** At 6 p.m. Thursday evenings, the new Dinner Church, located at the old Waldo Library, 14257 Cole Street, Waldo, is serving free dinners to go. People can pick up a dinner for themselves unless other arrangements have been made in advance with the Dinner Church. Anyone needing to have dinner delivered or who

This market runs every

City of ALACHUA

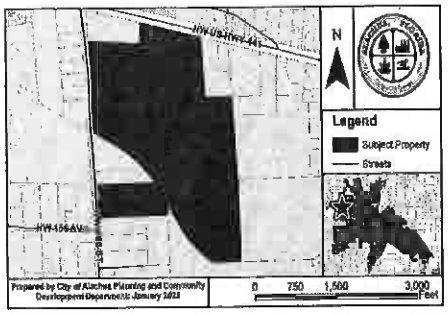
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 22-06

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 - April 14, 2022)

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)

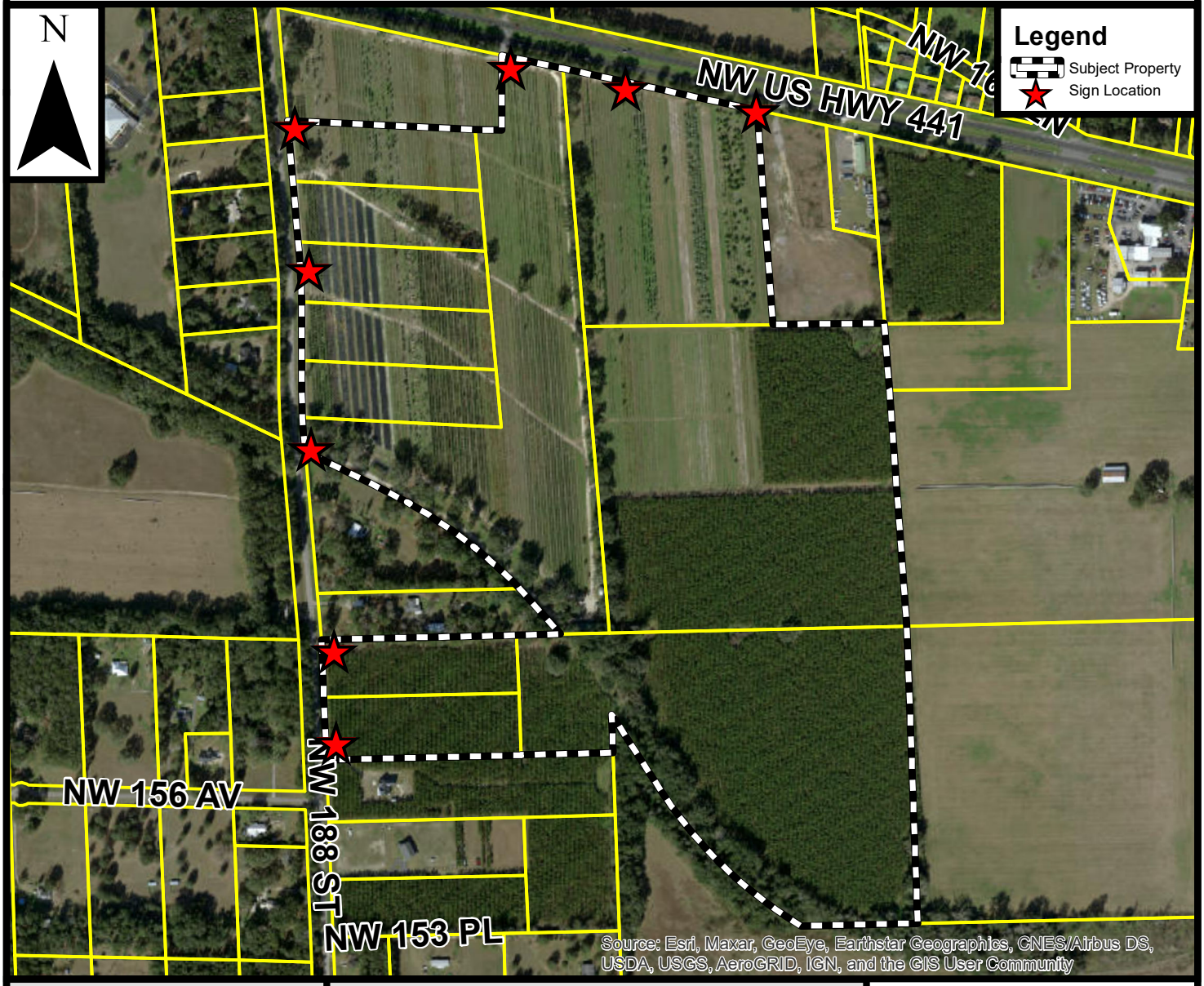
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

NW 188th Street/US 441
LSCPA / Rezoning



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.

0 250 500 1,000 Feet

Mailed 4/11/22 KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

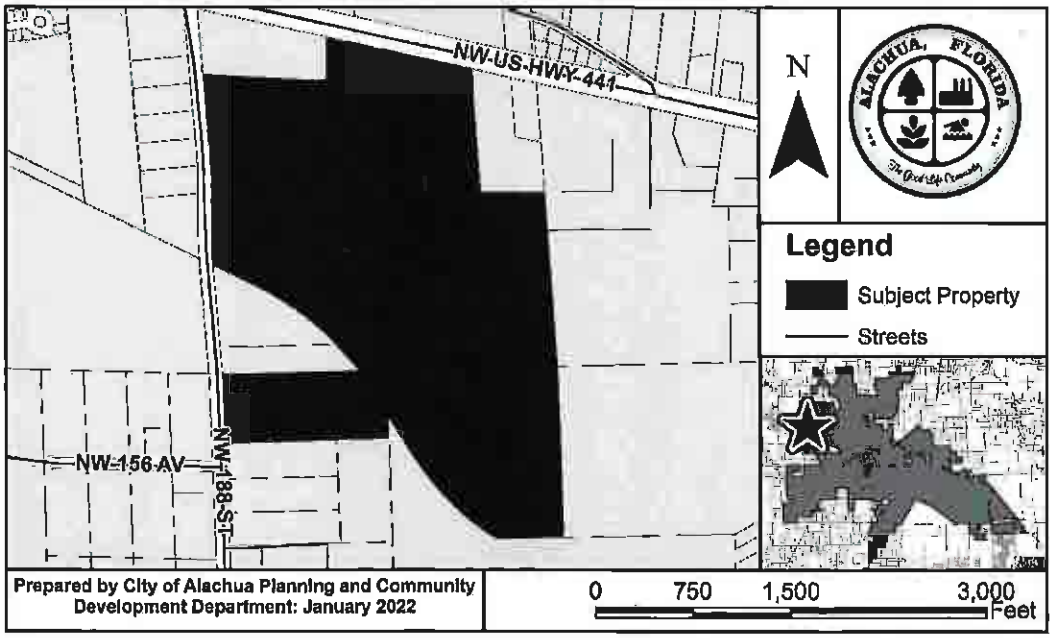
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 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.

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

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
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 5160
Easy Peel® Address Labels
Go to avery.com/template

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

Sharon Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

David/Nancy Gillespie
14107 NW 151st Ave
Alachua, FL 32615

Barb Kerkhoff
4923 NW 69th Pl
Gainesville, FL 32653

Cheryl Curington
10015 NW 52nd Ter
Gainesville, FL 32653

Etiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Allez à avery.ca/gabarits

Etiquettes d'adresse Easy Peel

Pat. 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

Rush Sharon D Trustee
18805 NW 156th Ave
Alachua, FL 32615

Go to avery.com/templates

Easy Peel Address Labels

AVERY 5160

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

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Dane Eagle
SECRETARY

May 6, 2022

The Honorable Gib Coerper
Mayor, City of Alachua
5100 NW 142 Terrace
Alachua, Florida 32615

Dear Mayor Coerper:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Alachua (Amendment No. 22-03ESR) received on April 28, 2022. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Benjamin Naselius, Planning Analyst, by telephone at (850) 717-8421 or by email at Benjamin.Naselius@deo.myflorida.com.

Sincerely,

Barbara Powell, Regional Planning Administrator
Bureau of Community Planning and Growth

BP/bn

Enclosure(s): Procedures for Adoption

cc: Kathy Winburn, Planning and Community Development Director, Alachua City
Scott R. Koons, Executive Director, North Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://floridajobs.secure.force.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

May 16, 2022

Kathy Winburn, AICP
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, Fl 32616

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (22-3ESR)

Dear Ms. Winburn,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Alachua 22-3ESR.

The City of Alachua has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 162.5 acres, located in the southeast corner of the US-441/NW 188th Street intersection. The amendment changes the land use from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres). The existing land use allows a total of 32 dwelling units while the proposed land uses allow 275 dwelling units and 152,460 sq. ft. of commercial uses.

As proposed, the amendment is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance. We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the amendment, along with the supporting data and analysis be transmitted to the FDOT upon its adoption.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,

Brian Austin

Brian Austin
Transportation Planner
FDOT District Two

FW: Alachua 22-03ESR Proposed

From : Kathy Winburn <kwinburn@cityofalachua.org> Mon, Jun 06, 2022 09:27 AM
Subject : FW: Alachua 22-03ESR Proposed 2 attachments
To : Justin Tabor <jtabor@cityofalachua.org>, ad hall <ad_hall@cityofalachua.org>

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]
Sent: Friday, May 27, 2022 3:39 PM
To: kwinburn@cityofalachua.com; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Alachua 22-03ESR Proposed

To: Ms. Kathy Winburn, AICP, Planning and Community Development Director

Re: Alachua 22-03ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

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.

North Central Florida Regional Planning Council

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

RECEIVED
JUN 16 2022
BY:

June 1, 2022

Ms. Kathy Winburn, AICP
Director of Planning and Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616-0009

RE: Regional Review of City of Alachua Comprehensive Plan
Draft Amendment Ordinance Number 22-06
DEO No. 22-3ESR

Dear Kathy:

At its regularly scheduled meeting held May 26, 2022, the Council reviewed the above-referenced item. Subsequent to their review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Lauren Yeatter, AICP, Senior Planner, at 352.955.2200, extension 113.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

xc: Ray Eubanks, Florida Department of Economic Opportunity

v:\alachua, city of\ca 22-3esr.txt\ca 22-3esr.txt.ltr.docx

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 5/26/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 81
Local Government: City of Alachua
Local Government Item No.: Ord. No. 22-06
State Land Planning Agency Item No.: 22-3 ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/22 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies approximately 162.5 acres from Agriculture to Community Commercial (7.0 acres), Low Density Residential (115.5 acres), and Moderate Density Residential (40.0 acres) (See attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located adjacent to U.S. Highway 41 which is identified and mapped in the regional plan as part of the Regional Road Network. However, the staff report states that there are no transportation facilities that would be deficient as a result of this amendment. Therefore, adverse transportation impacts to the Regional Road Network are nor anticipated as a result of the amendment.

The subject property is located in an Area of High Recharge Potential to the Floridan Aquifer, identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes ___X___ No _____

Not Applicable _____

Council Action: At its May 26, 2022 meeting, the Council voted to adopt this report.

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.

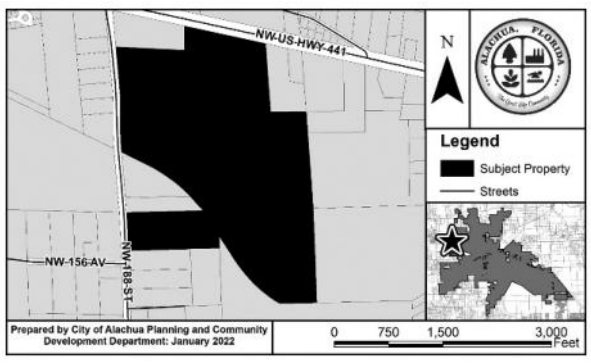
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

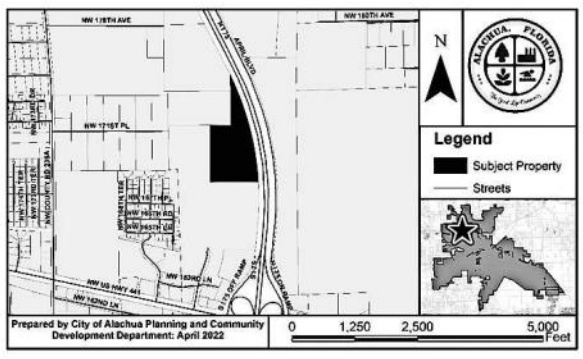
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

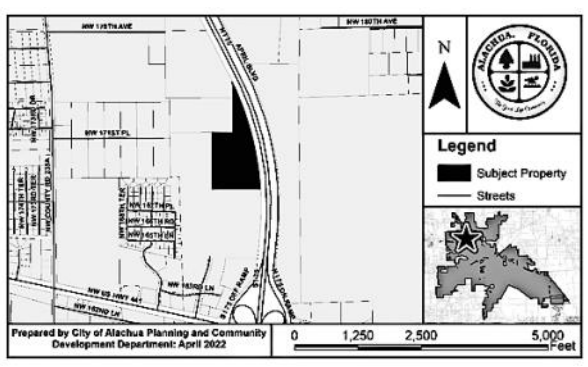
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

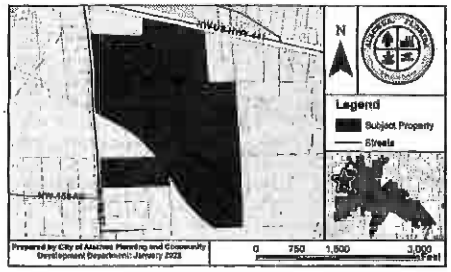
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

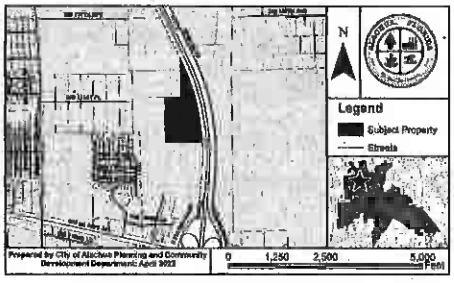
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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, POSTED THE LAND USE
(name)
SIGN ON 7/11/22 FOR THE ORDS 22-06 & 22-07 - NW 188/US 441 LSCPA & 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)

8 (eight)
(number of signs)

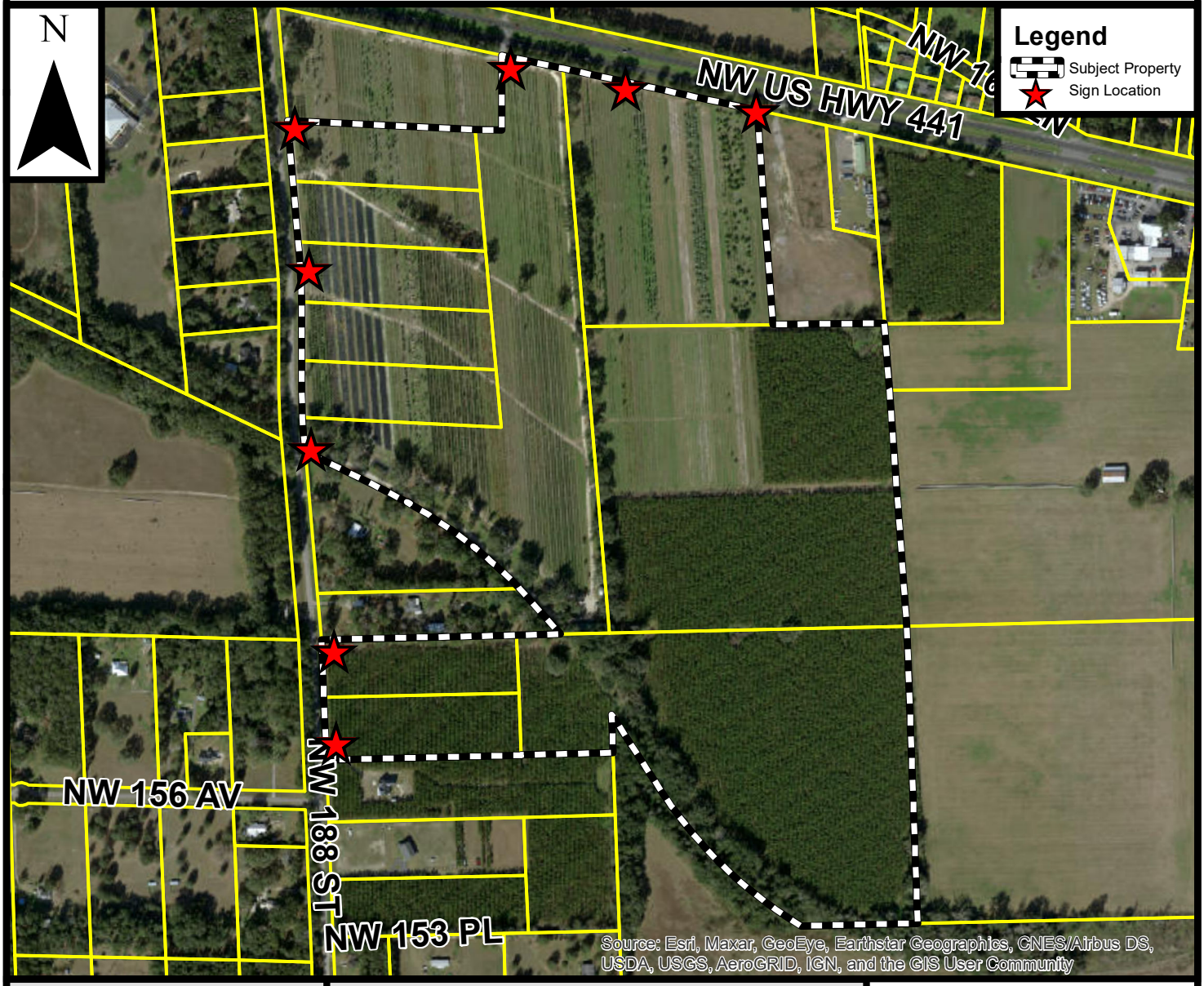
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

NW 188th Street/US 441
LSCPA / Rezoning



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.

0 250 500 1,000 Feet

City of ALACHUA
the good life community

Mailed 7/11/22
KC

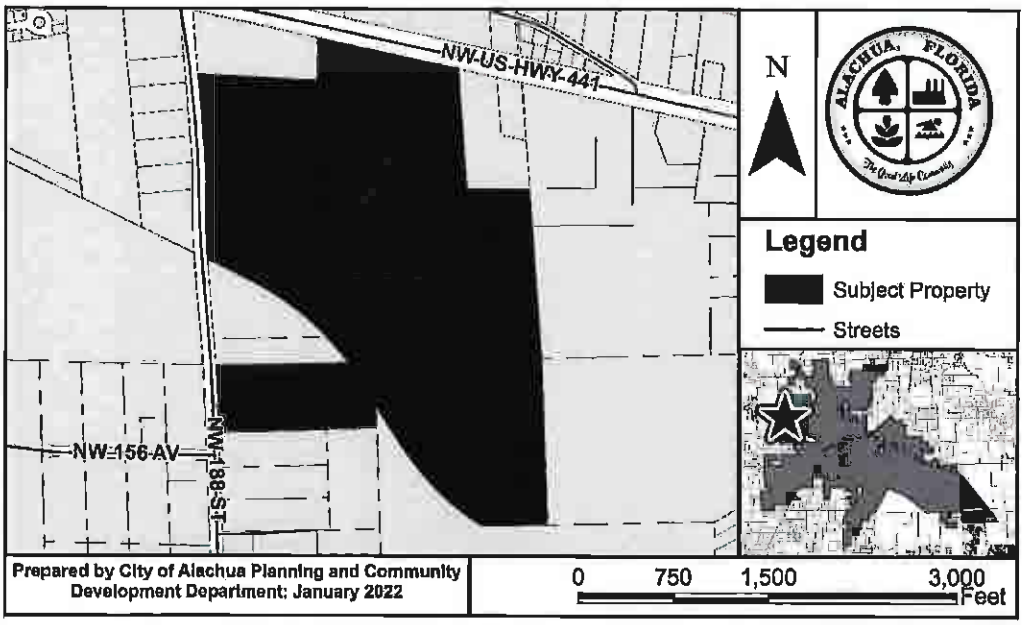
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 22-06

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.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

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
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rabat Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Aller à avery.ca/gabarits

Étiquettes d'adresse Easy Peel

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

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
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
14095 NW 174th Ave
Alachua, FL 32615

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

Allez à avery.ca/gabarits
Étiquettes d'adresse Easy Peel
Go to avery.com/templates
Use Avery Template 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
AVERY 5160

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

1. Approve Ordinance 22-15 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 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.

Summary

This application is a request submitted by John C. Vick III of V3 Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific separation requirements for certain uses which fall under the category entitled "Vehicle Sales and Services." The Use Specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash and auto detailing
- Tire sales and mounting, transmission or muffler shop

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. The applicant contends that this separation requirement does not consider intervening roadways or how enhanced

buffering can serve as an additional separation tool between uses.
The proposed amendment provides two (2) conditions by which the 250-foot separation requirement can be reduced for the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The applicant proposes that a reduction in separation distance could be permitted when an intervening arterial or collector street exists between the proposed "Vehicle Sales and Service" use and the school, daycare center, residential use, or vacant land in a residential zoning district. The applicant contends that this acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet, and to 50 feet when an enhanced landscape buffer is provided (except for the automobile repair and servicing use where the minimum separation is proposed to not be reduced to less than 100 feet).
The second condition that would permit a reduction in separation is when the "Vehicle Sales and Service" use fronts US Hwy 441. The City has established US Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. The applicant contends that by reducing the separation requirement, the City will maximize existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscape buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).
The applicant contends that the proposed amendment will enable the City to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring residential uses.
At the June 14, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of forwarding the amendment to the City Commission with a recommendation to approve.
At the June 27, 2022 City Commission hearing, the Commission voted 5-0 to approve Ordinance 22-15 on first reading, and scheduled second and final reading for July 25, 2022.

ATTACHMENTS:

Description

- Ordinance 22-15
- Staff Report and Staff Supporting Materials

- Application and Supporting Materials
- Public Notice Materials for June 14, 2022 PZB Hearing
- Public Notice Materials for the June 27, 2022 City Commission Hearing
- Public Notice Materials for the July 25, 2022 City Commission Hearing

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 DEVEVELOPMENT 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.

RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; 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 2, 2022; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on June 14, 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 June 16, 2022 and on July 14, 2022; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on June 27, 2022 and July 25, 2022, and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. 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 9. 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 27th day of June 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 25th day of July, 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"

Section 4.3.4 (J) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.10(B)(3) remains in full force and effect:

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage

on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.

(e) *No display on top of building.* There shall be no vehicle display on top of a building.

(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.

(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.

(h) *Testing.* Not test vehicles on residential streets.

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts~~.~~, unless one of the following conditions is met:

(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between

the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile repair and servicing use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that

shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(h) *Testing.* Not test vehicles on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.

(4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in

residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

(e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.

(6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full- service, mini-service and self-service) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of- way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

(e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(g) *Storage and accessory sales of materials and equipment.*

(i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.

(ii) Not store any unlicensed, inoperable or junked vehicles.

(h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

(j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

(k) Automotive repair and servicing. If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

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 City of Alachua Land Development Regulations by amending Article 4, Section 4.3.4(J) related to Use Specific Standards for Vehicle Sales and Services.
APPLICANT/AGENT:	John C. Vick III, V3 Capital Group
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request submitted by John C. Vick III of V3 Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific separation requirements for certain uses which fall under the category entitled "Vehicle Sales and Services." The Use Specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash and auto detailing
- Tire sales and mounting, transmission or muffler shop

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. The applicant contends that this separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses.

The proposed amendment provides two (2) conditions by which the 250-foot separation requirement can be reduced for the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The applicant proposes that a reduction in separation distance could be permitted when an intervening arterial or collector street exists between the proposed "Vehicle Sales and Service" use and the school, daycare center, residential use, or vacant land in a residential zoning district. The applicant contends that this acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet, and to 50 feet when an enhanced landscape buffer is provided (except for the automobile repair and servicing use where the minimum separation is proposed to not be reduced to less than 100 feet).

The second condition that would permit a reduction in separation is when the "Vehicle Sales and Service" use fronts US Hwy 441. The City has established US Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. The applicant contends that by reducing the separation requirement, the City will maximize existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscape buffer is provided (except in the

automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The applicant contends that the proposed amendment will enable the City to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring residential uses.

PROPOSED LDR TEXT AMENDMENTS

Strikethrough represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of

200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.
(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.
(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.
(e) *No display on top of building.* There shall be no vehicle display on top of a building.
(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.
(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.
(h) *Testing.* Not test vehicles on residential streets.

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:
(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts., unless one of the following conditions is met:
(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.
(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate

of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*
  (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
  (ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(d) *Ingress/egress.*
  (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
  (ii) Methods of ingress/egress shall:
    a. Not exceed 40 feet in width, exclusive of transitions.
    b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
    c. Not be located closer than 15 feet to any other property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(h) *Testing.* Not test vehicles on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.

(4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:

(i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

(e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.

(6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full- service, mini-service and self-service) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts., unless one or more of the following standards are met:

(i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
(ii) Methods of ingress/egress shall:
a. Not exceed 40 feet in width, exclusive of transitions.
b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
c. Not be located closer than 15 feet to any other property line.

(d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of- way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

(e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(g) *Storage and accessory sales of materials and equipment.*
(i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.
(ii) Not store any unlicensed, inoperable or junked vehicles.

(h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

(j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

(k) Automotive repair and servicing. If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

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.

VISION ELEMENT

The applicant provides the following analysis of consistency with the Vision Element of the City's Comprehensive Plan:

- Vision Element, Vision Statement states, "*The City will be a business friendly community, encouraging economic development…Alachua will be a leader in fostering quality well-planned growth and redevelopment.*" The proposed

amendment encourages economic development, focused along collector/arterial streets and U.S. Hwy 441, which serves as the City's primary commercial corridor. By providing conditions by which the minimum separation for "vehicle sales and services" can be reduced, the City is promoting development to occur in a compact, logical pattern and well-planned pattern.

- Vision Element, Goal 1: Economic Development states, "*The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor.*" The proposed amendment expressly addresses enhancing the business environment and promoting the U.S. Hwy 441 corridor for business development, by providing reductions in the minimum separation requirement for "vehicle sales and services" for properties fronting U.S. Hwy 441.
- Vision Element, Goal 3: Transportation Mobility states, "*The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways.*" The proposed amendment, by providing reductions in the minimum separation requirement, promotes compactness of development, following well-established urban/regional planning principles, which creates a more efficient transportation network.

Evaluation & Findings: Staff finds that the proposed amendment will result in additional infill and redevelopment opportunities within the downtown area and along the US 441 corridor, which is consistent with the Vision Element of the City's Comprehensive Plan.

FUTURE LAND USE ELEMENT

The applicant provides the following analysis of consistency with the Future Land Use Element of the City's Comprehensive Plan:

- Future Land Use Element, Objective 1.3: Commercial states, "*These land use categories shall provide a broad range of commercial uses including retail sales and services.*" The proposed amendment encourages the development of commercial properties consistent with this Objective by providing alternatives for reductions in the minimum separation requirements for "vehicle sales and services" uses. These uses are by nature sales and service related.
- Future Land Use Element, Policy 1.3.e states, "*Infill within established commercial areas is preferred over extension of a strip commercial pattern," and "Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.*" The proposed amendment encourages infill development by providing conditions to reduce the minimum separation requirement, discouraging a strip commercial pattern. Additionally, the proposed amendment provides for enhanced landscaped buffering alternatives to more fully mitigate visual impacts upon surrounding land uses.
- Future Land Use Element, Policy 1.3.f states, "*The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*"

The proposed amendment provides for reductions in the minimum separation requirement for "vehicle sales and services" when proposed development fronts U.S. Hwy 441. By providing for reductions in the separation requirement, the proposed amendment encourages development of these uses to occur along the City's Corporate Corridor Activity Center. Moreover, the reduction leads to more compact and efficient development, therefore maximizing existing and future land use patterns, and preserving the function of the corridor.

- Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl states, "*The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.*" The proposed amendment, by providing for reductions in the minimum separation requirement for "vehicle sales and services," promotes more compact development, maximizing existing and future public facilities and services, which follows a planned development pattern that encourages infill development.
- Future Land Use Element, Policy 4.1.b states, "*The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.*" The proposed amendment provides for alternatives for buffering and landscaping to reduce the minimum separation requirement for "vehicle sales and services." These reductions encourage infill development. By allowing enhanced landscape buffering to serve as a tool to mitigate impacts on neighboring properties, the proposed amendment provides flexibility as these uses are developed, thereby encouraging infill development.

Evaluation & Findings: Staff finds that the proposed amendment will further the Goals, Objectives, and Policies of the Future Land Use Element of the City's Comprehensive Plan. The proposed amendment will create additional opportunities for infill development for the auto-related uses addressed. The proposed amendment will direct additional auto-related uses to the US 441 corridor. While additional infill opportunities will be created through this amendment, additional requirements for buffering and landscape will mitigate any negative impacts on adjacent properties.

TRANSPORTATION ELEMENT

The applicant provides the following analysis of consistency with the Transportation Element of the City's Comprehensive Plan:

- Transportation Element, Policy 1.5.e states, "*Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.*" The proposed amendment promotes compactness and efficient transportation networks by providing for reductions in the minimum separation requirement for "vehicle sales and services" uses. By encouraging compactness, the proposed amendment facilitates development patterns that support multimodal solutions.

Evaluation & Findings: Staff finds that the proposed amendment, by creating additional infill development opportunities, will further the Transportation Element of the City's

Comprehensive Plan. Such development will support a compact and efficient transportation system within the City.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

(a) ***Consistent with Comprehensive Plan*** *– Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report.

(b) ***Consistent with Ordinances*** *– Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: The proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

(c) ***Changed Conditions*** *– Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The applicant contends that the City's economic growth has transitioned from primarily greenfield development to greenfield and infill development. As the City continues to develop, particularly along its US Hwy 441 corridor, new commercial development will continue to occur near existing developed properties. The current separation requirements may disrupt the City's logical development pattern. The natural growth of the community towards infill development has provided for this changed condition. The applicant contends that the proposed amendment addresses the issue while protecting neighboring uses.

(d) ***Community Need*** *– Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: The applicant contends that the current separation standards for certain "Vehicle Sales and Service" uses hinders the ability of commercial properties to be developed in order to provide residents access to a variety of retail and service amenities. The proposed amendment encourages the development of these commercial enterprises along primary transportation and utility corridors in areas that are planned for such development.

Compatible with Surrounding Uses *– Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: The proposed LDR Text Amendment addresses use specific separation requirements for "vehicle sales and services" uses. These uses are generally permitted in business districts in the City. The applicant contends that the proposed amendment is consistent with the intent of the business zoning districts: Community Commercial District, Central Business District and Commercial Intensive District. The applicant states that the proposed amendment will improve the City's ability to ensure efficient development, with standards to reduce the minimum separation requirement promoting more compactness and introducing enhanced landscaped buffering into separation alternatives.

(e) ***Development Patterns*** *– Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: The "vehicle sales and services" uses are required to be consistent with the underlying future land use designations. Therefore, any such use must occur on properties with proper Future Land Use and Zoning designations. The applicant contends that the proposed amendment would improve the City's ability to have a logical and orderly development pattern, and that by establishing conditions by which the minimum separation standards can be reduced, the City is maximizing existing and future land use patterns, while protecting neighboring properties. The proposed amendment encourages development to occur along US Hwy 441, which the City has designated a commercial corridor.

(f) ***Effect on Natural Environment*** *– Whether and the extent to which the proposed amendment would 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 & Findings: The proposed text amendment does not impact or change any regulations related to the protection of the natural environment.

(g) ***Public Facilities*** *– Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: The proposed text amendment addresses "vehicle sales and service uses". These uses can only occur in business districts within the City. The proposed amendment would reduce minimum separation requirements when certain conditions are met, including intervening collector/arterial streets and US Hwy 441 frontage. The applicant states that the proposed amendment encourages development to occur where the City's primary public facilities exist along the collector and arterial streets.

EXHIBIT "A"

TO

VEHICLE SALES AND SERVICES
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
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 24, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Notice of Hearings to be Scheduled for Automotive Services LDR Text Amendment

Mr Vick:

On May 23, 2022 the City of Alachua received your updated application for the above referenced project.

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

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 via email/ cloudlink *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 **June 14, 2022** Planning and Zoning Board 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.

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, 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, 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 18, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Comments for LDR Text Amendment related to Use-Specific Standards for Automobile Sales and Services

Dear Mr Vick:

On April 28, 2022 the City of Alachua received your application for an amendment to the text of the City of Alachua Land Development Regulations. The proposed amendment relates to the use-specific standards for automobile sales and services found in Section 4.3.4 (J).

The application referenced above has been reviewed by City staff. Based on the impacts that the proposed amendment may have on properties adjacent to the automobile sales and services uses, a revised draft of the proposed text amendment has been provided attached to this letter. This revised draft makes several substantial changes to the submitted language. These changes include:

- Removing automobile body shop, automobile repair and servicing, carwash or auto detailing, and tire sales and mounting, transmission or muffler shop from the use types being modified under this amendment
- Requiring 150% increased landscape buffering when proposed uses are located with an intervening arterial or collector street and have at least a 100' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 200% increased landscape buffering when proposed uses are located with an intervening arterial or collector street and have at least a 50' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 150% increased landscape buffering when proposed uses have frontage along US 441 and have at least a 100' separation from schools, day care centers, residential uses, or vacant land in residential zone districts
- Requiring 200% increased landscape buffering when proposed uses have frontage along US 441 and have at least a 50' separation from schools, day care centers, residential uses, or vacant land in residential zone districts

Please incorporate these changes into the application and resubmit to the City. If changes are satisfactorily completed and submitted by 12 PM on Monday, May 23, 2022 the application may be forwarded to the Planning and Zoning Board and heard at the June 14, 2022 hearing.

If you would like to meet to discuss these changes, please let me know and we can schedule a Project Assistance Team (PAT) meeting.

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
Mike DaRoza, City Manager
File

Proposed LDR Text Amendment

~~Strikethrough~~ represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.

(e) *No display on top of building.* There shall be no vehicle display on top of a building.

(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.

(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.

(h) *Testing.* Not test vehicles on residential streets.

(4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet

when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

(e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.

(6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full-service, mini-service and self-service) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the

required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

(e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(g) *Storage and accessory sales of materials and equipment.*

(i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.

(ii) Not store any unlicensed, inoperable or junked vehicles.

(h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

(j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view

by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

(k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

John C Vick
Manager
V3 Capital Group
496 S. Hunt Club Blvd
Apopka, FL 32703

Also submitted electronically to trey@v3capgroup.com

RE: Application Acceptance for LDR Text Amendment related to Use-Specific Standards for Automobile Sales and Services

Dear Mr Vick:

On April 28, 2022 the City of Alachua received your application for an amendment to the text of the City of Alachua Land Development Regulations. The proposed amendment relates to the use-specific standards for automobile sales and services found in Section 4.3.4 (J).

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.

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter. 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

LDR Text Amendment Application

Sec. 4.3.4(J) Use Specific Standards:
Vehicle Sales and Services

Revised: May 25, 2022

V 3 Capital Group
496 S. Hunt Club Boulevard
Apopka, FL 32703

TABLE OF CONTENTS

LDR Text Amendment Application 1

Explanation of Need and Justification.....2

Proposed Amendment Text 4

LDR Sec. 2.4.1(E)(1) Analysis 10

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Text Amendment Application

☐ **COMPREHENSIVE PLAN** ☒ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): John C Vick III Title: Manager
   Company (if applicable): V3 Capital Group
   Mailing address: 496 S. Hunt Club Blvd.
   City: Apopka State: FL ZIP: 32703
   Telephone: ( ) 407-848-1663 FAX: ( ) _____ e-mail: Trey@v3capgroup.com
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. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add:
   Sec. 4.3.4(J) Vehicle sales and services
2. Proposed text language and/or explanation of reason for request:
   Provide for conditions by which a reduction in the minimum separation requirement for these uses can occur to encourage efficient, compact and logical development patterns.
3. List any and all new Section/Goal, Objective, or Policy Requested:
   N/A

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

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

John C Vick III, Manager
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Seminole

The foregoing application is acknowledged before me this 28 day of April, 2022 by John C. Vick III, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

ABIGAIL NELSEN
Notary Public-State of Florida
Commission # HH 5239
My Commission Expires
May 31, 2024

Explanation of Need and Justification

The proposed LDR Text Amendment application revises use specific separation requirements for vehicle sales and services. The requirements are detailed in Sec. 4.3 Use Specific Standards, particularly Sec. 4.3.4(J). The proposed amendment fosters continued growth along key transportation and utility corridors and protects neighboring uses.

LDR Sec. 4.3.4(J) provides a host of automotive-related uses, classified wholly as "Vehicle sales and services." The following uses are included:

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash or auto detailing
- Gasoline sales
- Tire sales and mounting, transmission or muffler shop

Such uses are commercial in nature and serve the residents of the community as they are able to access the related goods and services. To that end, the City has generally permitted these uses in commercial zoning categories.

In addition to other use-specific standards for the abovementioned uses, the LDR require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. This separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses. Additionally, the existing requirement can run counter to the City's development pattern and stated vision and goals.

The proposed amendment provides two (2) conditions by which the 250-feet separation requirement can be reduced in the following uses:

- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Gasoline sales

The first condition that would permit a reduction is when an intervening arterial or collector street exists between the proposed "vehicle sales and services" use and the school, day care center, residential use, or vacant land in residential zone districts. This acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscaped buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

> The second condition that would permit a reduction is when the proposed use fronts U.S. Hwy 441. The City has established U.S. Hwy 441 as a commercial corridor, thereby directing commercial development to occur along this roadway. By reducing the separation requirement, the City is maximizing existing and future land use patterns along this corridor, which promotes a planned and logical development pattern. The proposed amendment reduces the minimum separation when this condition is met to 100 feet and 50 feet when an enhanced landscaped buffer is provided (except in the automobile repair and servicing use where the minimum separation is proposed to not reduce to less than 100 feet).

The City of Alachua continues to experience greenfield development; however, infill development has begun to occur as well, which will only continue to trend upward. As infill continues, the City has turned its focus on compact patterns of land use and development. The existing minimum separation standard for the "vehicle sales and services" uses disrupts the logical development pattern of the City's commercial corridor, limiting compactness and function. The proposed amendment addresses this concern while protecting neighboring uses.

The existing minimum separation requirement also fails to incorporate enhanced landscaped buffering as a tool in separating uses. In some ways, landscaping can serve as a more effective buffering technique than distance separation alone. Through enhanced landscaped buffering, neighboring uses can be mitigated from sound and light sources, and provide more privacy than distance separation. The proposed amendment provides for this alternative.

In reviewing standards, it is helpful to consider neighboring communities and how similar uses are treated. This relates particularly to vehicle sales and services type uses. In contrast to the City of Alachua's current separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, the City of Gainesville requires separation of 50 feet from residential districts or Planned Developments district with predominately residential uses. Meanwhile, Alachua County has no use specific separation requirement in standard commercial zoning and the County's maximum separation between commercial uses and single family residential is 40 feet. The separation standards in the proposed amendment are well beyond these neighboring communities' requirements.

By approving the proposed amendment, the City will be able to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring uses.

Proposed LDR Text Amendment

~~Strikethrough~~ represents text to be stricken. Underline represents text to be added.

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(2) *Automobile rental and sales; recreational vehicle rental and sales; truck or tractor rental or sales.* Automobile rental and sales and truck or tractor rental or sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest

property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate vehicle or equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade.

(e) *No display on top of building.* There shall be no vehicle display on top of a building.

(f) *Vehicle display pad.* Have no racks that tilt vehicles in any way to show the underside, unless they are located inside a show room.

(g) *Other materials for sale.* Display no other materials for sale between the principal structure and the street.

(h) *Testing.* Not test vehicles on residential streets.

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts~~.~~, unless one of the following conditions is met:

(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300% of the required trees and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum 6-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile rental and sales, recreational vehicle rental and sales, or truck or tractor rental or sales use is located to the nearest

property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(h) *Testing.* Not test vehicles on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in (a) above.

(4) *Boat and marine rental and sales.* Boat and marine rental and sales shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed boat and marine rental and sales use is located with an intervening arterial or collector street between such use and schools, day care

centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed boat and marine rental and sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed boat and marine rental and sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed boat and marine rental and sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Displays outside setbacks and buffers.* Not locate boat and marine equipment displays within a required setback or buffer.

(c) *Landscaping.* Landscape front building and side yard setback areas in accordance with Section 6.2.2, Landscaping standards, to provide a buffer between the right-of-way and heavy equipment sales storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way.

(d) *Vehicle display pad.* Not have more than one boat and marine display pad for every 100 feet of street frontage. The pad may be elevated up to two feet above adjacent displays or grade.

(e) *Other materials for sale.* Not display other materials for sale between the principal structure and the street.

(6) *Gasoline sales (automobile service station, mini-service and self-service).* Gasoline sales (full-service, mini-service and self-service) shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts~~.~~, unless one or more of the following standards are met:

(i) The proposed gasoline sales use is located with an intervening arterial or collector street between such use and schools, day care centers, residential

uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed gasoline sales use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 150% of the required trees and 150% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. The separation between the proposed gasoline sales use and schools, day care centers, residential uses or vacant land in residential zone districts may be further reduced to at least 50 feet when an enhanced perimeter buffer is provided at a rate of 200% of the required plantings and 200% of the required width of a Type D perimeter buffer as set forth in Table 6.2-2. All plantings shall be spaced to create a visual separation between the proposed gasoline sales use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed gasoline sales use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

(c) *Methods of ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(d) *Location of gasoline pumps.* Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

(e) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(f) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(g) *Storage and accessory sales of materials and equipment.*

(i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.

(ii) Not store any unlicensed, inoperable or junked vehicles.

(h) *No outdoor sale of oil, grease, auto parts.* Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) *Repair work.* In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

(j) *Storage of automobiles.* In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

(k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

LDR Section 2.4.1(E)(1) Analysis

The below analysis demonstrates consistency with Sec. 2.4.1(E)(1) (a) – (h).

(a) *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Vision Element, Vision Statement states, "*The City will be a business friendly community, encouraging economic development…Alachua will be a leader in fostering quality well-planned growth and redevelopment.*" The proposed amendment encourages economic development, focused along collector/arterial streets and U.S. Hwy 441, which serves as the City's primary commercial corridor. By providing conditions by which the minimum separation for "vehicle sales and services" can be reduced, the City is promoting development to occur in a compact, logical pattern and well-planned pattern.

Vision Element, Goal 1: Economic Development states, "*The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor.*" The proposed amendment expressly addresses enhancing the business environment and promoting the U.S. Hwy 441 corridor for business development, by providing reductions in the minimum separation requirement for "vehicle sales and services" for properties fronting U.S. Hwy 441.

Vision Element, Goal 3: Transportation Mobility states, "*The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways.*" The proposed amendment, by providing reductions in the minimum separation requirement, promotes compactness of development, following well-established urban/regional planning principles, which creates a more efficient transportation network.

Future Land Use Element, Objective 1.3: Commercial states, "*These land use categories shall provide a broad range of commercial uses including retail sales and services.*" The proposed amendment encourages the development of commercial properties consistent with this Objective by providing alternatives for reductions in the minimum separation requirements for "vehicle sales and services" uses. These uses are by nature sales and service related.

Future Land Use Element, Policy 1.3.e states, "*Infill within established commercial areas is preferred over extension of a strip commercial pattern," and "Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.*" The proposed amendment encourages infill development by providing conditions to reduce the minimum separation requirement, discouraging a strip commercial pattern. Additionally, the proposed amendment provides for enhanced landscaped buffering alternatives to more fully mitigate visual impacts upon surrounding land uses.

Future Land Use Element, Policy 1.3.f states, "*The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development*

plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor." The proposed amendment provides for reductions in the minimum separation requirement for "vehicle sales and services" when proposed development fronts U.S. Hwy 441. By providing for reductions in the separation requirement, the proposed amendment encourages development of these uses to occur along the City's Corporate Corridor Activity Center. Moreover, the reduction leads to more compact and efficient development, therefore maximizing existing and future land use patterns, and preserving the function of the corridor.

Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl states, "*The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.*" The proposed amendment, by providing for reductions in the minimum separation requirement for "vehicle sales and services," promotes more compact development, maximizing existing and future public facilities and services, which follows a planned development pattern that encourages infill development.

Future Land Use Element, Policy 4.1.b states, "*The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development*." The proposed amendment provides for alternatives for buffering and landscaping to reduce the minimum separation requirement for "vehicle sales and services." These reductions encourage infill development. By allowing enhanced landscape buffering to serve as a tool to mitigate impacts on neighboring properties, the proposed amendment provides flexibility as these uses are developed, thereby encouraging infill development.

Transportation Element, Policy 1.5.e states, "*Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density*." The proposed amendment promotes compactness and efficient transportation networks by providing for reductions in the minimum separation requirement for "vehicle sales and services" uses. By encouraging compactness, the proposed amendment facilitates development patterns that support multi-modal solutions.

(b) *Consistent with ordinances.* Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

The proposed amendment provides reductions in the minimum separation requirement of Sec. 4.3.4(J) when certain conditions are met. If approved, no conflict with the LDRs or City Code of Ordinances would exist.

(c) *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.

The City of Alachua's economic growth has transitioned from primarily greenfield development to greenfield and infill development. Several years ago, minimum separation requirements were not as adversely impactful as new development occurred around undeveloped properties. As the City continues to develop, particularly along its U.S. Hwy 441 corridor, new commercial development will continue to occur near existing developed properties. The current separation requirement disrupts the City's logical development

pattern. It also discourages compactness which runs counter to urban and regional planning principles. The natural growth of the community to infill development has provided for this changed condition that necessitates an amendment. The proposed amendment addresses this issue while protecting neighboring uses.

(d) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

The City of Alachua has strategically focused on becoming a self-sustaining community. This includes having the necessary opportunities and amenities for its citizens within its corporate limits. A large component of reaching self-sustainability is offering residents access to a variety of retail and service amenities. The "vehicle sales and services" uses are in line with such amenities. The current minimum separation standard for these uses hinders the ability of commercial properties to be developed to provides these goods and services. The proposed amendment encourages the development of these commercial enterprises along primary transportation and utility corridors, for planned development to occur in a responsible manner.

(e) *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

The proposed amendment addresses use specific separation standards for "vehicle sales and services." These uses are generally permitted in business districts in the City. Of course, the uses contained within "vehicle sales and services" are required to occur on property that has the appropriate land use and zoning designations.

The Community Commercial District is intended, "to provide lands for business uses that provide goods and services to residents of the entire community." The Central Business District is intended, "to encourage the development of the City's historic downtown as the focal point in Alachua for an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses." The Commercial Intensive District is 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 proposed amendment is consistent with these intentions.

Additionally, the proposed amendment will improve the City's ability to ensure efficient development, with conditions to reduce the minimum separation requirement promoting more compactness and introducing enhanced landscaped buffering into separation alternatives.

(f) *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The "vehicle sales and services" uses are required to be consistent with underlying future land use designations. Therefore, any such use would continue to have to occur on properly entitled properties. The proposed amendment would improve the City's ability to have a

logical and orderly development pattern. By establishing conditions by which the minimum separation standards can be reduced, the City is maximizing existing and future land use patterns, while protecting neighboring properties. The proposed amendment also encourages development to occur along U.S. Hwy 441, which the City has designated a commercial corridor.

(g) *Effect on natural environment.* Whether and the extent to which the proposed amendment would 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 does not impact or change any LDR related to the protection of the natural environment.

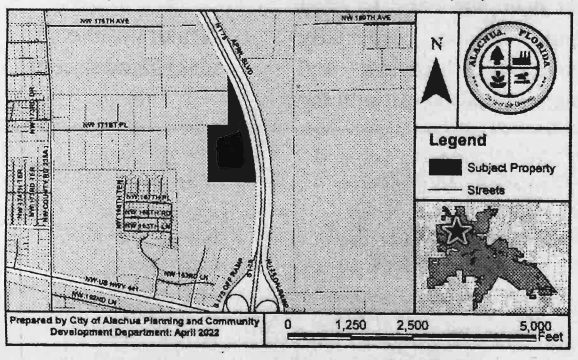
(h) *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

The proposed amendment addresses "vehicle sales and services" uses. These uses can only occur in business districts within the City. The proposed amendment would reduce minimum separation requirements when certain conditions are met, including intervening collector/arterial streets and U.S. Hwy 441 frontage. This amendment in fact encourages development to occur where the City's primary public facilities exist along the collector and arterial streets. The proposed amendment will continue to ensure development is adequality served by public facilities.

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).



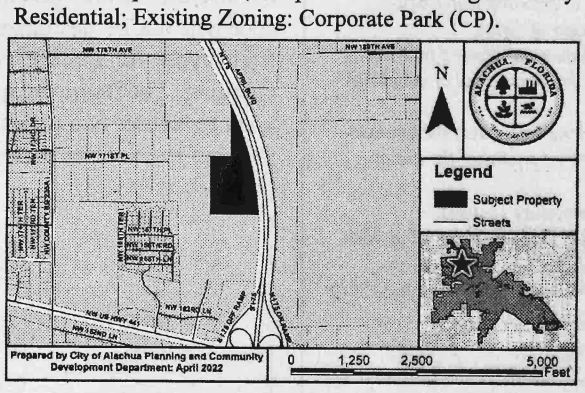
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

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 27, 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 DEVEVELOPMENT 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 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 16, 2022)

LOCAL&STATE

WeatherTiger
Ryan Truchelut
Guest columnist

Short-lived hurricane heat shield has formed

Like defending candy corn, the word "moist," or the series finale of Lost, finding something positive to say about the brutal heat wave gripping Florida and the eastern U.S. is a provocative choice.

We need a little controversy, so here's an alternate perspective: without the heat, the U.S. Gulf Coast could well have been dealing with a tropical threat this week.

A hurricane heat shield forms

Florida's weather between May and September is an exercise in poison picking, with the options limited to hot and wet, hotter and dry, and the wildcard influence of the Tropics. For the upcoming week to ten days, we will be squarely in the second camp.

Thunderstorm coverage will be less than normal as high temperatures soar into the mid- and upper-90s. Spotty triple-digit heat is even expected this weekend across North Florida and the Deep South.

A more typically miserable pattern will probably resume sometime in the last week of June.

The culprit is a powerful ridge of high pressure aloft centered over the Southeastern U.S. The cores of ridges are defined by light winds and sinking air, which heats as it is compressed. Unfortunately, abundant sunlight also continues to evaporate moisture from bodies of water and soils as this occurs, adding up to a humid, stagnant airmass at the surface with high temperatures somewhere between the melting points of chocolate and tungsten.

See WEATHERTIGER, Page 9A

REVIEW

Emily King Brown, playing Lana Mae, rehearses for "Honky Tonk Laundry" at the Hipp. MICHAEL EADDY

Hipp brings song and dance to stage in 'Honky Tonk Laundry'

Ron Cunningham
Special to Gainesville Sun
USA TODAY NETWORK

Lana Mae keeps a star-spangled Big Gulp on her counter and a bag of Cheetos stashed on the bottom shelf. Oh, and she dispenses Xanax and chicken-fried aphorisms with equal aplomb.

Katie has a jones for Krispy Kreme and a mad-on for the potential boyfriend who did her wrong with a bleach-blond floozy. Oh, and a steamer trunk full of repressed emotions from back when mama set fire to the double-wide.

Just another country-western song? Nah. It's the Hippodrome's latest summer musical extravaganza.

Roger Bean's "Honky Tonk Laundry" is exactly

See 'LAUNDRY', Page 9A

UF athletics exceeds academic average in NCAA's latest APR report

Graham Hall
Gainesville Sun
USA TODAY NETWORK

Florida's student-athletes have had recent success in the classroom, with a score of 989 in the Academic Progress Rate (APR), announced Tuesday by the NCAA.

The latest report, which marks the 18th year of the APR, contains rates through four years: from the 2017-18 academic year through the 2020-21 academic year. UF's overall score exceeded the national average of 984.

"Last month, we finished the academic year with an overall student-athlete GPA of 3.21 – the highest in program history," Florida athletic director Scott Stricklin said. "Today's APR is another example of the commitment Gator student-athletes show in the academic arena."

Four UF women's athletic programs – cross country, golf, gymnastics and volleyball – turned in the maximum APR score of 1,000, while 13 teams exceeded or equaled its sport's national average.

The Florida football team posted a score of 981, 12 points above the NCAA Division I Football Bowl Subdivision (FBS) national average of 969.

UF men's basketball and baseball also surpassed the national averages of 968 and 977, respectively, with scores of 990 and 982.

Under the APR format, a portion of NCAA revenue is allocated to member schools if student-athletes meet certain criteria. Schools earn one academic achievement unit per year if its student-athletes meet at least one of these requirements:

- Earn an overall single-year all-sport APR of 985 or higher
- Earn an overall all-sport Graduation Success Rate of 90% or higher
- Earn a federal graduation rate that is at least 13 percentage points higher than the federal graduation rate of the student-body at that school.

Having met the requirements of the first two points, UF will qualify for the NCAA's revenue distribution.

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 27, 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 DEVEVELOPMENT 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 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.

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 22-15

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 DEVEVELOPMENT 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 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 ALAC

NOTICE OF PUB HEARING

Notice is hereby given that the City Com City of Alachua will hold a public hearing resolution. The hearing will be held on July p.m., in the James A. Lewis Commission Cl Hall, located at 15100 NW 142nd Terrace, A

The resolution title is as follows:

RESOLUTION 22-23

A RESOLUTION OF THE CITY OF FLORIDA; EXTENDING THE E DATE FOR RESOLUTION N THE DEVELOPMENT ORDER PROGRESS PARK DEVELOPM REGIONAL IMPACT, AS AMENDE 30, 2023, AND MAKING NO OTHER TO IT; REPEALING ALL RES IN CONFLICT; PROVIDING CORRECTION OF SCRIVENER'S PROVIDING FOR SEVERABIL PROVIDING FOR AN EFFECTIVE

At the public hearing, all interested parties be heard with respect to the proposed resol the proposed resolution and related materi for public inspection at the Planning a Development Department, 15100 NW 14 any regular business day between the hour 6:00 p.m. Written comments on the propose be sent to the following address: City of Al and Community Development, P.O. Box 32616. Notice is given pursuant to Se Florida Statutes, that, in order to appe made at the public hearing, you will need proceedings, and that, for such purpose, y ensure that a verbatim record of the proce which includes the testimony and evidence appeal is to be based. In accordance wit with Disabilities Act, any persons with a dis reasonable accommodation in order to p meeting should call the City Clerk at (3 1501 at least 48 hours prior to the public h

(Published: Alachua County Today - Jul

Alachua County
is your best source for l
386.462.3355

Business & Servi

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

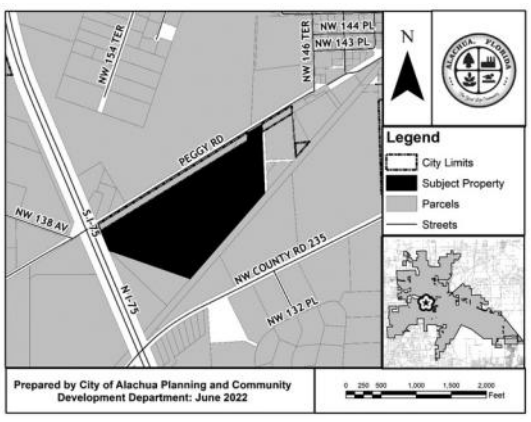
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

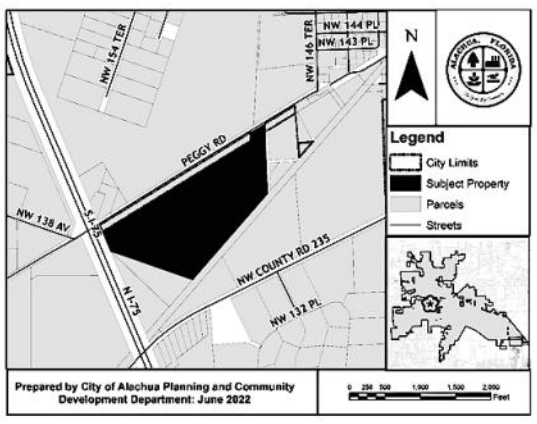
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

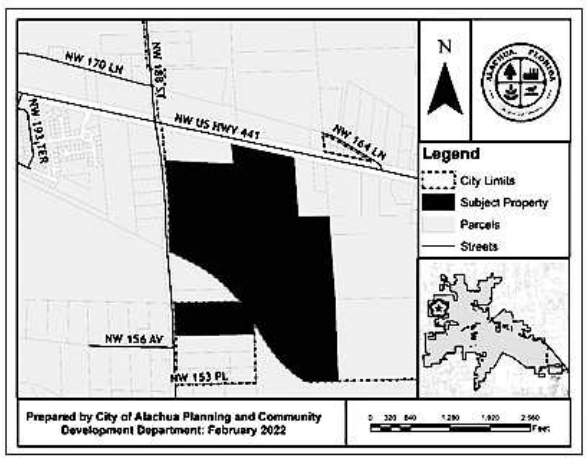
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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).
PREPARED BY: Adam Hall , AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the presentation before the Commission and Staff's recommendation:

1. Approve Ordinance 22-18 on first reading; and,
2. 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.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is 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 a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7 acre subject property. The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. The subject property is located south of Peggy Road, east of Interstate – 75, and north of the CSX rail right-of-way. There is one existing residential use on the subject property.

The subject property presently has Agriculture and Rural/Agriculture (Alachua County) FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 206 dwelling units for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential

development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development-Residential (PD-R). The rezoning application is proposed to be heard at the August 8, 2022 City Commission hearing.

At the July 12, 2022 Planning and Zoning Board hearing, the Board voted 5-0 in favor of transmitting the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- Ordinance 22-18
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Neighborhood Workshop Materials
- Public Notice Materials for the 07/12/22 PZB Hearing
- Public Notice Materials for the July 25, 2022 City Commission Hearing

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION 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.

R E C I T A L S

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on 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 for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on July 25, 2022 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 2022 and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Numbers 03924-000-000, 03865-000-000 and 03917-200-002 from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential 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 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

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted

amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 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 _____ day of _____, 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"

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:

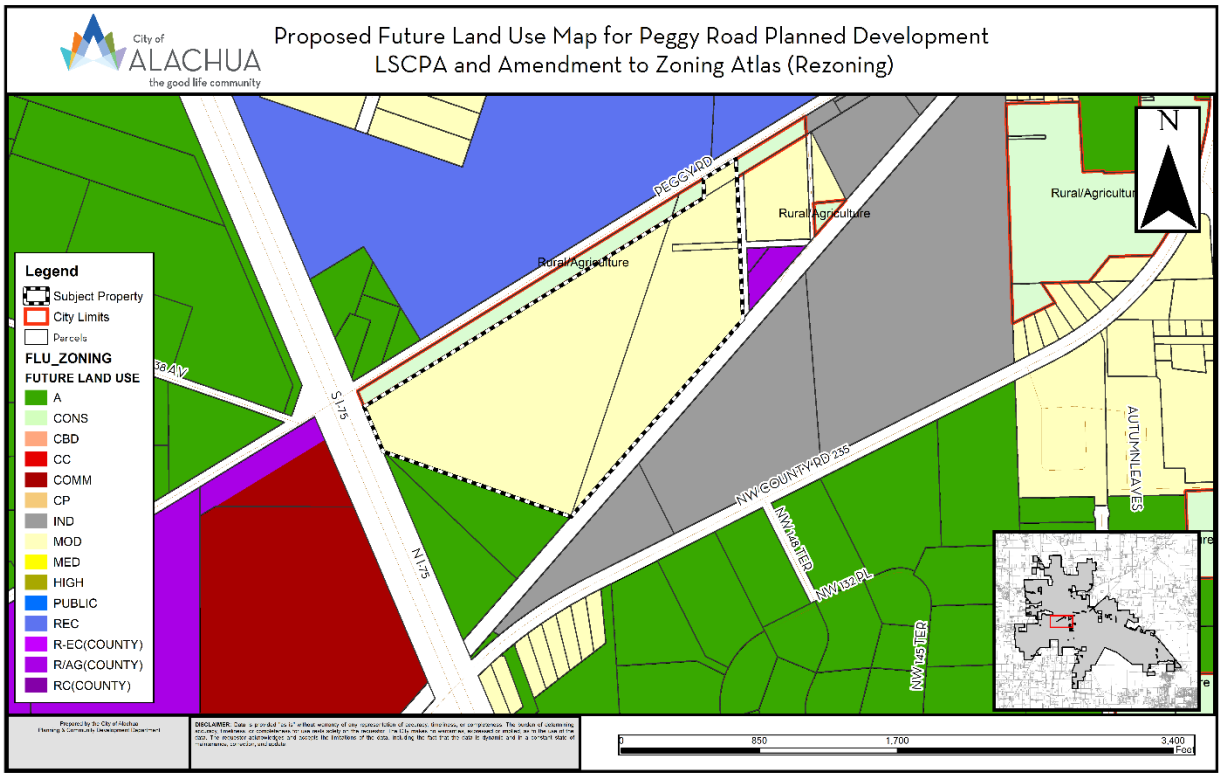
Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line 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 Future Land Use Map for Peggy Road Planned Development
LSCPA and Amendment to Zoning Atlas (Rezoning)
N
Legend
Subject Property
City Limits
Parcels
FLU_ZONING
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
PEGGY RD
Rural/Agriculture
Rural/Agriculture
Rural/Agricultur
NW COUNTY RD 235
NW 148 TER
NW 152 PL
NW 145 TER
AUTUMN LEAVES
SR 75
N 75
0
850
1,700
3,400
Feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning and Zoning Board Hearing Date: July 12, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7-acre subject property
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
OVERLAY:	NA
ACREAGE:	± 51.7 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7 acre subject property. The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. The subject property is located south of Peggy Road, east of Interstate – 75, and north of the CSX rail right-of-way. There is one existing residential use on the subject property.

The subject property presently has Agriculture and Rural/Agriculture (Alachua County) FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 206 dwelling units for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development- Residential (PD-R).

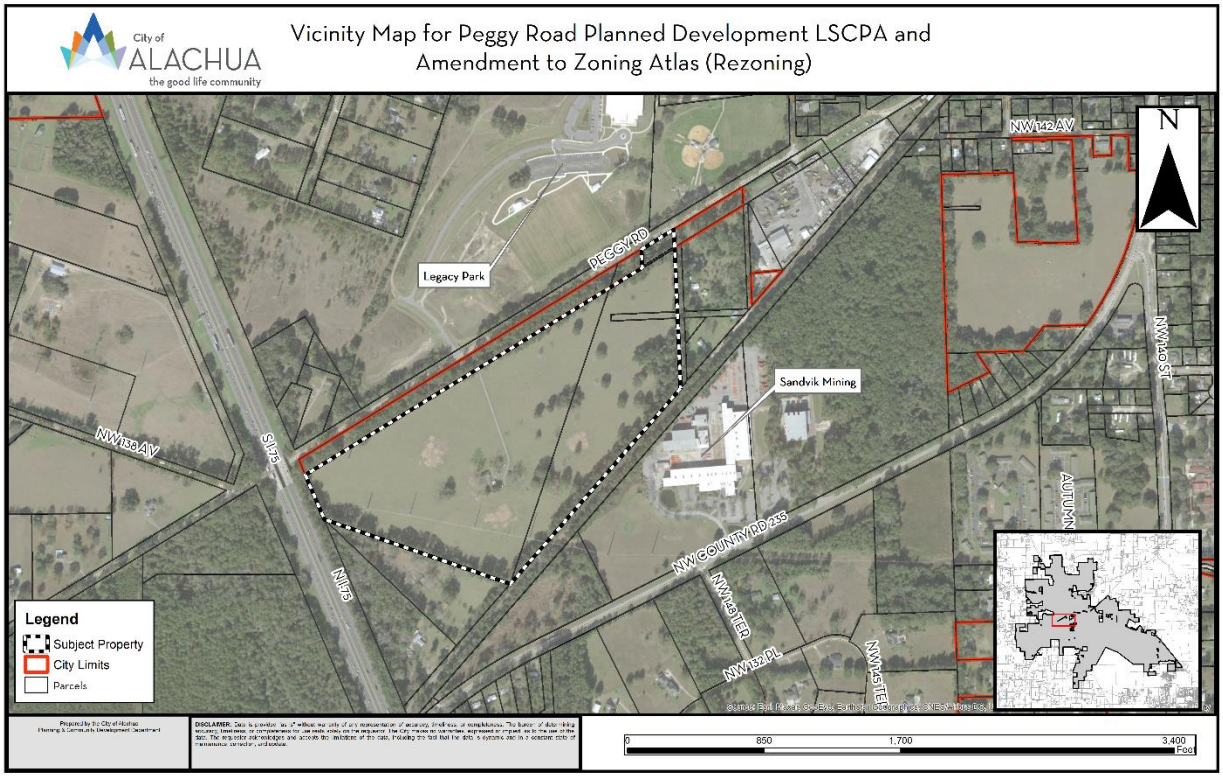
FLUM DESIGNATION COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

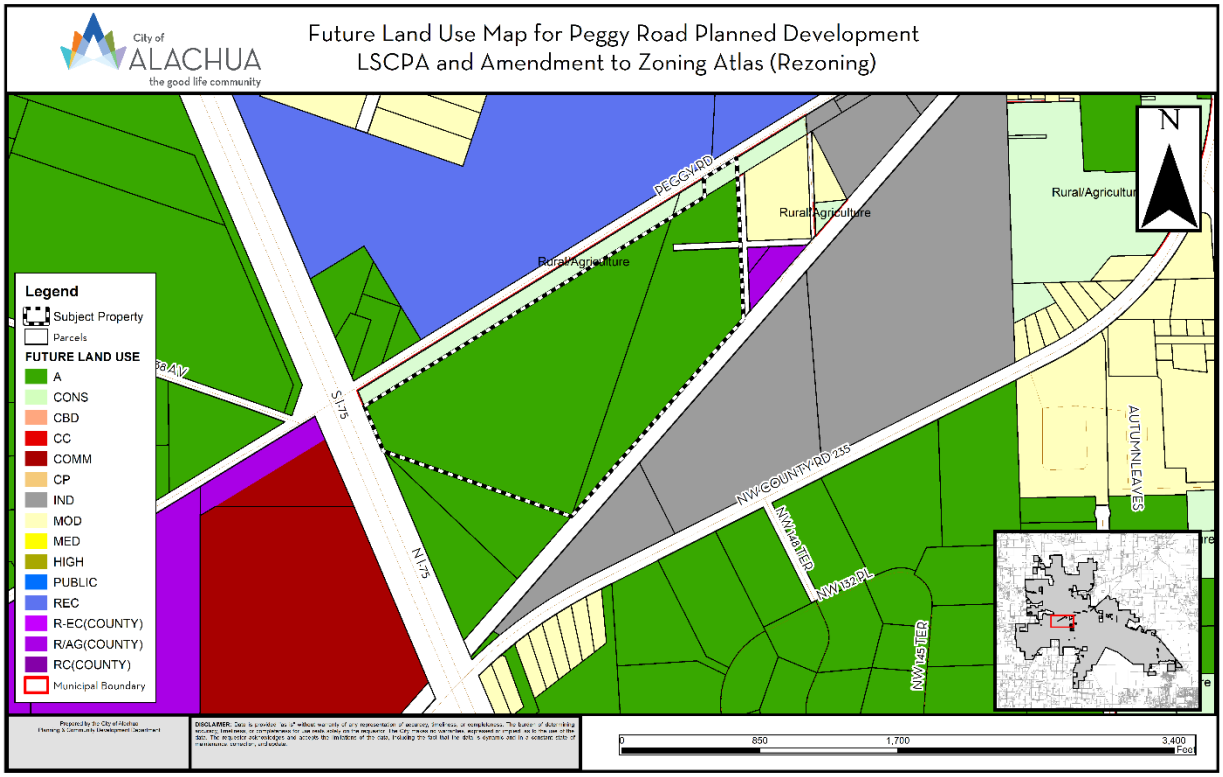
	Existing FLUM Designations		Proposed FLUM Designations
FLUM District:	Agriculture (51.1 acre)	Rural/Agriculture (.60 acre)	Moderate Density Residential (51.7 acres)
Max. Gross Density:	.2 dwellings/acre 10 dwelling units	.2 dwellings/acre 1 dwelling unit	4 du/ac 206 dwelling units
Floor Area Ratio:	NA	NA	NA
Typical Uses*:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship

* *The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.*

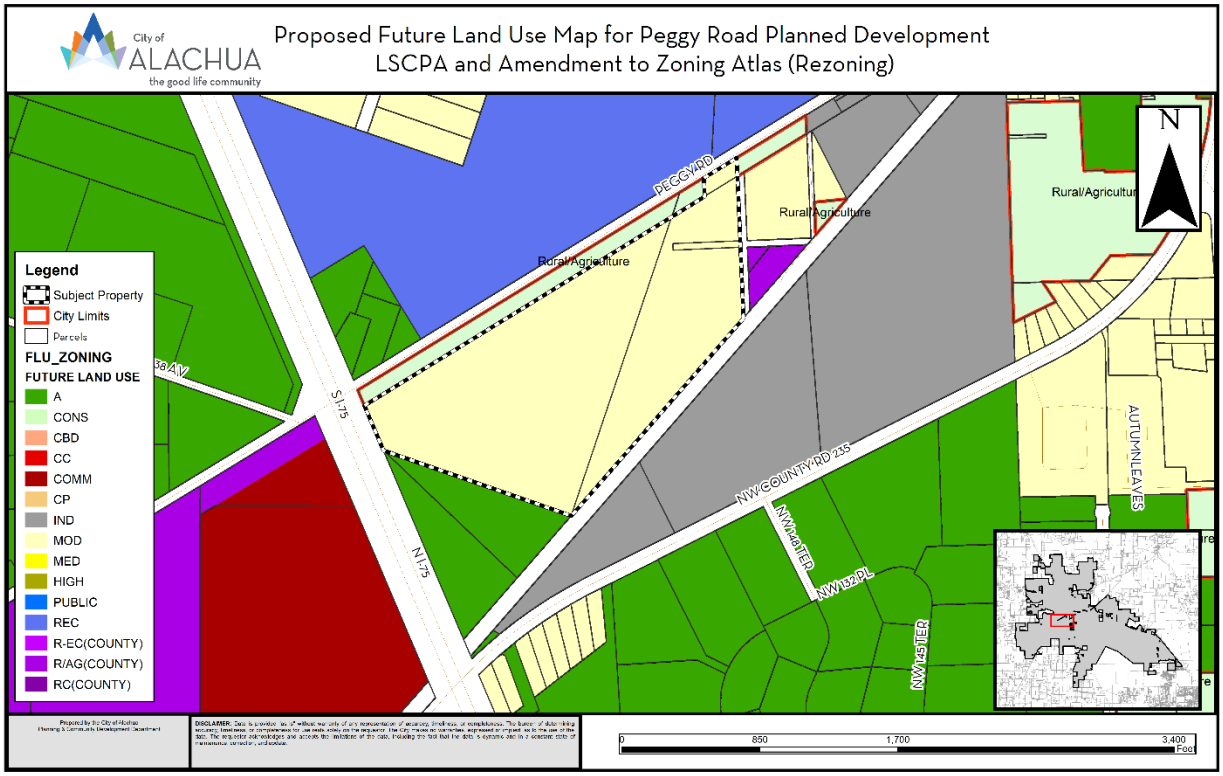
Map 1.Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



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

EXISTING USES

The subject property has one single-family residence with several associated accessory farm structures. The subject property also has two vacant commercial structures.

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	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)

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use

required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant identifies the location of the property and its proximity to already urbanized areas, including employments centers such as Progress Park and the warehouse distribution centers as supporting a balance of uses within the City of Alachua. The applicant also cites the high demand for residential development within the real estate market as supporting their request for an amendment to the City's Future Land Use Map.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for agricultural and residential uses. The proposed amendment would change the FLUM Designation of the property from Agriculture and Rural/Agriculture to Moderate Density Residential. This would provide for additional residential development in an area includes a mix of uses, included existing residential. Subject property is approximately 51.7 acres and would not be considered to be a substantial area of the jurisdiction. Moderate Density Residential permits up to 4 units per acre.

(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 adjacent to and in the vicinity of existing development such as the City of Alachua Legacy Park, and Main Street Alachua.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(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: Environmental information provided by the applicant and GIS data indicates that there are no natural resources such as those listed above that would be negatively impacted by the proposed development.

(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: Majority of land adjacent to subject property is not actively used for agricultural activities and the minor agricultural activity that does take place will not be negatively impacted by proposed development.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Water and wastewater lines exist in the vicinity and the proposed development will be required to connected to the City's potable water and wastewater system.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Water and wastewater systems will be connected to 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: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The development will not result in poor accessibility as it is located near existing commercial, recreational and employment opportunities.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: No loss of significant and functional open space is anticipated as a result of this application. Any proposed development would be required to provide at least 10% functional open space per the City's Comprehensive Plan.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

   Evaluation & Findings: *The proposed development will not an adverse impact on natural resources or ecosystems. GIS analysis indicates that there are no wetlands, karst features, special flood hazard areas, or other significant environmental resources that would be impacted as a result of this application.*

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

   Evaluation & Findings: *The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.*

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

   Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a mix of commercial and recreational uses that will create a walkable urban form.*

4. Promotes conservation of water and energy.

   Evaluation & Findings: *The proposed amendment would result in a higher density in the area and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the development and for existing development located nearby.*

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

   Evaluation & Findings: *Development of this property will result in a partial loss of minor agricultural activities.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

   Evaluation & Findings: *The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.*

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

   Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing and proposed commercial and residential development.*

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

   Evaluation & Findings: *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing residential development. The application does not constitute transit-oriented development or a new town.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture and Rural/ Agriculture to Moderate Density Residential 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 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: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Residential Planned Development which is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

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: Environmental information provided by the applicant and GIS data indicates that there are no natural resources such as those listed above that would be negatively impacted by the proposed development. A separate analysis of the environmental conditions can be found below in this report.

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.

Housing Element

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

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

Recreation Element

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities 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 wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to 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 · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the environmental data supplied by the applicant and GIS analysis there are no wetlands on the subject property.

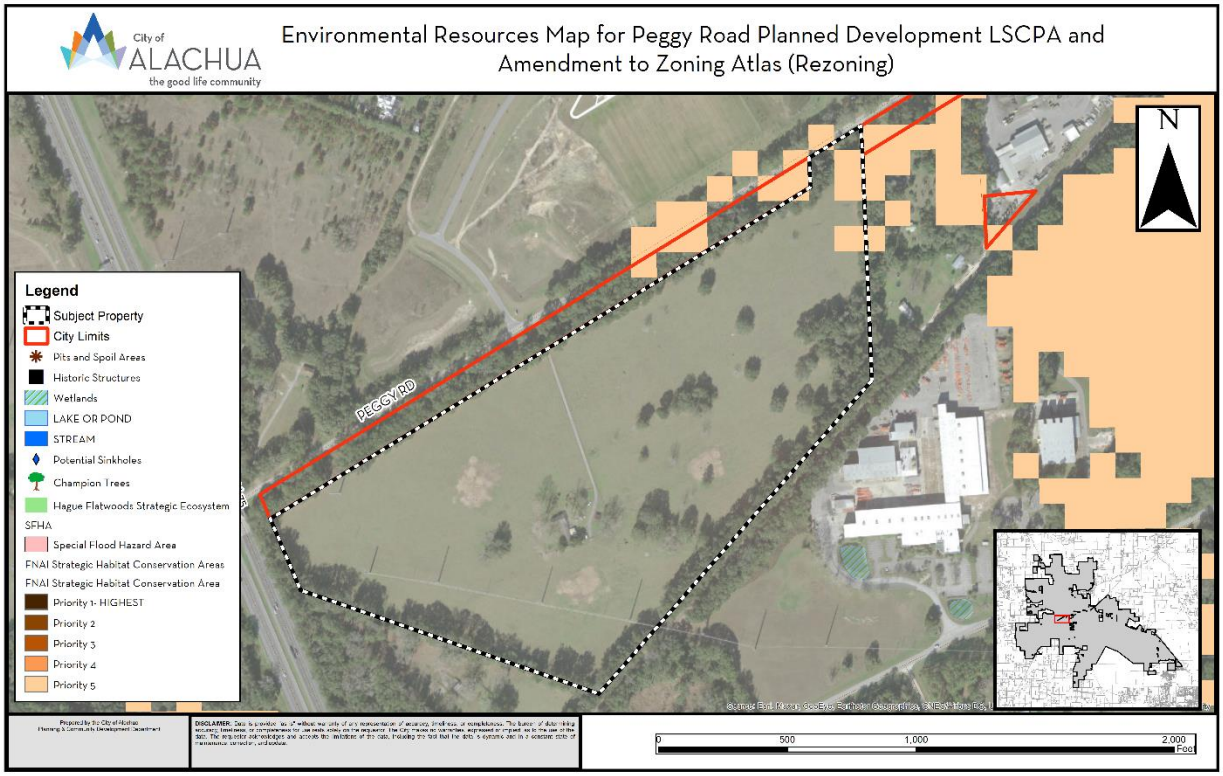
Evaluation: There are no areas identified on the subject property as being wetlands. If wetlands are identified on the subject property at a later date, applicable standards of the City's Comprehensive Plan and Land Development Regulations would be required to be adhered to; therefore, there are no issues 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. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. 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. 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: There are no historic structures or markers located on the subject property.

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. The maximum development of 207 residential units is based on the maximum density of the Moderate Density Future Land Use designation. The related PD rezoning application, it should be noted, does not propose the maximum residential density for the property.

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]	1,952 (976/976)	157 (41/116)	195 (124/70)
Potential Trips		**1,952 (976/976)**	**157 (41/116)**	**195 (124/70)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 207 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 207 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 207 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]	1,952	1,366	586
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**8,972**	**3,629**	**9,120**
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]	195	137	58
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**769**	**259**	**785**

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 = 207 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 207 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 207 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 **	56,925
Residual Capacity	**693,726**
Percentage of Permitted Design Capacity Utilized	**69.84%**

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 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 56,925 gallons per day at build out. This analysis is based on the practicable development potential of 207 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 **	51,750
Residual Capacity	**473,532**
Percentage of Permitted Design Capacity Utilized	**68.43%**

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 207 units*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 51,750 gallons per day. This analysis is based on the practicable development potential of 207 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]	2.60
Residual Recreational Capacity After Impacts	**74.00**

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 207 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]	0.52 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.30 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]	**35.32 %**

1 *Source: City of Alachua June 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (2.60 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 2.60 recreational acres, and for improved passive park space by .52 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]	2,109.60	385
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 207 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 385 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) 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
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

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

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: Peggy Road Land Use Change
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. Existing Future Land Use Map Designation: City of Alachua Agriculture & Alachua County Rural/Agriculture
6. Proposed Future Land Use Map Designation: Moderate Density Residential
7. 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 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
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 21st day of February, 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

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

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 Land Use Change 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: Agriculture to Moderate Density Residential
7. Zoning Designation: Agriculture
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 207

   □ 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	207	units	x	0.12	Elementary School Multiplier*	25	Student Stations**
Middle School	207	units	x	0.06	Middle School Multiplier*	12	Student Stations**
High School	207	units	x	0.09	High School Multiplier*	19	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

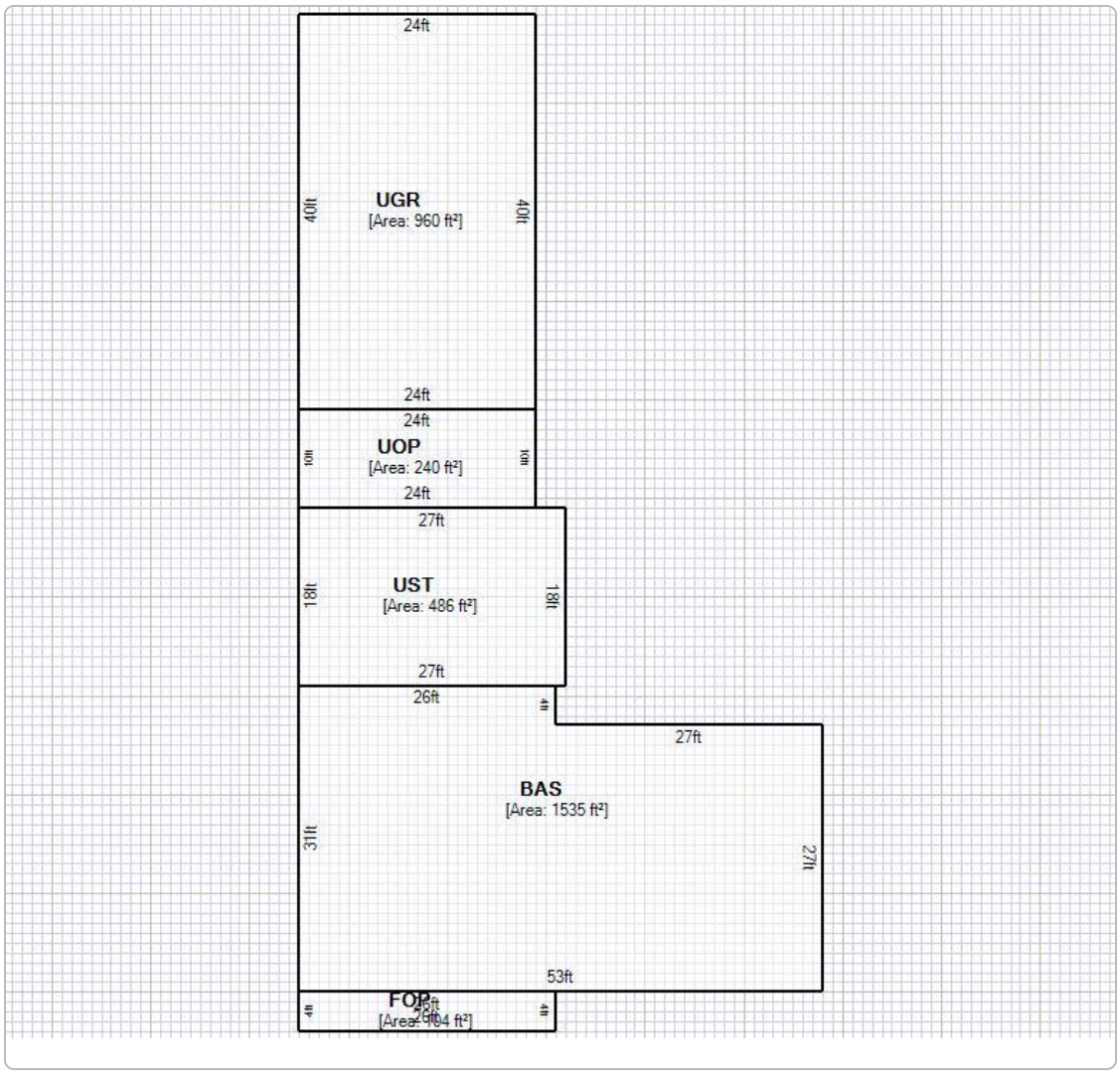
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	$252
2221	STG 1	315		R2	RES	$888

Permits

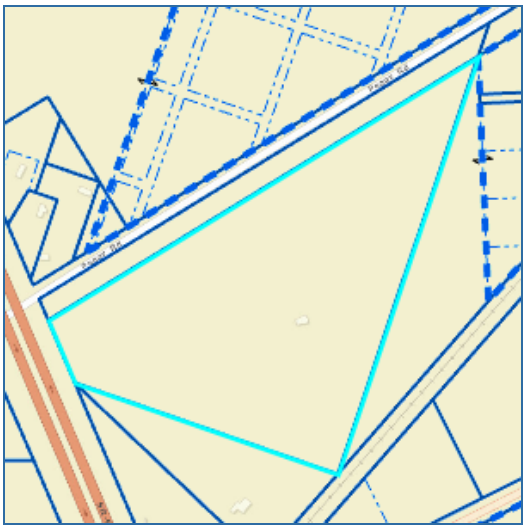
Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	$12,865

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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, FL 32231-4310

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES	$116.84

John Power TAX COLLECTOR Serving Alachua County

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

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 TA ES AND ASSESSMENTS	$116.84

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

2021 PAID REAL ESTATE 15420

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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

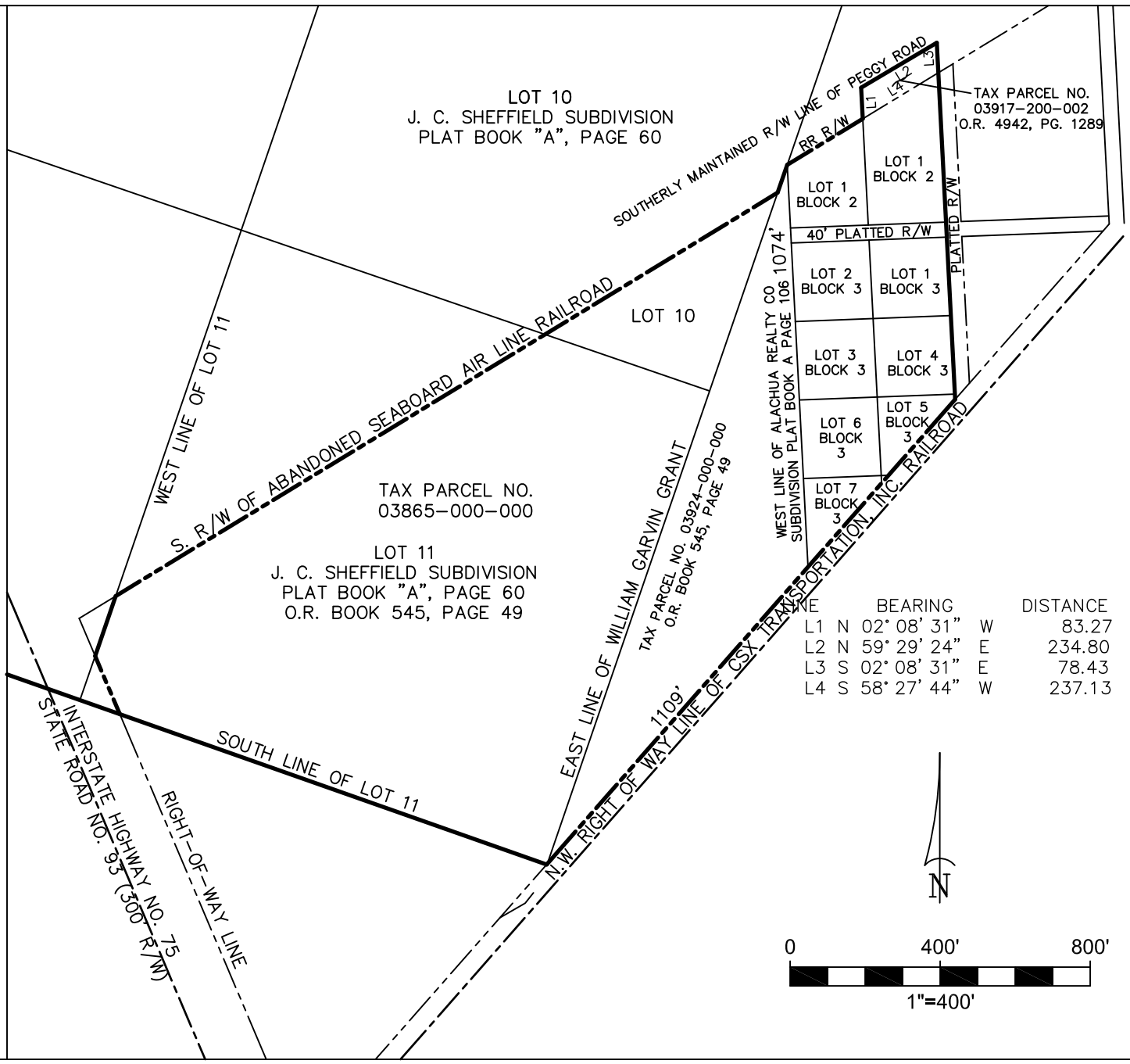
STATE OF FLORIDA
COUNTY OF ALACHUA

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.

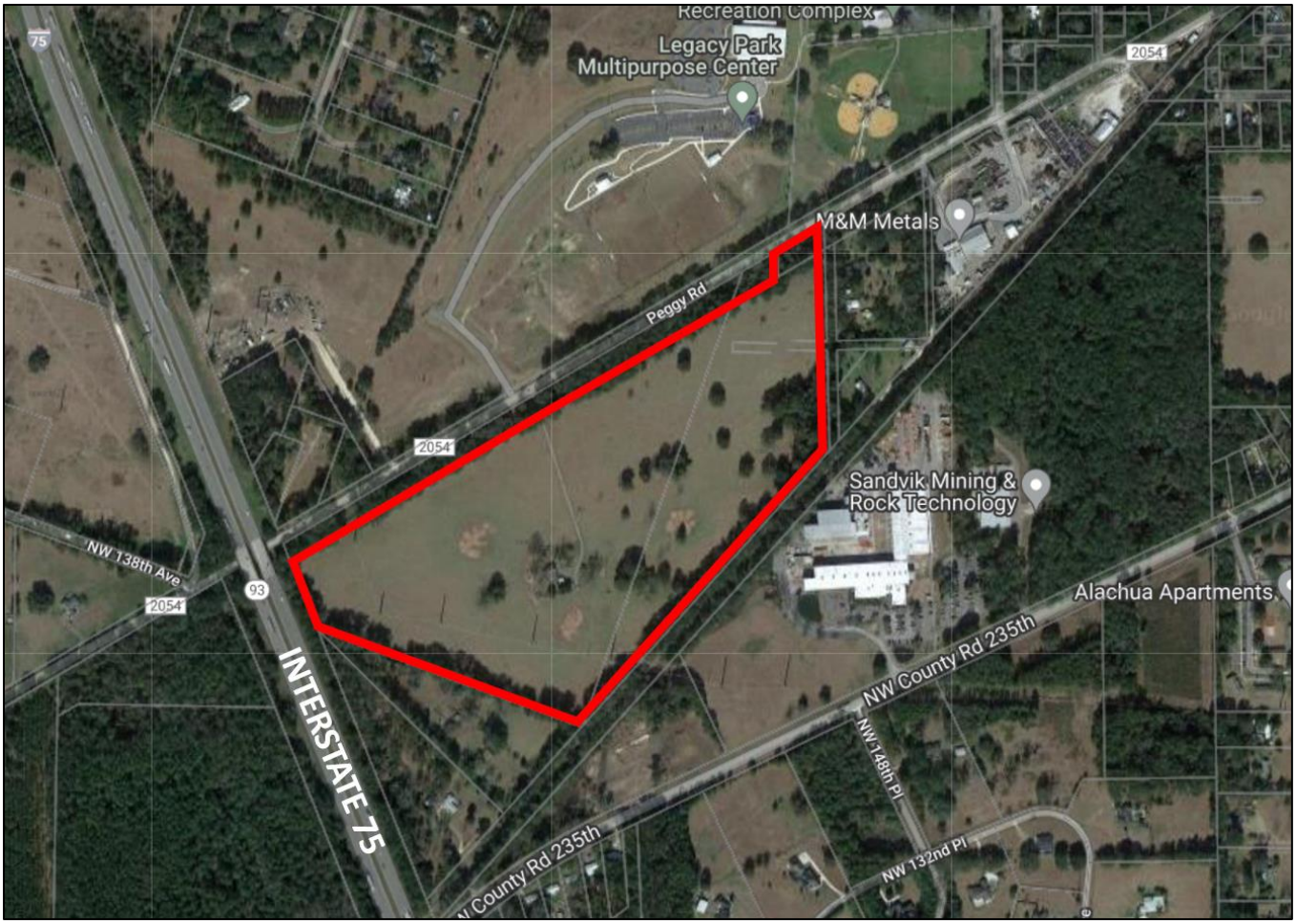
Q: What is proposed to the west / southwest of the existing Duke Energy powerline?
A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.

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.

Future Land Use Map Amendment ustification Report



Re□uest:	Large Scale Future Land Use Map Amendment application from City of Alachua Agriculture (03924-000-000 □ 03865-000-000) and Alachua County Rural/Agriculture (03917-200-002) to City of Alachua Moderate Density Residential.
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

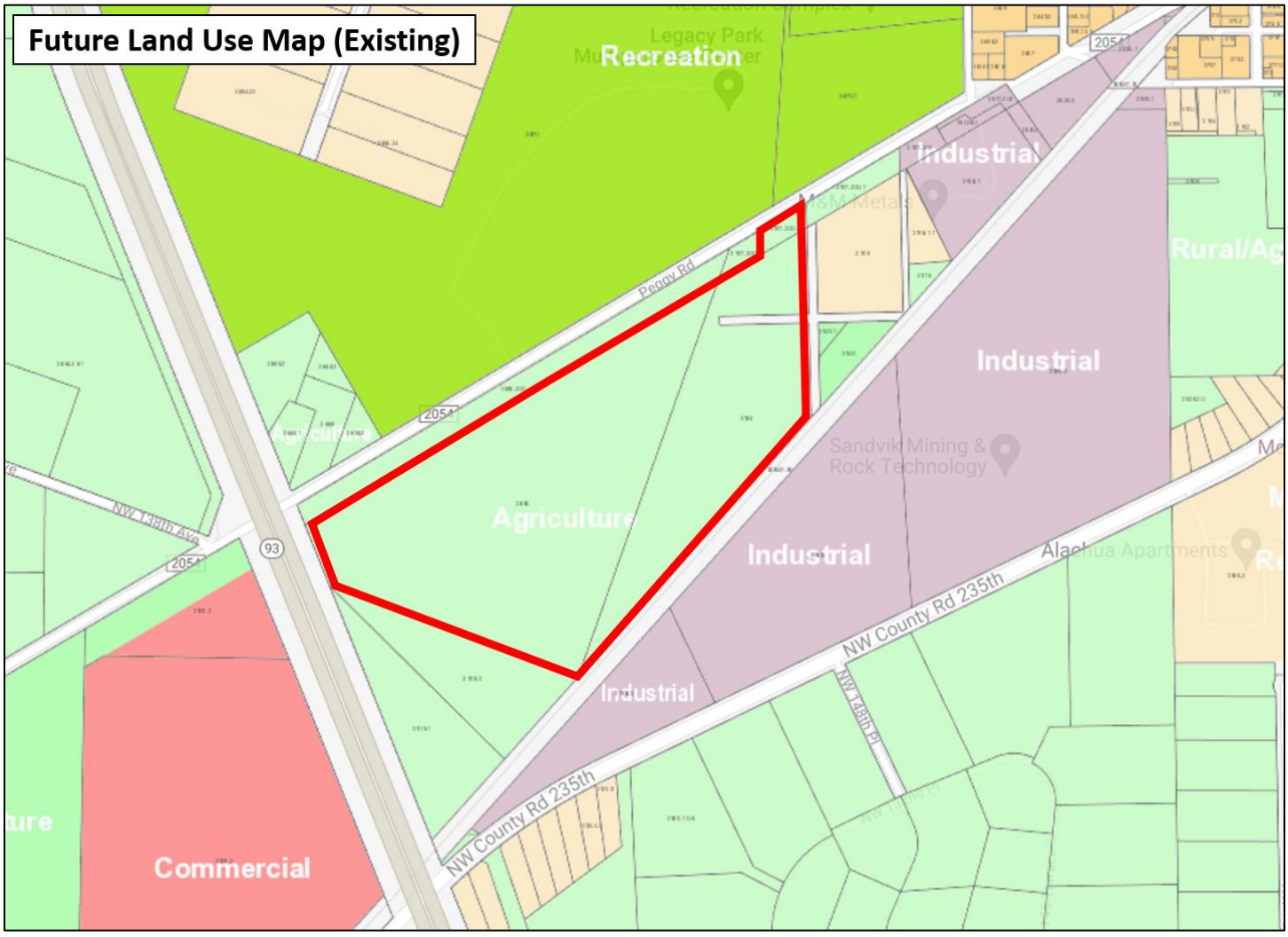
The subject property is located at 15151 Peggy Road (CR 2054) in the City of Alachua. The property is located east of I-75, north of NW County Road 235, and south of Peggy Road (CR 2054) near the Legacy Park Multipurpose Center. The proposal concerns an approximately 51.7 (□/-) acre property that contains 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:

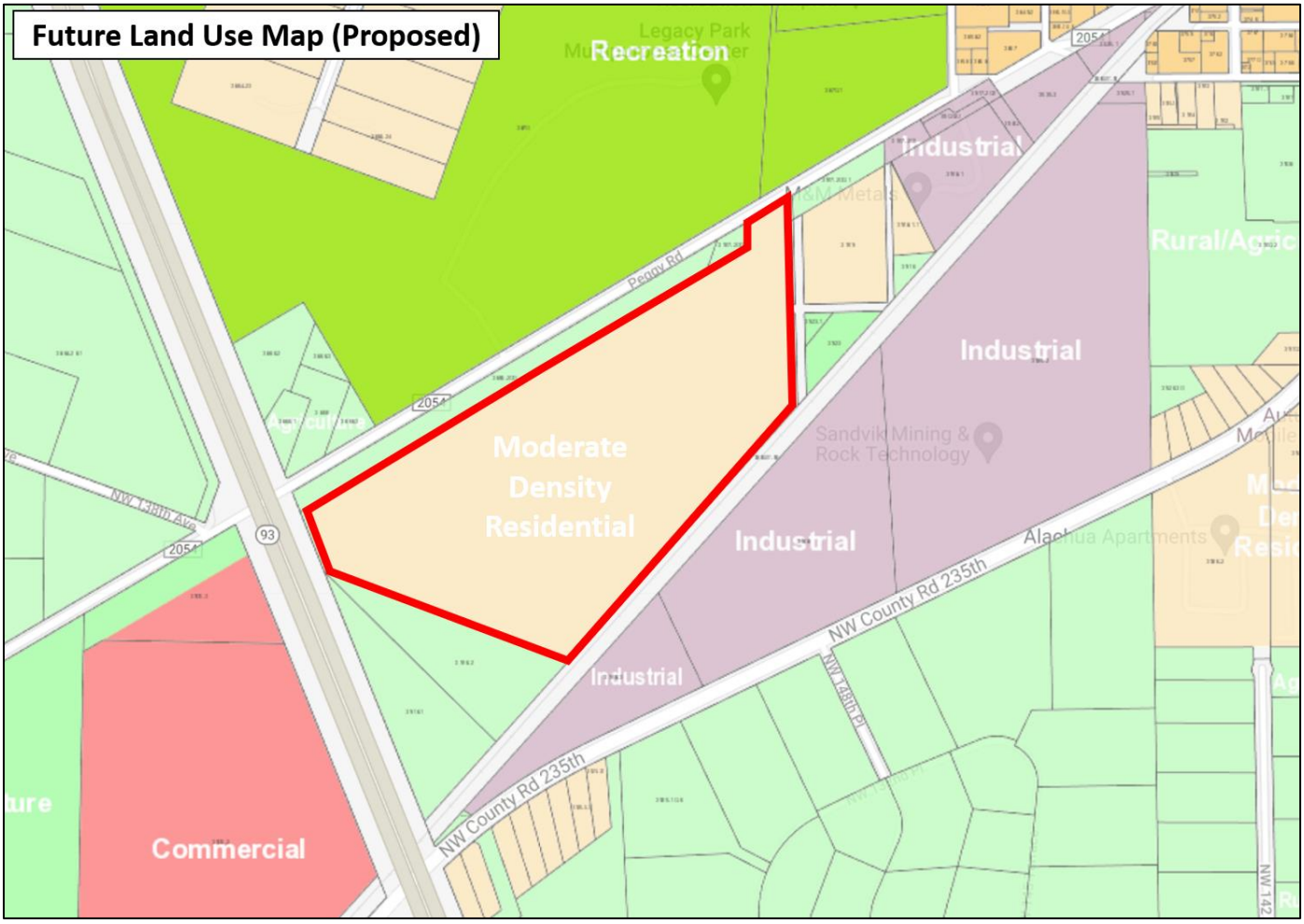
Statement of Proposed Change

The property owners re□uest a large-scale future land use map amendment to amend the future land use category from City of Alachua Agriculture (03924-000-000 □ 03865-000-000) and Alachua County Rural/Agriculture to Moderate Density Residential on approximately 51.7 acres. The related application is to rezone the property from City of Alachua Agriculture (03924-000-000 □ 03865-000-000) and Alachua County Agriculture to Planned Development – Residential (PD-R) for consistency with the proposed future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



As stated above, the subject parcel currently has an Agriculture future land use designation and is bounded by a mix of residential, recreation, non-residential and agricultural designations. 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 Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation will allow for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and singe family subdivisions.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate Density future land use categories as shown below:

Policy 1 2b Moderate Density Residential (to 4 dwelling units per acre) *e M de e e s Res de d se c eg s es de deve e de s d e g s e c e*

e g ses e ed e M de e e s Res de d se c eg
1 g e de c ed d e g s
2 Access d e g s
3 M c ed d es ee g ce des g c e
M e es e e s
e es d d e es
es
***7 Residential Planned De elopments** d*
g c se v ces s c s sc s ses s s d c
ce e s

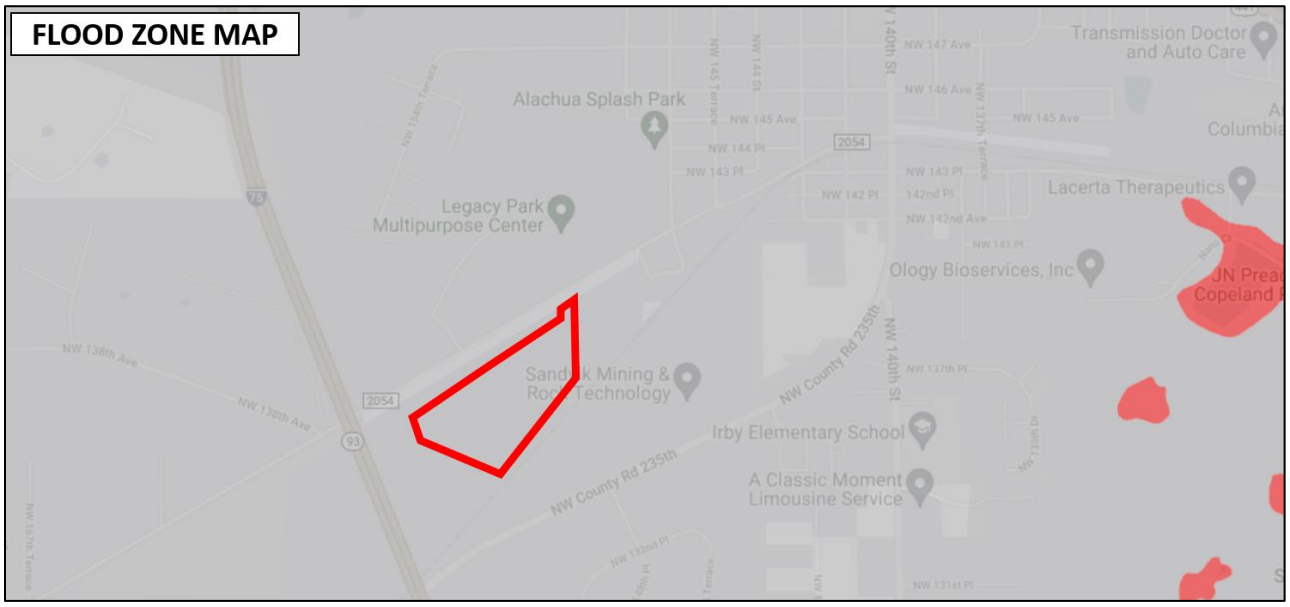
As described in the policies listed above, the proposed Moderate Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to is location in an area with a mix of residential, civic and non-residential development areas that are well suited to accommodate residential development that will be compatible in nature. 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 very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

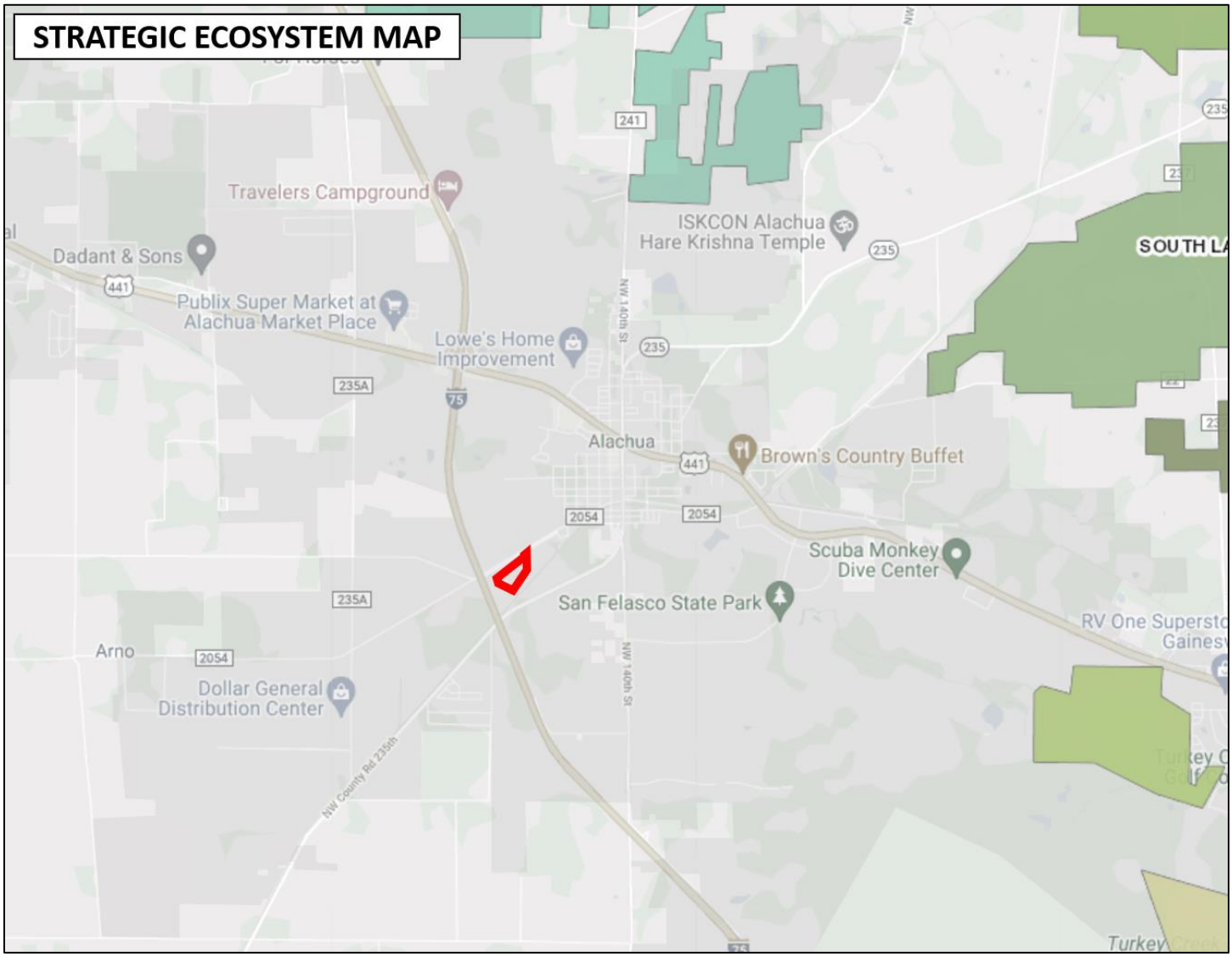
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone □ (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:



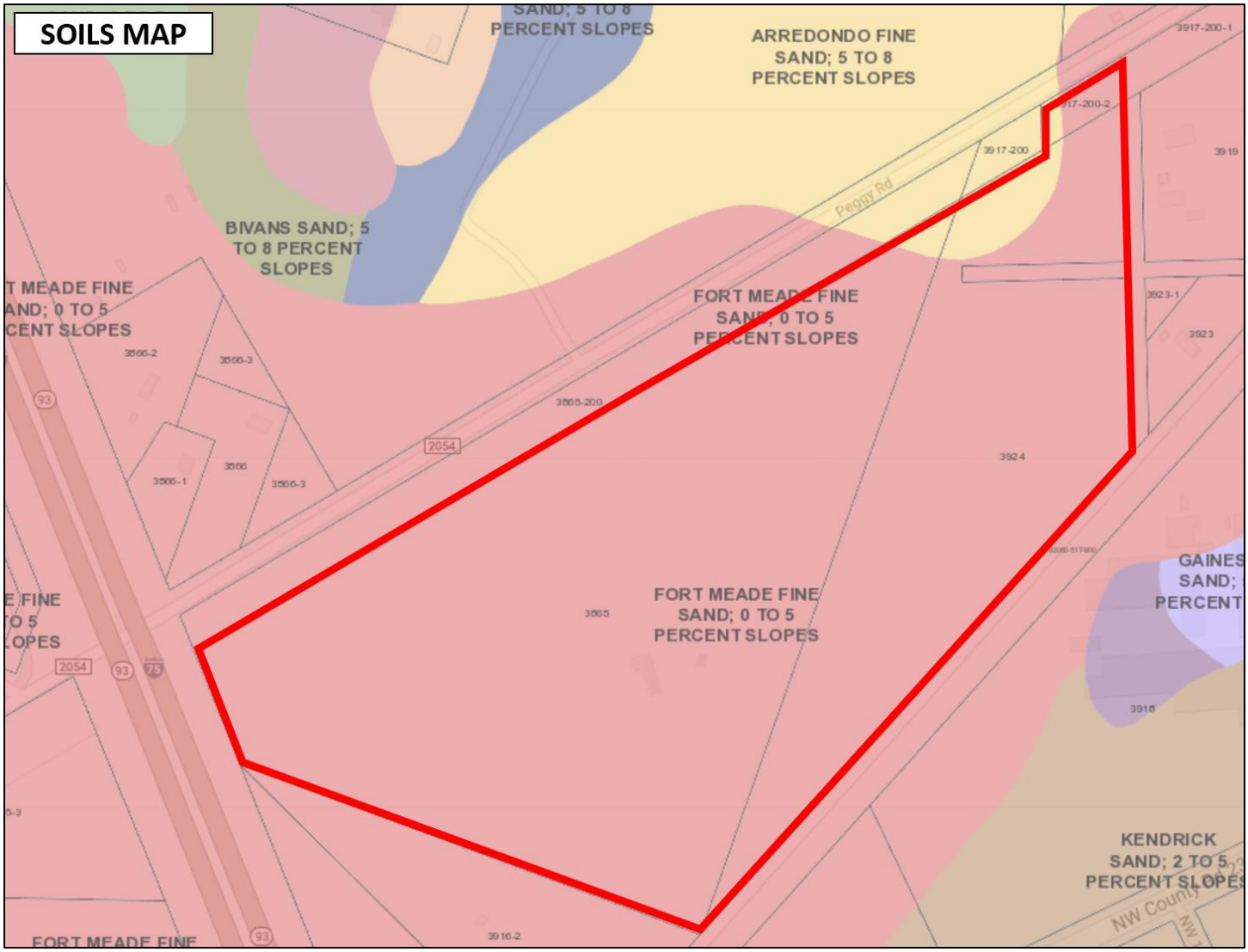
Soils:

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 *ve A c C d* , 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

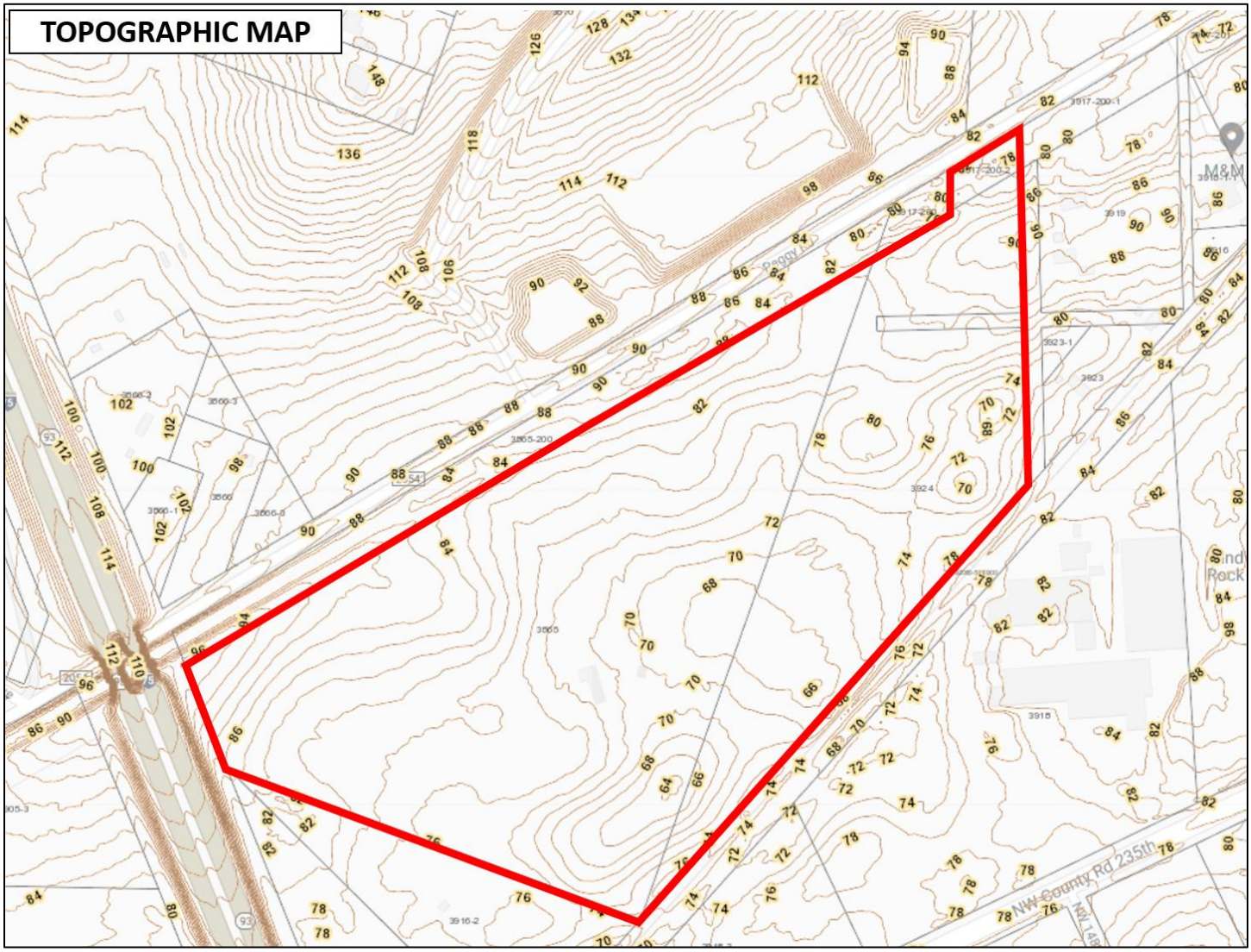
sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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 no wetlands located on the subject property, according to the National Wetlands Inventory map below:

Needs Analysis

e Re e e s

Recent action by the Florida State legislature (H.B. 7202) modified the re□uirements 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 ade□uate 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 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 ade□uate 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.

s g vs sed es g s

The proposed land use change to Moderate Density Residential on the 51.7 (□/-) acre subject property will result in an increase of density for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

E isting FLUM Designation	**Acreage**	**Ma . Density/Intensity**	**Ma Dev. Scenario**
Agriculture	51.7	1 Unit / 5 Acres	10 Units

Proposed FLUM Designation	**Acreage**	**Ma . Density/Intensity**	**Ma Dev. Scenario**
Mod. Density Residential	51.7	4 UPA	207 Units

The City of Alachua Moderate Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type. In addition, the subject property is located adjacent to the City of Alachua Legacy Park, 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.'

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 *A c e 2 ec 2 1 H* and *C e e s ve e d se e e c 2* , ade□uate 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.

M eve e ce c The maximum trip generation estimate based on the proposed future land use designation is described below:

Proposed FLUM Designation	Acreage	Ma Dev. Scenario
Mod. Density Residential	51.7	207 Units

Traffic:

Development Scenario –Moderate Density Residential FLU

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	207	Single Family	9.43 / Unit	1,952
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	207	Single Family	0.94 / Unit	195

Source ITE 11th Edition

Total Trip Generation:
- **1,952 ADT**
- **195 PM PEAK**

Affected Road ay 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 Road ay Segments
- 100 Distribution on CR 2054 (Segment 14) (1,952 ADT, 195 PM Peak)
  - 70 East (1,366 ADT, 137 PM PEAK) / 30 West (586 ADT, 58 PM PEAK)
- 70 Distribution on SR 235 (Segment 8) (1,366 ADT, 137 PM Peak)
- 30 Distribution on CR 235A (Segment 17) (586 ADT, 58 PM PEAK)

Level of Service Analysis / Affected Road ay Segments (ADT)

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,952
Available Capacity	8,972

Level of Service Analysis / Affected Road ay 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)	195
Available Capacity	769

Level of Service Analysis / Affected Road ay Segments (ADT)

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,366
Available Capacity	3,629

Level of Service Analysis / Affected Road ay 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)	137
Available Capacity	259

Level of Service Analysis / Affected Road ay Segments (ADT)

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	586
Available Capacity	9,120

Level of Service Analysis / Affected Road ay 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)	58
Available Capacity	785

c c g d d v ded v M 2 22 C C c e c Re

Sanitary Sewer:

1 s e e e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec g d e es ces

ec ve 1 2 s e e e v ce e deve e cc e s e e s e e se v ce s v e s e de v e s e sed deve e ses s ec ve deve e d es c de dd e s g deve e ess 33

e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

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 51,750 GPD may occur. Ade uate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Se er 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	51,750
Residual Capacity	506,382

1 ce C A c c e v ces e e M 2 22
2 g e C c s 2 / e d 2 1

Potable Water:

e e e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e s e eve e v ce d ds e C s c eve d cce e eve s se v ce e e d

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 56,925 GPD may occur. Ade uate 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	56,925
Residual Capacity	729,801

1 ce C A c c e v ces e e M 2 22
2 g e C c s 2 / e d 2 2

Solid Waste:

2 d s e e C v de s d s e d s s se v ce s ec c d e v e s e e

M eve e ce ec c Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (207 units x 2.55 residents per unit x 0.73 tons/year per capita □ 385 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]	385 Tons

1 3 s/ e e c 2 es de s e

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Single Family Residential Development

Elementary School	207	units	x	0.12	Elementary School Multiplier*	25	Student Stations
Middle School	207	units	x	0.06	Middle School Multiplier*	12	Student Stations
High School	207	units	x	0.09	High School Multiplier*	19	Student Stations

Approval of the application will result in a projected school enrollment impact of 25 elementary, 12 middle and 19 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Re□uired to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	2.6
Available Recreation Acreage	75.64

1 ce C A c c e v ces e e M 2 22
2 C c s sed ec 2 s 2 e s s/ se d c es/1 e s s 2 c es

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

3 e e C s deve d s e ge e s s e es d g ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

The minimum LOS standard for development in the City of Alachua re□uires 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 re□uired to meet these standards and the Suwannee River Water Management District (SRWMD) re□uirements 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 future land use.

The existing land uses and future land use designations of the adjacent properties are as follows:

Peggy Road (CR 2054), Legacy Park Multipurpose Center, CS□ Land
Recreation □ Agriculture future land use designations

s Residential
Moderate Density Residential □ Agriculture future land use designations

West: Residential □ Interstate 75
Residential and Agriculture future land use designations

South: CS□ Railway □ Industrial
Industrial future land use designation

The proposed Moderate Density Residential future 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 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 ade uate capacity to accommodate on-site development.

Urban Spra l 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 Moderate Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (ater, se er, police, fire, etc.) along a collector high ay (Peggy Road / CR 2054) and pro imity to employment areas ithin the City. In addition, future development in the future shall comply ith 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 sub ect property is currently served by an e isting road ay ith ade uate capacity to serve the development. E isting public utilities are also available to serve the site and connections to such utilities ill 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. In addition, the City of Alachua's Legacy Park Multipurpose Center is located ad acent to the property on the north side of Peggy Road / CR 2054, hich provides an e cellent amenity for residential areas.

3. Preserves agricultural areas and activities, including silviculture, and dormant, uni ue and prime farmlands and soils.

Response: Currently, there are minor agricultural operations ithin the sub ect property. Ho ever, most of the nearby lands ithin 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 land use map amendment for the property to Moderate Density Residential ill help serve the gro ing residential population in the City and ill provide

additional housing stock to serve the community in an area ith centralized services available. This residential use ill support the non-residential uses in the City by providing housing opportunities for the employees of local businesses.

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 es s des g es s g c s e sd c deve s e s de s s g e se deve e ses

Response: The proposed amendment ill promote the already e isting mi of residential , non-residential and civic uses 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. E isting public utilities are available to serve the site and connections to such utilities ill 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 ill involve connection to potable ater and aste ater lines.

2 es s des g es s g c s deve e cc e s s s d s ces e s g e s e s g deve ed ds e v e d s e deve e

Response: The sub ect property is located in an urbanizing area along Peggy Road / CR 2054 that has all necessary public facilities needed to support development, including ater se er services and a ma or City park (Legacy Park) to the immediate north of the property. E isting centralized public utilities are available to serve the site and connections to such utilities ill 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 ill involve connection of potable ater and aste ater lines. In addition, a ma ority of the properties in the immediate vicinity already have an urban land use and zoning designation and properties to the east and est are already residential in use.

3 es s des g es deve e d s s ed e s ge e e g e s g deve e s

Response: No radial, strip, isolated or ribbon patterns ill be created by this land use change. The development of the sub ect property for residential development ill 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 e isting on a ma ority of the

ad acent parcels in the immediate area and this change ill be consistent ith those designations.

s de e ec d c se ve es ces s c s e ds d s ve vege e v e se s ve e s g d e e ec ge e s es ve s s e es e c es s es e s s e s d e s g c s s e s

Response: There are no identified regulated natural resources on the property (etlands, floodplains, etc.). In addition, any on site environmental resources (if any) ill be protected at the development stage in accordance ith the City of Alachua Comprehensive Plan and Land Development Regulations.

s de e ec d ce g c e s d c v es c d g s v c e c ve g c d s v c c v es ss ve g c c v es d d e d e d s s

Response: Currently, there are minor agricultural operations ithin the sub ect property. Ho ever, most of the nearby lands ithin 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.

s e se e s g c c es d se v ces

Response: Upon approval of the land use change and development of the site, all e isting utilities provided by the City of Alachua shall be utilized. Peggy Road / CR 2054 provides access to the property for full vehicular access. Water and se er public facilities are currently available to serve the sub ect property. Connections to such utilities ill 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 ill involve connection of potable ater and aste ater lines.

s e se e c c es d se v ces

Response: As stated above, future development ill be re uired to ma imize the e isting public facilities that are available to serve the site. Connections to such utilities ill 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 ill involve connection to potable ater and aste ater lines.

A s d se e s g c d s e c e se e c s e e d e e g v d g d g c es d se v ces c d g ds e e s se e s e ge e e ce e ed c e c e e d e e ge c es se d ge e g ve e

Response: **The sub ect property is located in the urbanizing portion of the City of Alachua abutting an e isting county collector road ay ith a ma or City civic facility (Legacy Park Multipurpose Center) across the street. Potable ater and sanitary se er 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. Ade uate vehicular capacity is currently available on the local road net ork to serve future development on site. All other public services are currently available. Due to the immediate pro imity of the site to these public facilities, the development of this site ill not result in a disproportionate burden on public facilities and services.**

s v de c e se e ee d ses

Response: **The sub ect property falls ithin urbanized area the City of Alachua due to its ad acency to Peggy Road / CR 2054, availability of centralized utilities and land use pattern in the area.**

1 sc ges s deve e edeve e e s g e g ds d c es

Response: **The proposed amendment does not discourage or inhibit infill development or redevelopment of e isting neighborhoods and communities. The development of this site as a residential subdivision along Peggy Road / CR 2054 has public services available (ater, se er, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the e isting local development pattern and urban future land use designations ithin the immediate vicinity of the sub ect property.**

11 s e c ge c ve d c ses

Response: **The proposed land use change ill help add to a functional mi of uses in the immediate area, hich includes a mi of commercial and residential use types, along ith civic uses (Legacy Park) provided by the City of Alachua.**

12 Res s ccess g ed d e ed d ses

Response: **The proposed amendment ill not result in poor accessibility among linked and related uses. Future development ill provide connectivity to the e tent feasible.**

13 Res s ss s g c s c e s ce

Response: **The proposed amendment ill 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, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR re uirements.**

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 2b Moderate Density Residential (to 4 dwelling units per acre) *e M de e e s Res de d se c eg s es de deve e de s d e g s e c e*

e g ses e ed e M de e e s Res de d se c eg
1 g e de c ed d e g s
2 Access d e g s
3 M c ed d es ee g ce des g c e
M e es e e s
e es d d e es
es
7 Residential Planned De elopments *d*
g c se v ces s c s sc s ses s s d c
ce e s

Consistency: As described in the policies listed above, the proposed Moderate Density Residential future land use designation is appropriate for the sub ect property as illustrated in the previous land use map e hibits. The proposed future land use map designation is appropriate due to is location in an area ith a mi of residential and non-residential development areas that are ell suited to accommodate a mi of development types that ill be compatible in nature. In addition, the sub ect property is located ad acent to the City of Alachua Legacy Park Multipurpose Center, which according to the City of Alachua, 'provides a elcoming, fle ible 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.

ec ve 2 e ce d ds e C s e e s ce e e e s ese ve
e c c e A c ec es ces d v de s ces
e e ec e e d g e

c 2 e e s e 1 e ce e s ce e ed e C s es s ce ves e v s e s ce e d e e e s

c 2 e s ce s e ed s e s ec s es A e s ce s e s e d c

Consistency: Any ne development on the site shall adhere to the policies stated above that relate to open space as it relates to re uirements in the Land Development Code.

ec ve 1 e es e C s c d e d se c eg es e g s s e s se s d g e ds d d g ev e sed e d e s e e d se M d e deve e ev e cess e es e c ded s e es deve e ec

Consistency: Future development on the site ill identify and address on-site natural features and ill address them in compliance ith local regulations.

ec ve 2 Av c es d se v ces e C s e c c e c ge e s s e e s e e d ed eve se v ce s d ds e ed

c 2 A e deve e s ee eve se v ce e e e s d s e e s se e s e s d s e d c sc s cc d ce s d ds d ed e e e e s dd ess g ese c es

Consistency: As described in the "Public Facilities Analysis" portion of this report, ade uate facilities (capacity) are currently available to serve the site and ill not negatively affect the City's adopted LOS standards. The subject property has access to an existing public street for full vehicular access. In addition, public utilities are available to serve the site and connections to such utilities ill 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.

Ne development on the site (hen proposed) ill be re uired to meet concurrency standards as stated in the Comprehensive Plan.

A e d s e e e v ce e C e s e e deve e the corporate limits shall connect to the City's potable e d s e e s s e s e e e e d s e e se v ce e v e s de ed c 1 2 d c 2 e C c es e e e C e e s ve

Consistency: **Any ne development on this site ill be re uired to connect to public potable ater and aste ater facilities as indicated above.**

Transportation Element:

ec ve 1 1 *eve e v ce e C s es s s e c ve e d e c e eve se v ce s d d ed d ed s s s e s*

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 ma imum development scenarios indicate that the proposed future land use map amendment ill not result in an increase in traffic impact that ill negatively affect the adopted Level of Service (LOS) standards, consistent ith the Transportation Element.**

C c es e e

1 *e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec e g d e es ces*

ec ve 1 2 *e deve e cc e s e e s e e se v ce s v e s e de v e s e sed deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d*

2 *e C v de s d s e d s s se v ce s ec c d e v e s e e*

3 *e C s deve d s e ge e s s e es d g d ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es*

e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 *e C s c eve d cce e eve s se v ce e e d*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the parcel ill be re uired to connect ith potable ater and aste ater facilities consistent ith**

the above policies. Storm ater management facilities for development at the site ill be re uired consistent ith engineering standards.

C se v e ce e e

The proposed future land use amendment is consistent ith this element. Specifically, the application is consistent ith each of the follo ing ob ectives listed ithin the element:

ec ve 1 A Q e C s s e e g e s es e eve s es s ed e tional Ambient Air Quality "Standards (NAAQX).

Consistency: Any future development proposal associated ith these parcels ill meet the City's air quality standards.

ec ve 1 s The City shall protect soil resources through erosion and sedimentation control, by re uiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, the e isting soil types on site have minimal limitations for urban development.

c 1 c e C s ec e g e C c d g s ee d see ge s es e g e deve e c de ec es e eg ve c s e e A e s s e ced e g e c see ge s es d g deve e Add e e e s g ve vege e e c ged s e e d ec g s es

Response: The sub ect property does not contain any kno n seepage slopes. In addition, the site topography ill be taken into consideration ith the future development of the site and ultimately, the drainage design. In addition, future on-site development ill include storm ater management areas that comply ith all applicable City, County and ater management district standards for ater uality and uantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

ec ve 1 M e Res ces e C s e s e e c c v es d se e es ces ec ed s d ec s s e s d e

Consistency: There are no kno n mineral resources ithin the sub ect property.

ec ve 1 e g c Res ces e C s de ec d c se ve s g c ge g c es ces d e c s

Consistency: There are no kno n or identified geological resources on the property.

ec ve 1 H d s M e s e C s ec e c d es ces c d s e s d s e e C s e e e s e d g s ge e s ge d d s s d s s e d e s

Consistency: **The development is proposed to be residential in nature and therefore, no hazardous materials shall be utilized.**

ec ve 1 Ag c e d v c e e C s e g c d s v c c v es ec ese ve d e ce e es ces e C

Consistency: **Currently, there are minor agricultural operations ithin the sub ect property. Ho ever, most of the nearby lands ithin the City of Alachua already have a land use and zoning designation that is not agricultural, hich indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

ec ve 1 1 e ds e C s ec d ese ve e d v es d c s dve se c sed s c d d g c d s ces

Consistency: **No etlands are located on the sub ect property.**

ec ve 1 11 e d ee ce e C s ese ve ve ec s s e s d e es e c e d c A c e s g e v s e s ces d g ee ges g e C des g ed e e e e c e

Consistency: **The re uired open and green space re uirements shall be met upon subse uent development of the site.**

ec ve 1 12 e Res ces e C s ec d c se ve e d e es ces e e e es de s e C d de e d e d A e d g e d e e e c ec ed s gs s e s d ve s which may be impacted by the City's land use and development practices.

Consistency: **Future development on the sub ect property shall be connected to centralized ater and se er facilities consistent ith the re uirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities ill 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 ill 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 ater bodies located on the pro ect site.

Capital Improvements Element:

ec ve 1 2 e C s e e dec s s eg d g e ss ce deve e de s d e s s e c s s e e deve e e e e s e C e e s ve e d eve e Reg s d c c es d se v ces ecess s s c deve e e v e e s g e d ed eve se v ce s d ds

Consistency: **Any ne development of the sub ect parcel ould re uire an analysis for availability of public facilities consistent ith adopted LOS standards. Development on the parcel ill be sub ect to development revie 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 se er system if abutting any street or right-of- ay in hich 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 re uirements for connection to the public aste ater and potable ater systems.

Public facilities currently are operating ithin the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). Ho ever, any future development plan applications ould be sub ect to revie for re uired capital improvements.

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

is open Tuesday-Saturday, 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).

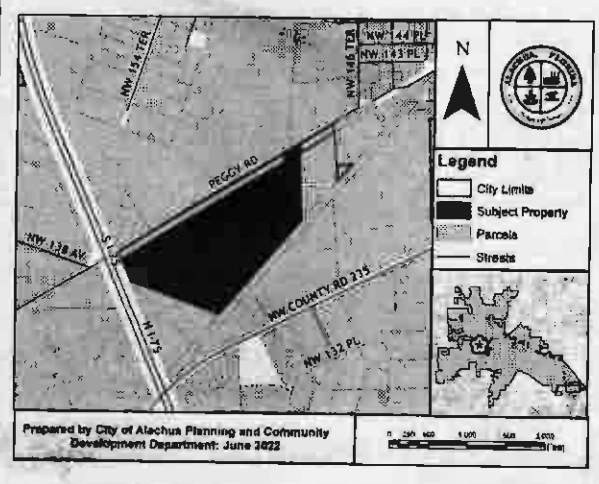
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).



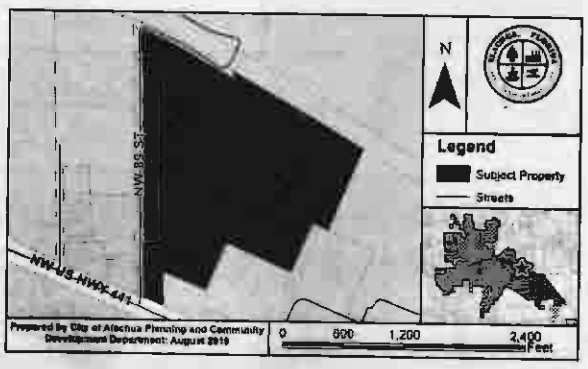
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

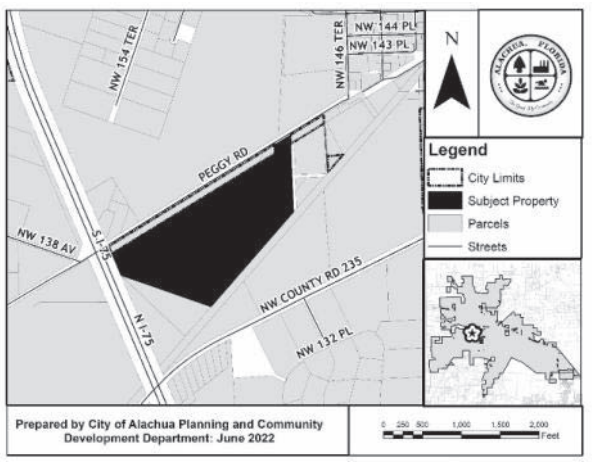
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for 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).

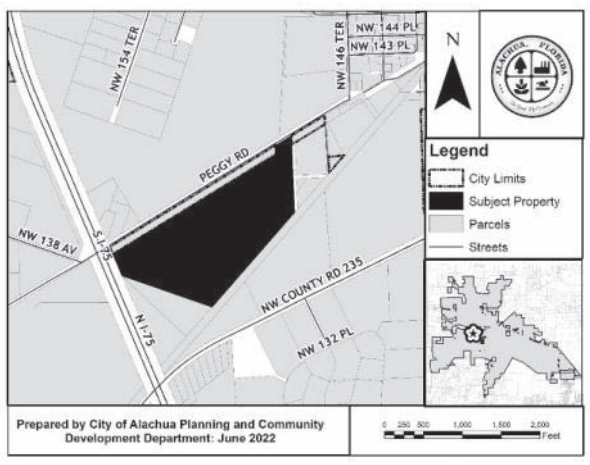


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).

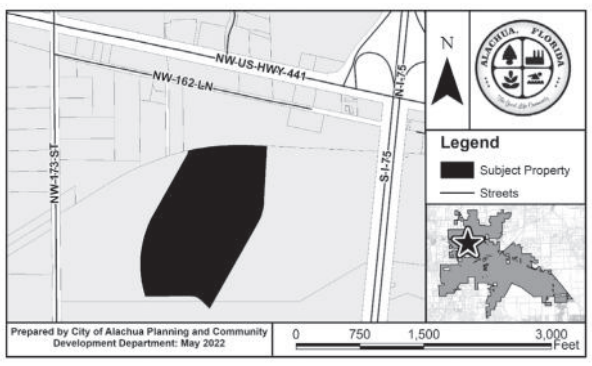


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).

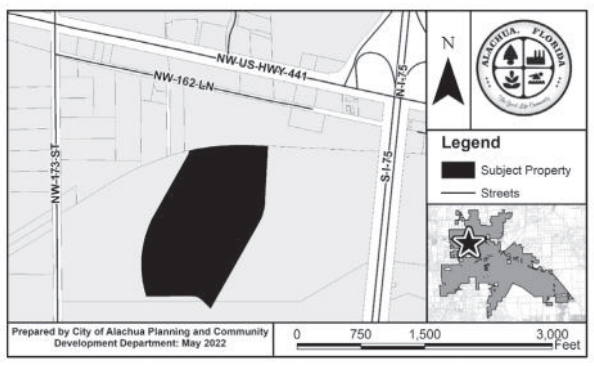


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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

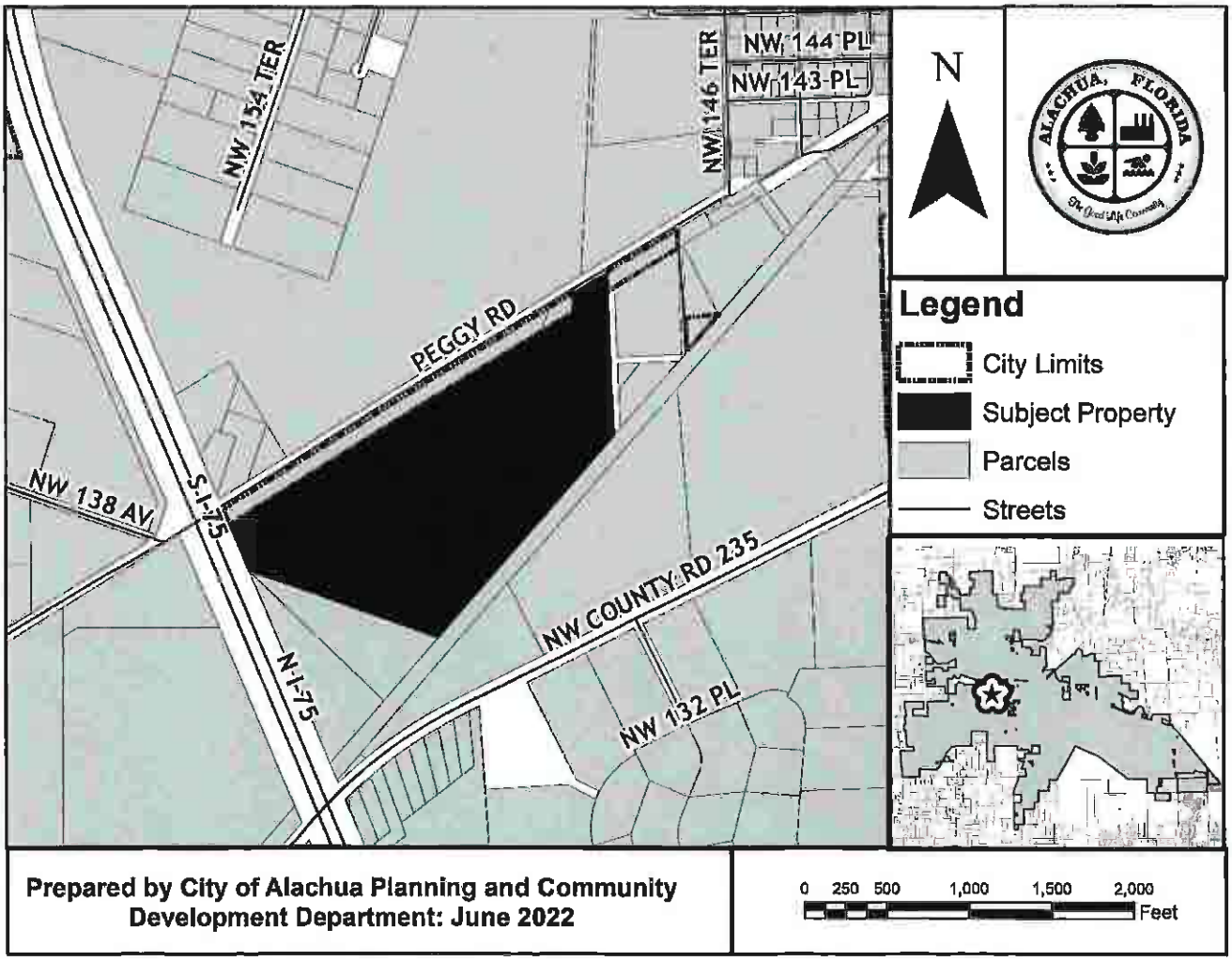
City of ALACHUA
the good life community

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 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

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

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

Allez à avery.ca/gabarits
Etiquettes d'adresse Easy Peel
AVERY 5160
Go to avery.com/templates
Easy Peel® Address Labels
Use Avery Template 5160

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

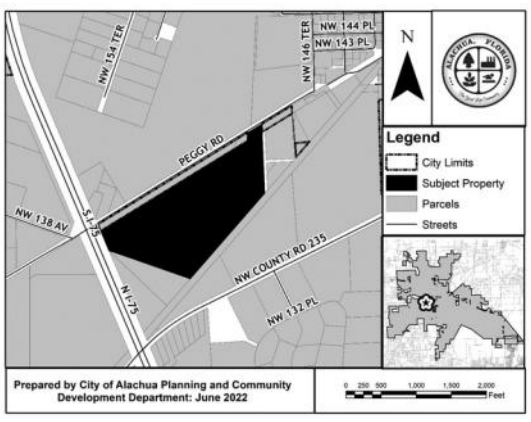
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

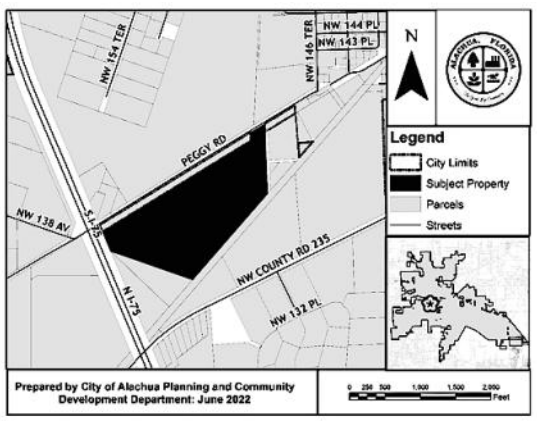
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

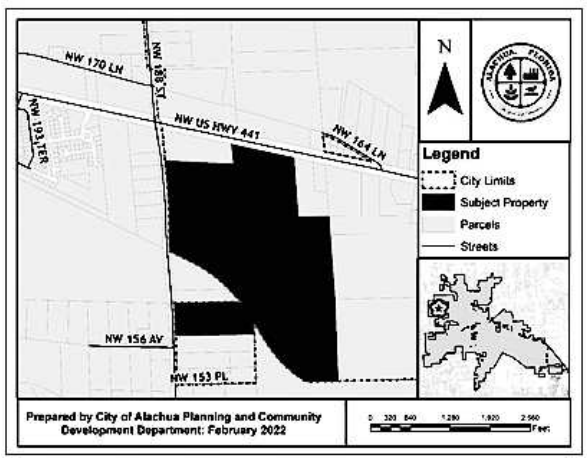
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

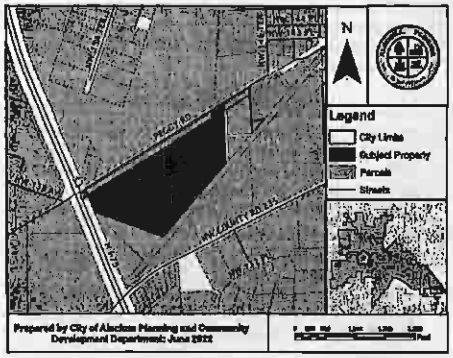
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

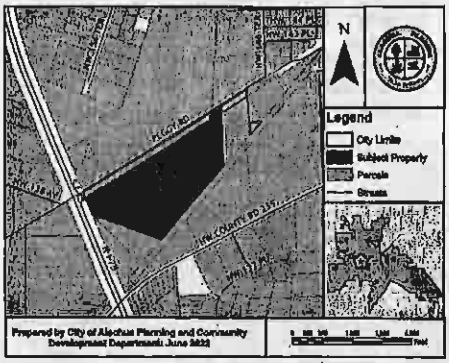
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

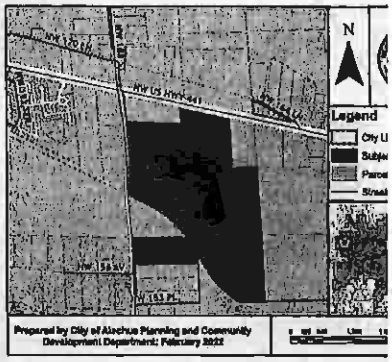
PUBLIC NOTICE OI ENACTMENT OF AI ORDINANCE OF TH CITY OF ALACHUA FLORIDA

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

City of ALACHUA
the good life community

Mailed 7/11/22

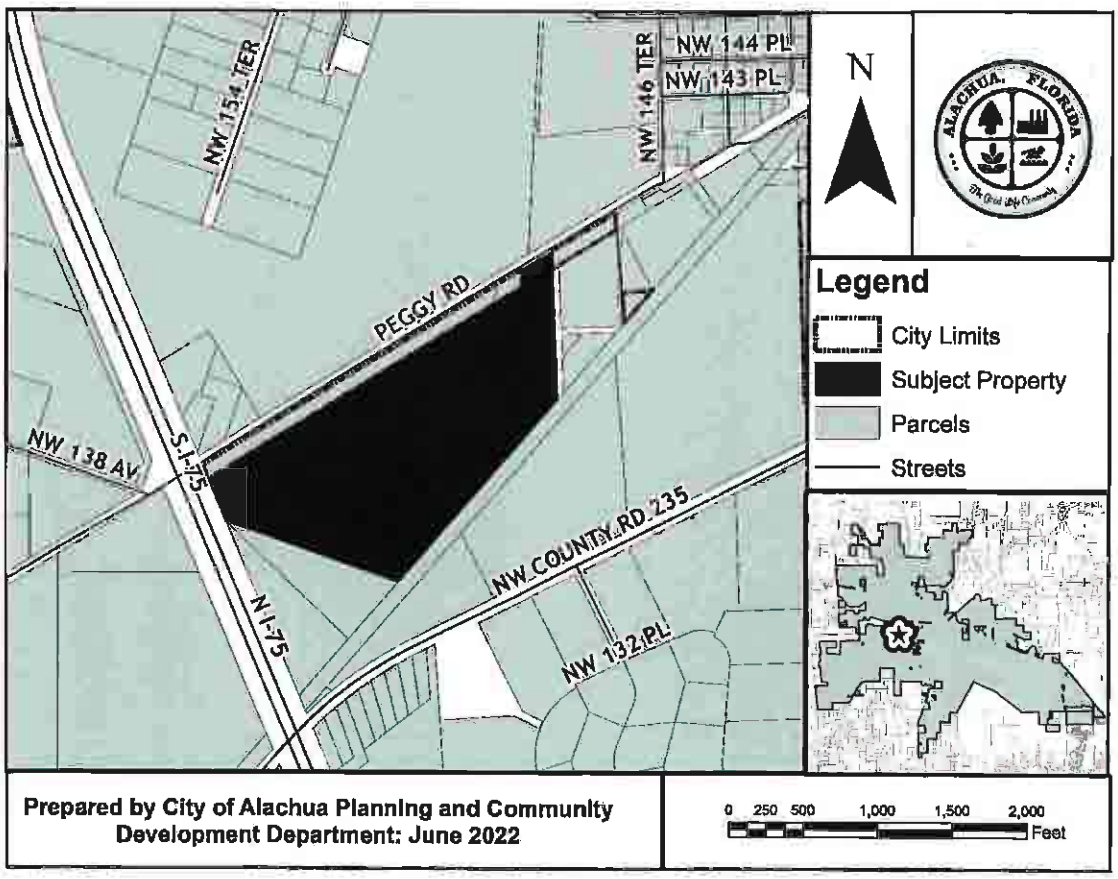
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 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.



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

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

Allez à Avery.ca/gabarits
Étiquettes d'adresse Easy Peel
Pour Avery.com/patron
Go to avery.com/templates
Use Avery template 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™
AVERY 5160

Antoinette Endellcato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schuelhorn
15907 NW 188th St
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

~~Shasta Schoelhorn~~
~~15907 NW 188th~~ St.
~~Alachua, FL 32615~~

Shasta Schuelhorn
15907 NW 188th St
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

35

Allez à avery.ca/gabarits
Etiquettes d'adresse Easy Peel
AVERY 5160
Go to avery.com/templates
Use Avery Template 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

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

Commission Agenda Item

MEETING DATE: 7/25/2022
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 Commission defer this item until the August 8, 2022 City Commission meeting scheduled for 6 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

Summary

Because public notice was not achieved in accordance with the requirements of the Land Development Regulations, Staff requests that this item be deferred until the August 8, 2022 City Commission hearing

ATTACHMENTS:

Description

- Ordinance 22-19
- PD Master Plan
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Draft 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

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 _____, 2022 and on _____; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on July 25, 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 _____ day of _____, 20__.

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:

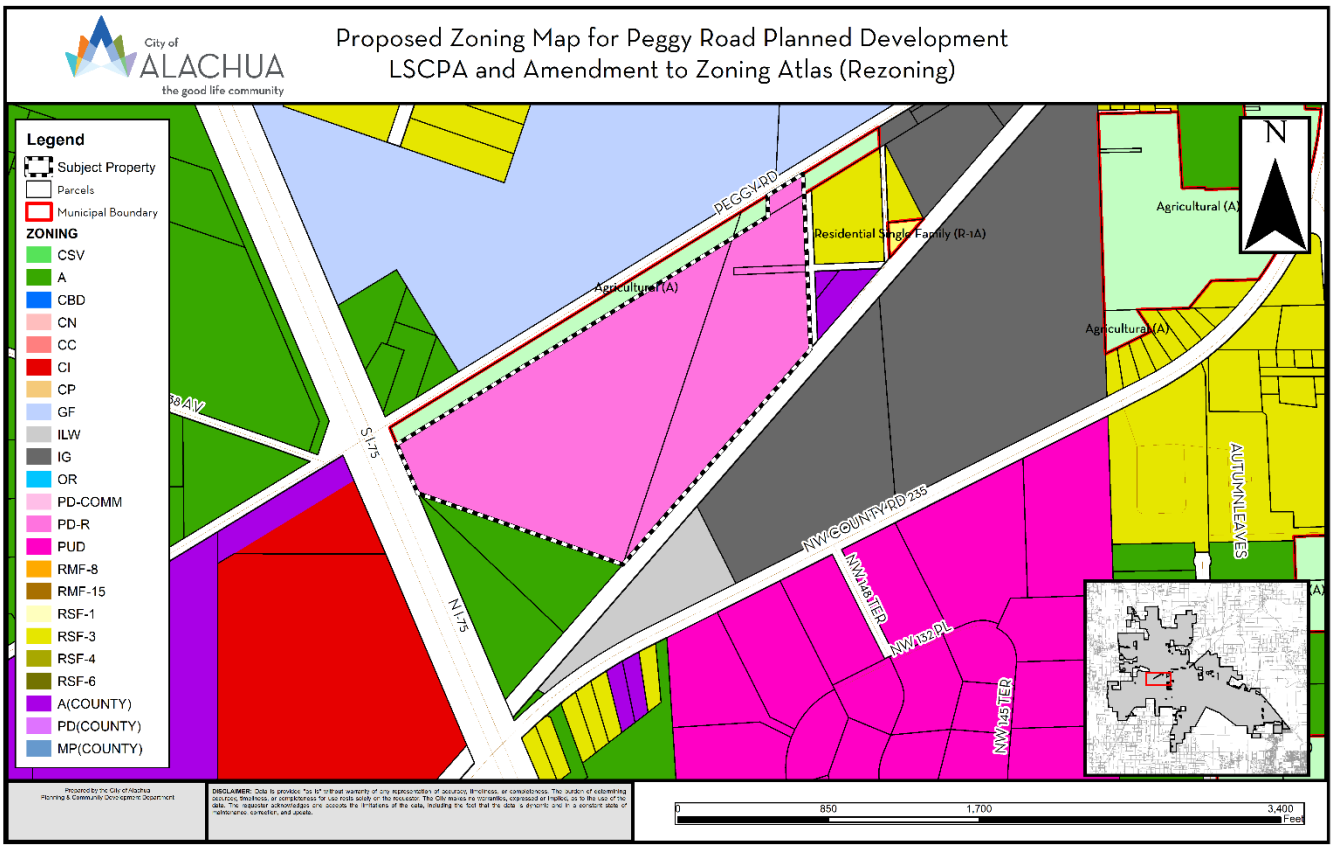
Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line 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.

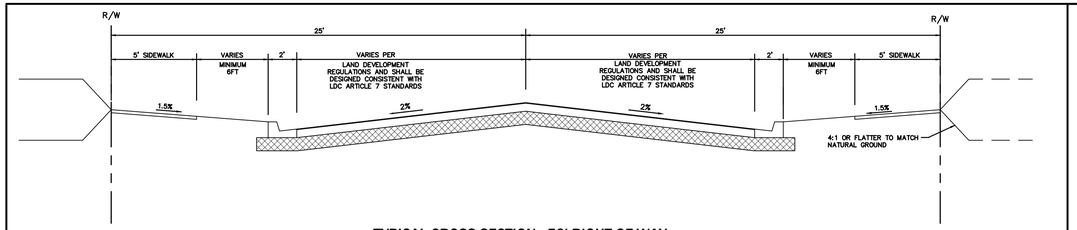
Together with:

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.

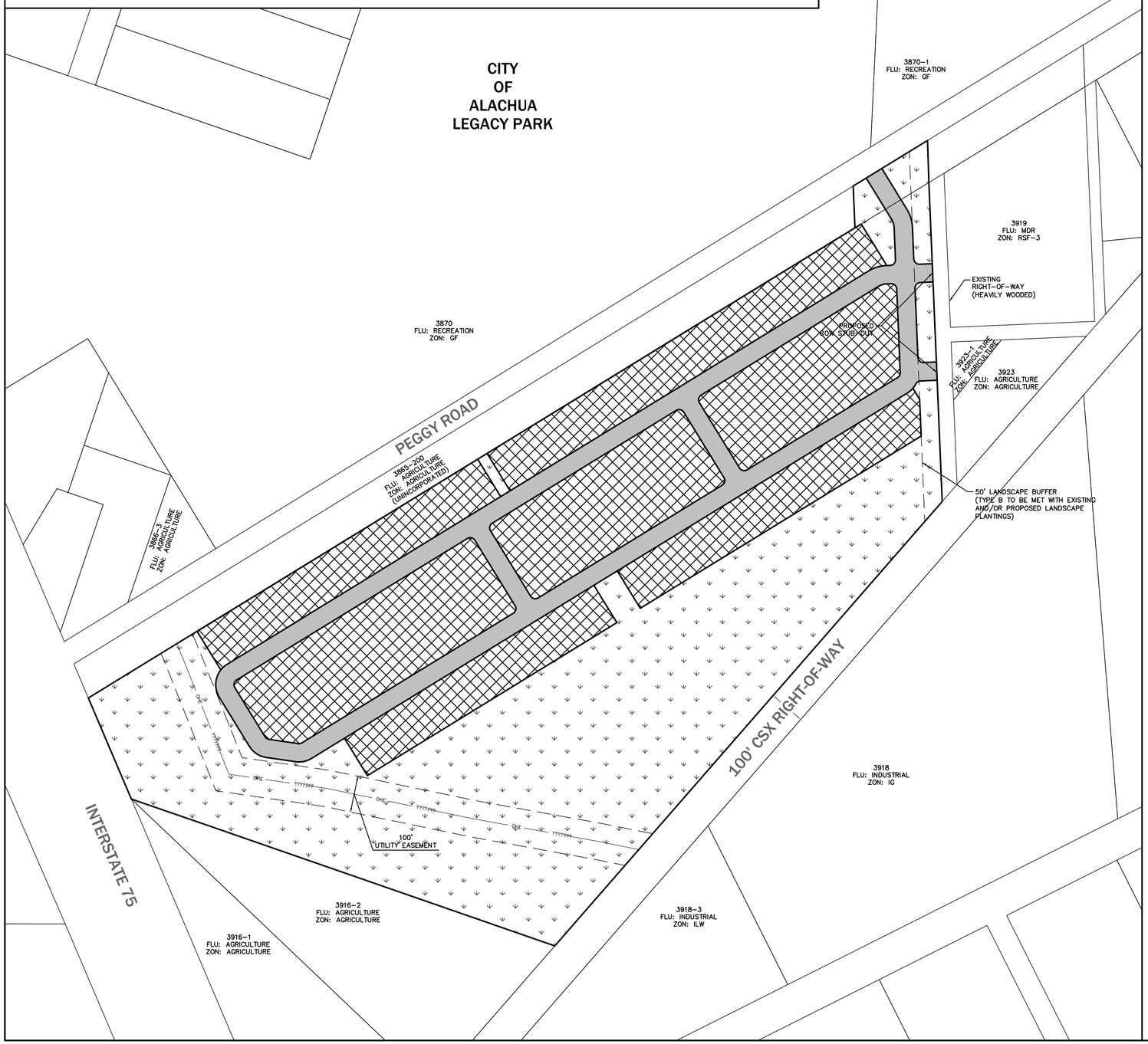
EXHIBIT "B"


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



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

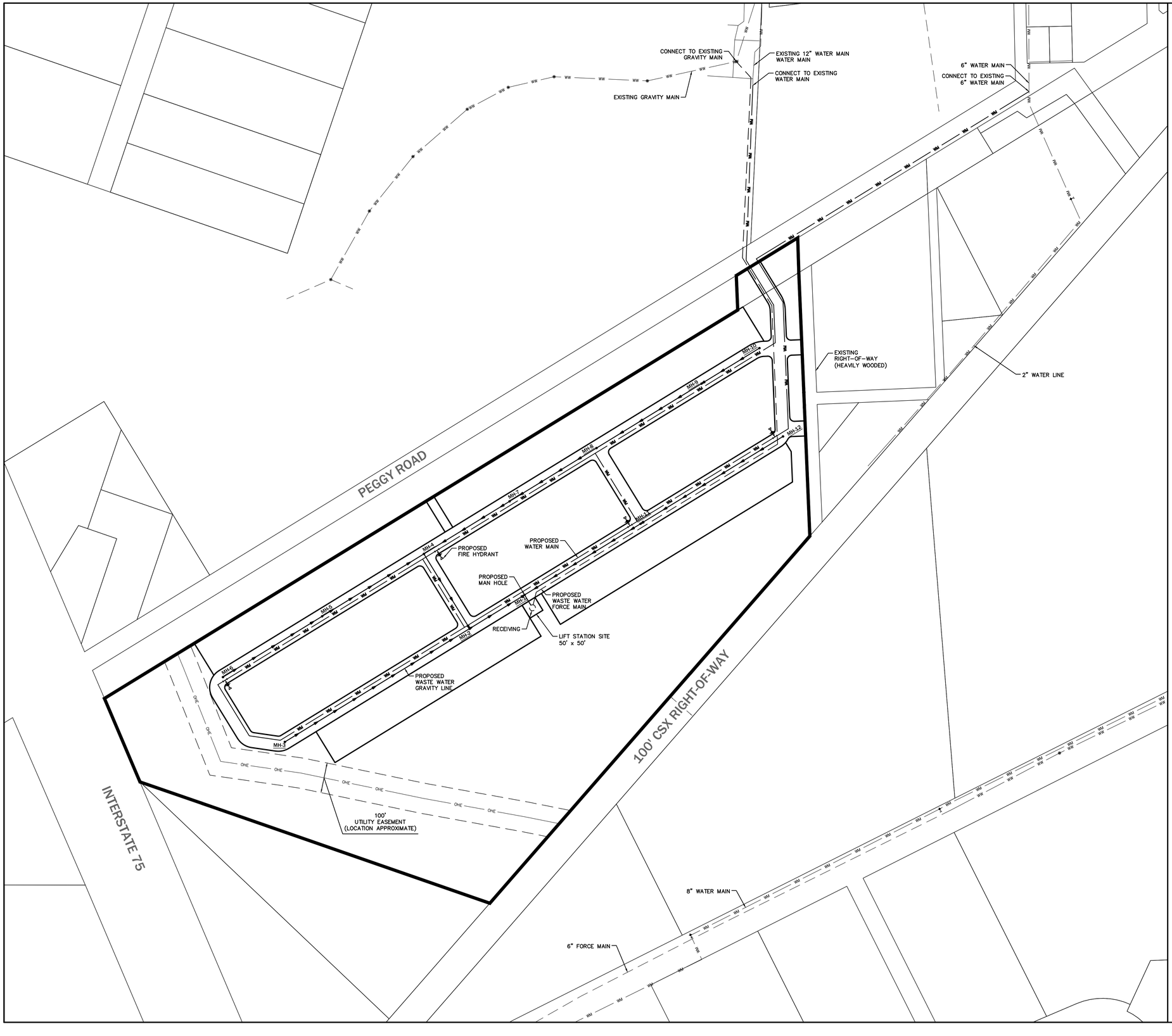
Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

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

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

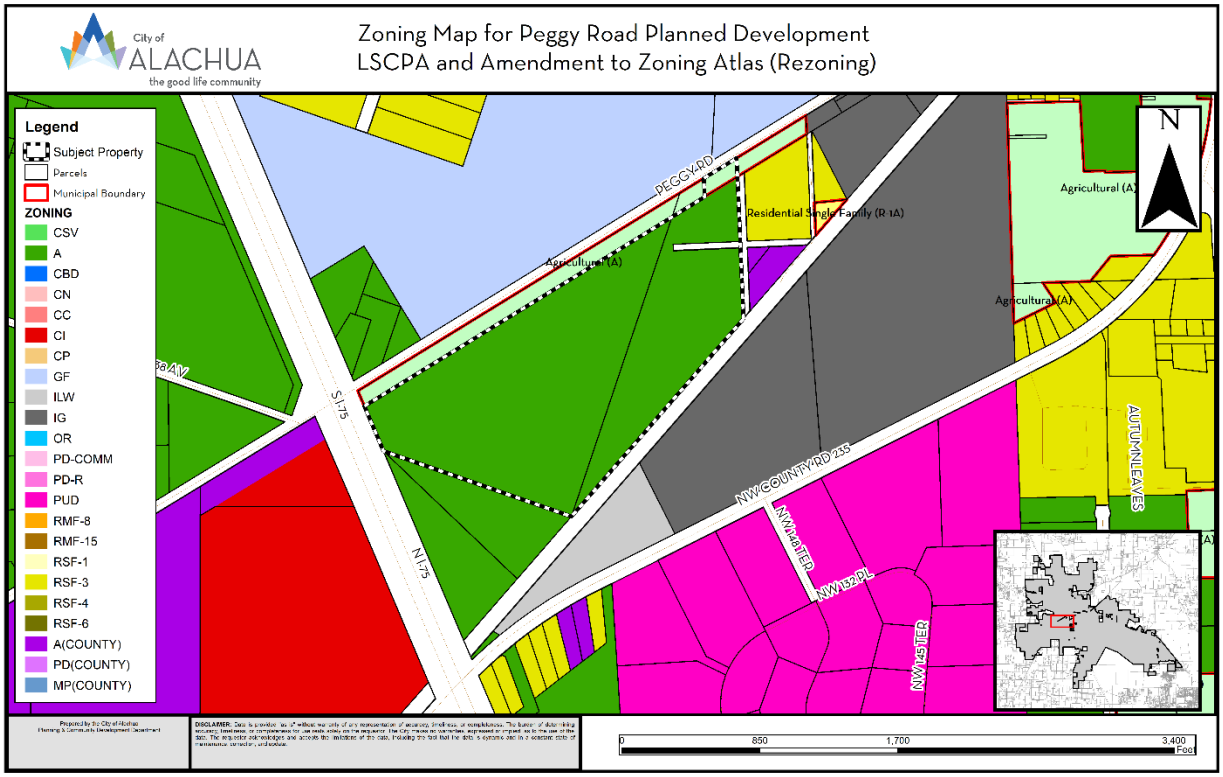
There is one existing residential structure on the subject property, which has historically been used as a residence with minor agricultural activities also taking place on the property.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

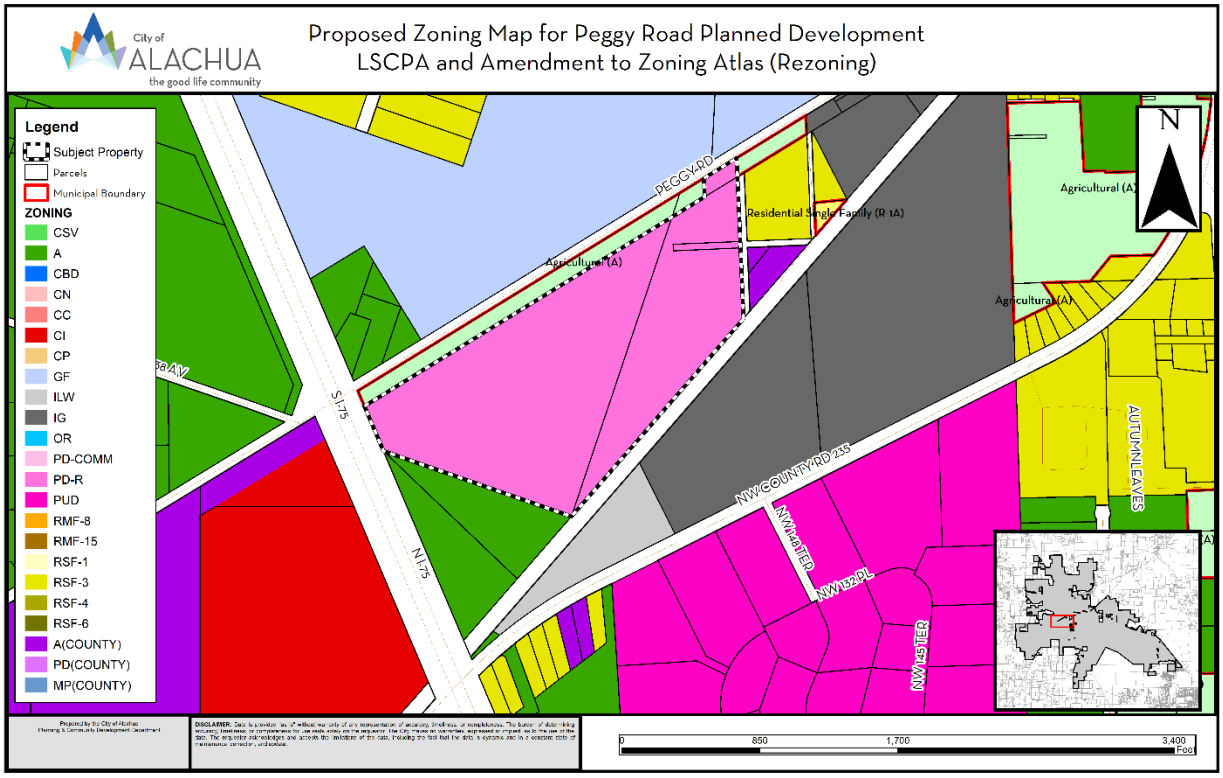
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	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.

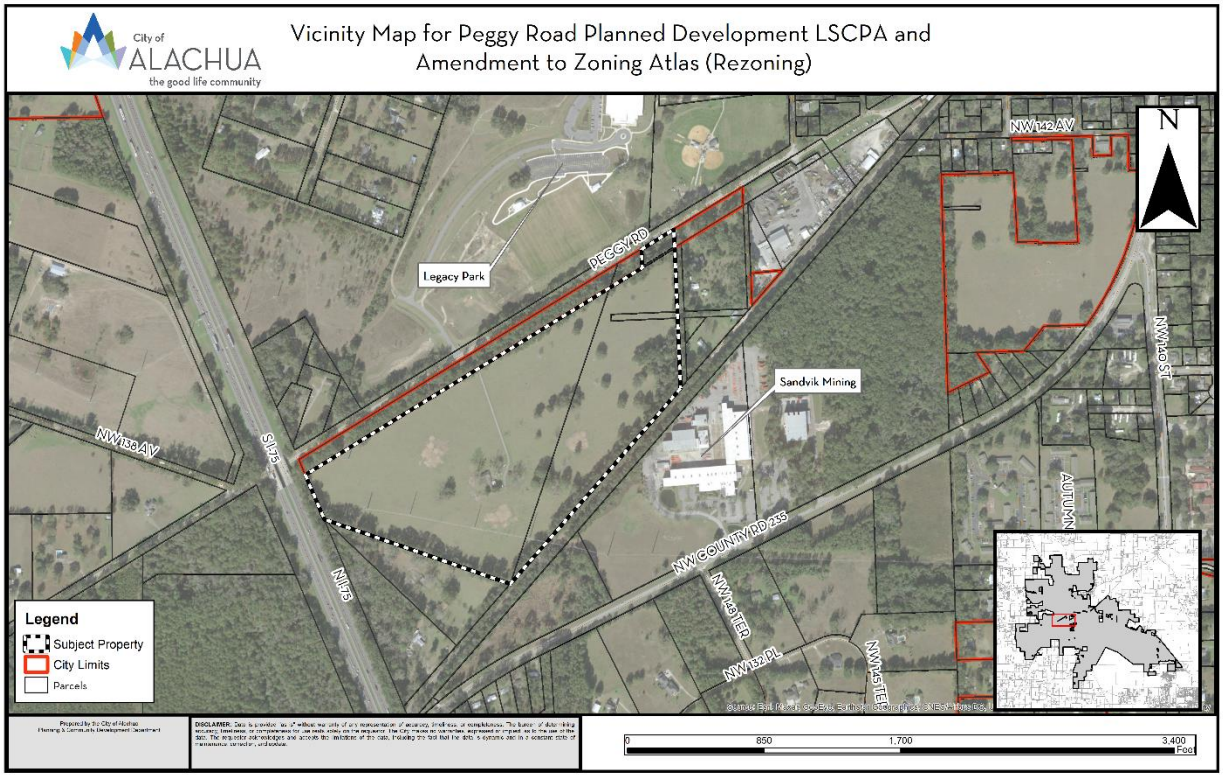
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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.

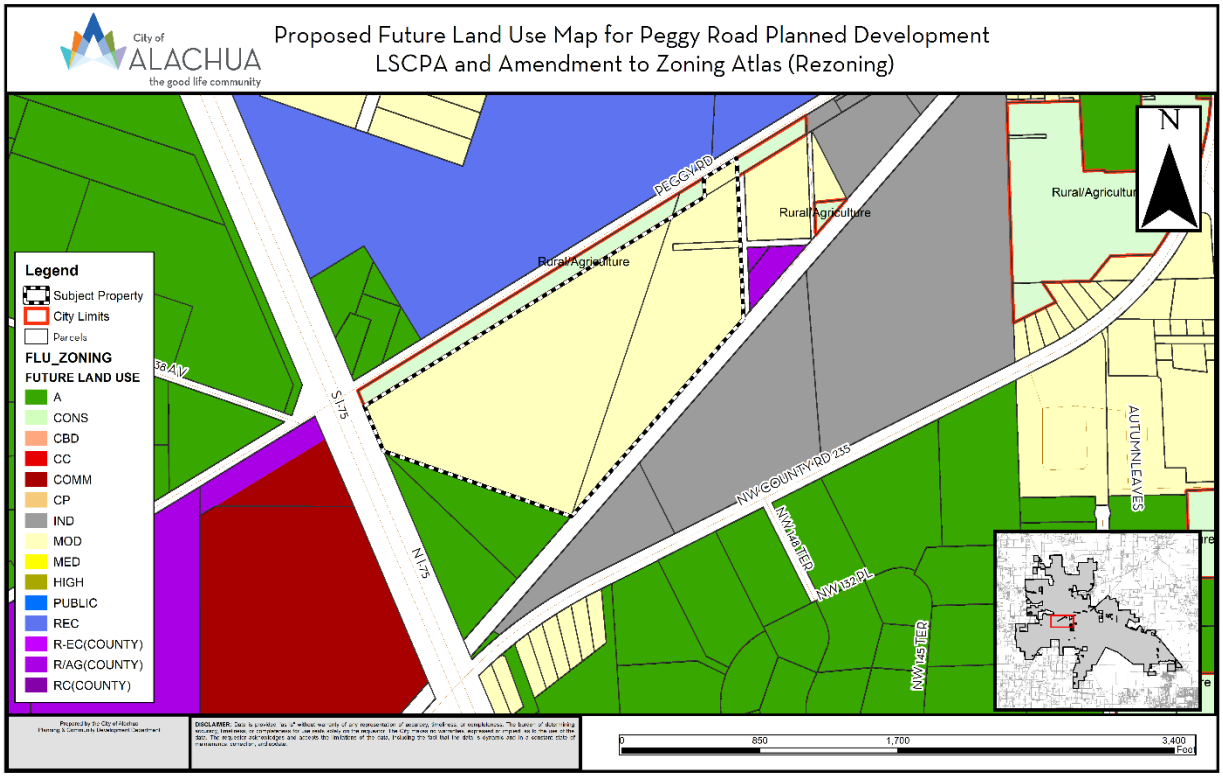
Table 1. Surrounding Land Uses

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

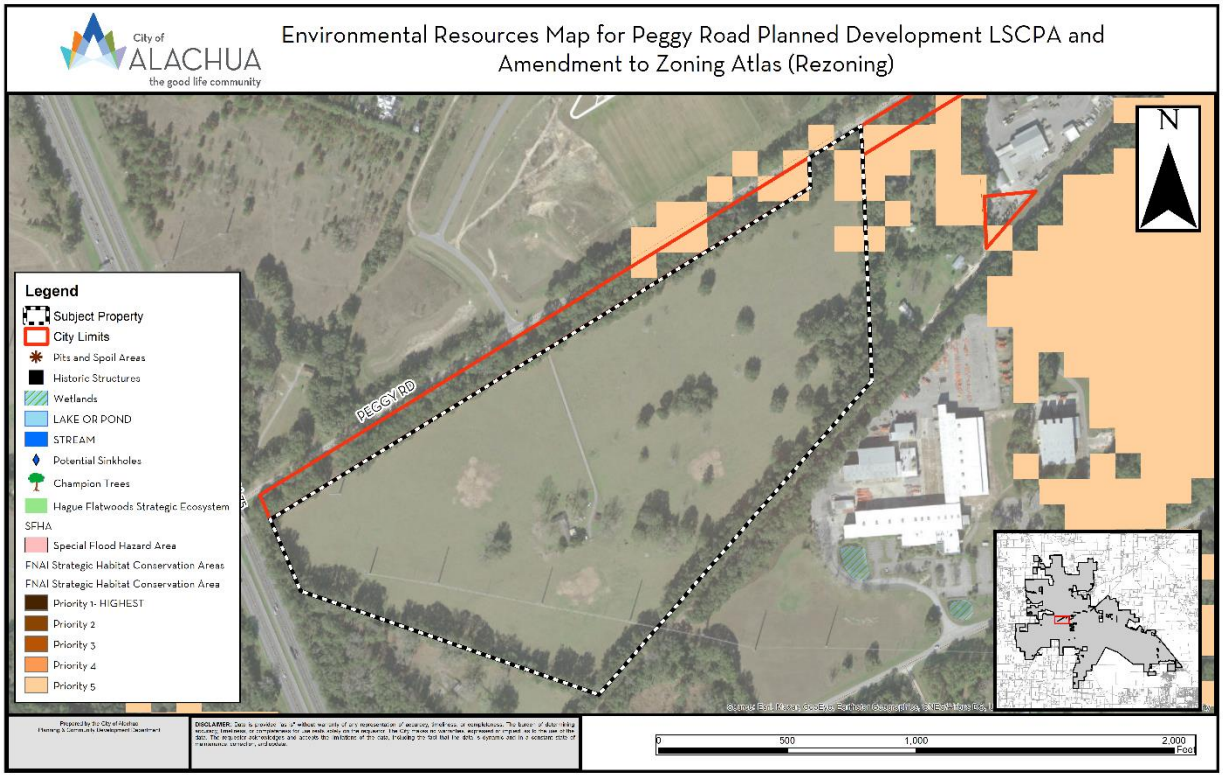
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the 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

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

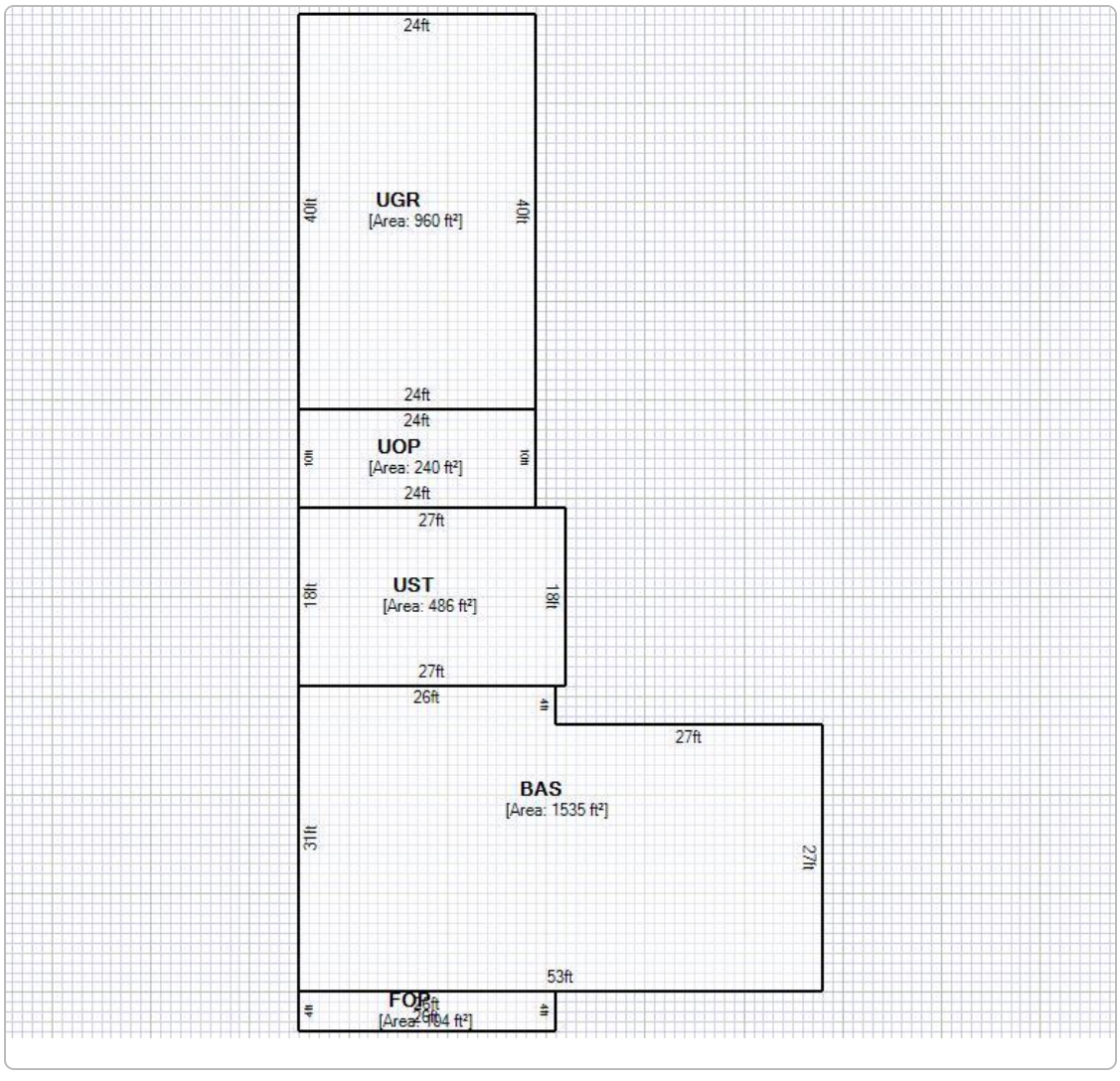
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	$252
2221	STG 1	315		R2	RES	$888

Permits

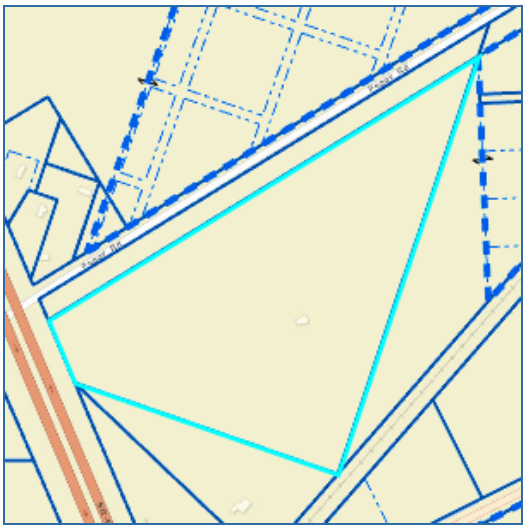
Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	$12,865

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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, FL 32231-4310

2021 PAID REAL ESTATE 15034

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES	$116.84

John Power TAX COLLECTOR Serving Alachua County

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

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 TA ES AND ASSESSMENTS	$116.84

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

2021 PAID REAL ESTATE 15420

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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

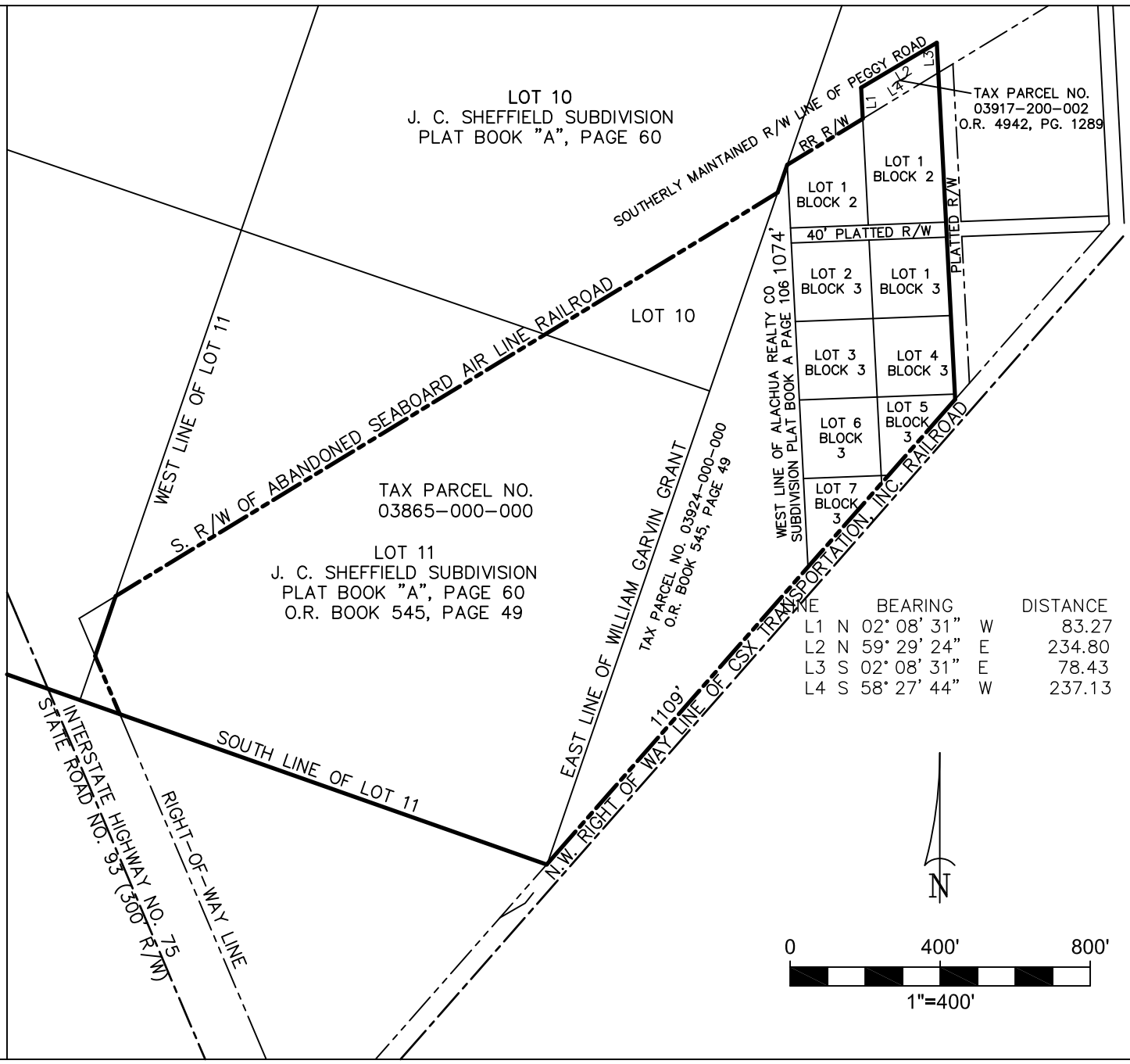
STATE OF FLORIDA
COUNTY OF ALACHUA

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.

Re oning ustification Report

Re□uest:	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

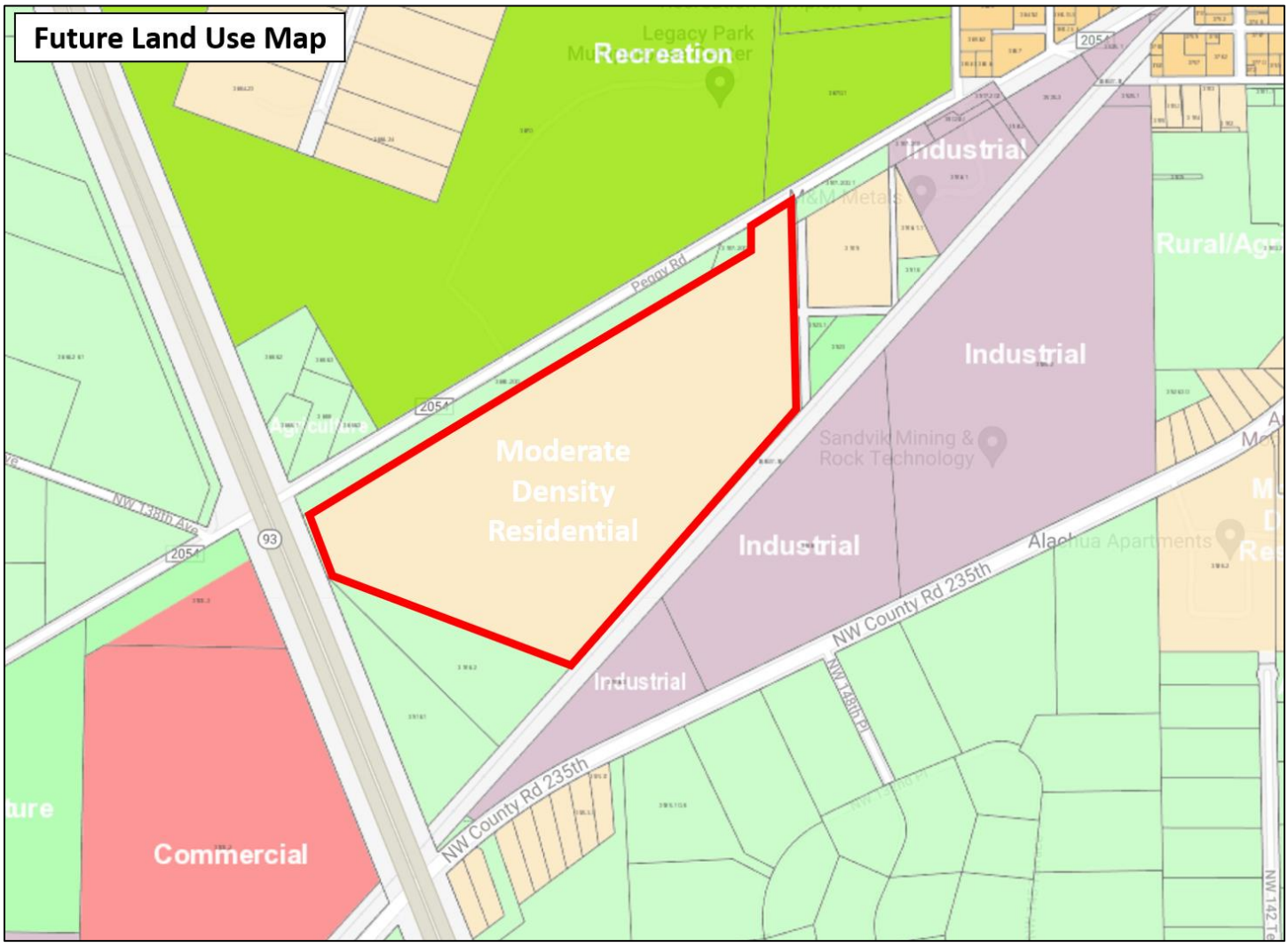
The subject property is located at 15151 Peggy Road (CR 2054) in the City of Alachua. The property is located east of I-75, north of NW County Road 235, and south of Peggy Road (CR 2054) near the Legacy Park Multipurpose Center. The proposal concerns an approximately 51.7 (□/-) acre property that contains 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

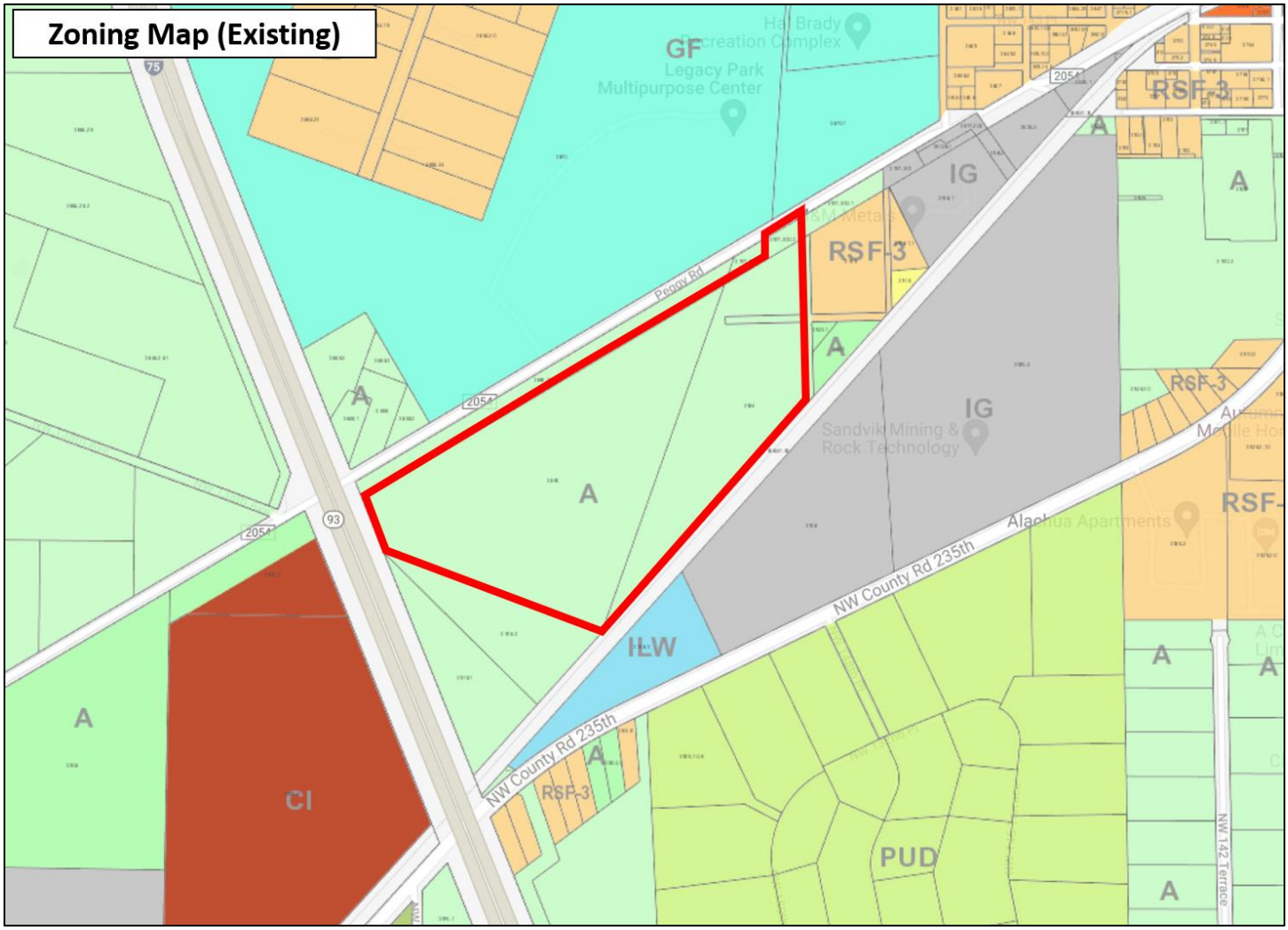
The property owners re□uest a rezoning from City of Alachua Agriculture (03924-000-000 □ 03865-000-000) and Alachua County Agricultural to Planned Development – Residential (PD-R) on approximately 51.7 acres for consistency with the proposed future land use designation of Moderate Density Residential on Tax Parcels 03924-000-000□03865-000-000 □ 03917-200-002.

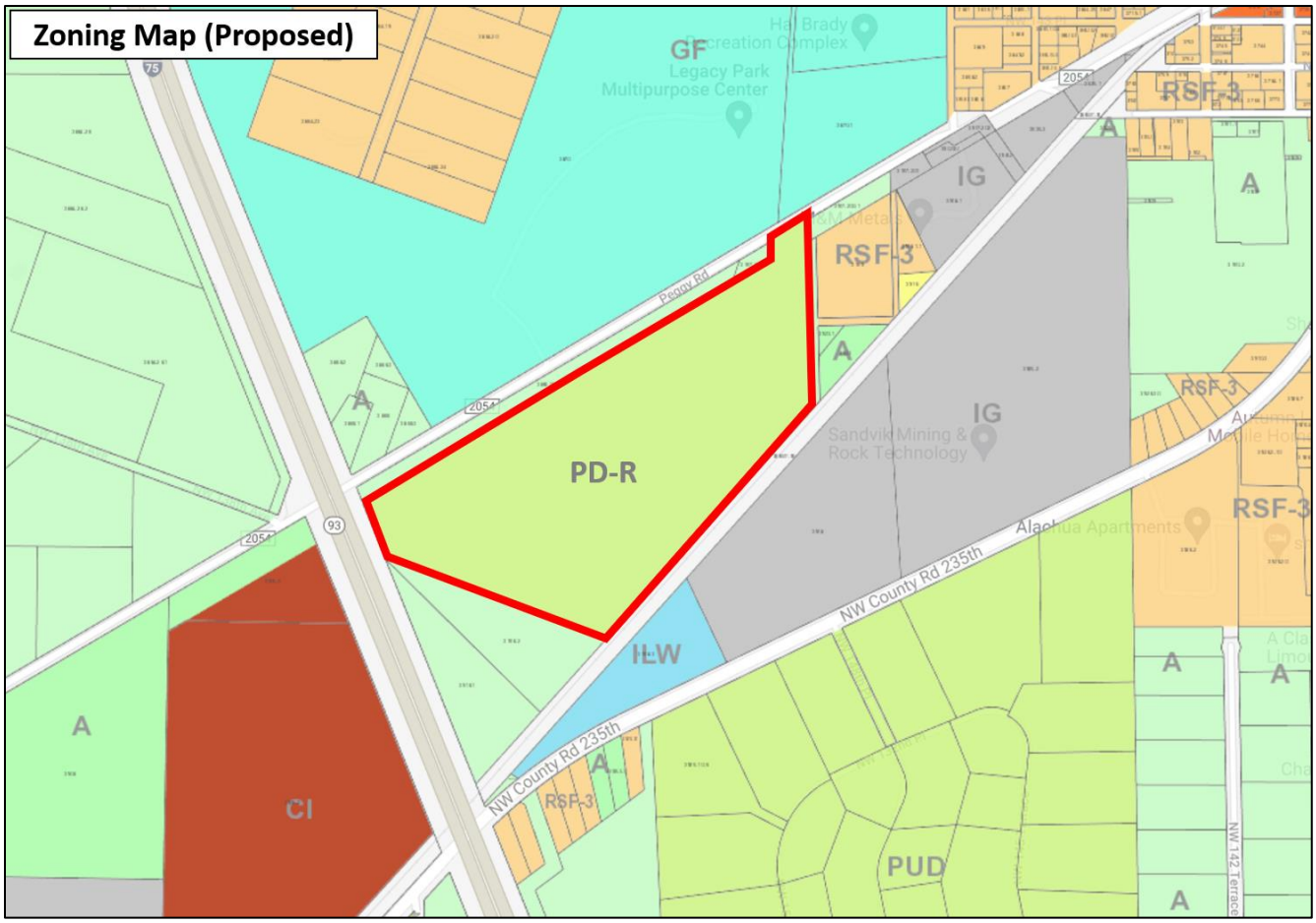
The proposed Future Land Use Map for the project site and surrounding area is shown below:



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
Sandvik Mining &
Rock Technology
Alachua Apartments
NW County Rd 235th
93
75
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 (to 4 dwelling units per acre) *e M de e e s Res de d se c eg s es de deve e de s d e g s e c e*

e g ses e ed e M de e e s Res de d se c eg

1 g e de c ed d e g s

2 Access d e g s
3 M c ed d es ee g ce des g c e
M e es e e s
e es d d e es
es
***7 Residential Planned De elopments** d*
g c se v ces s c s sc s ses s s d c
ce e s

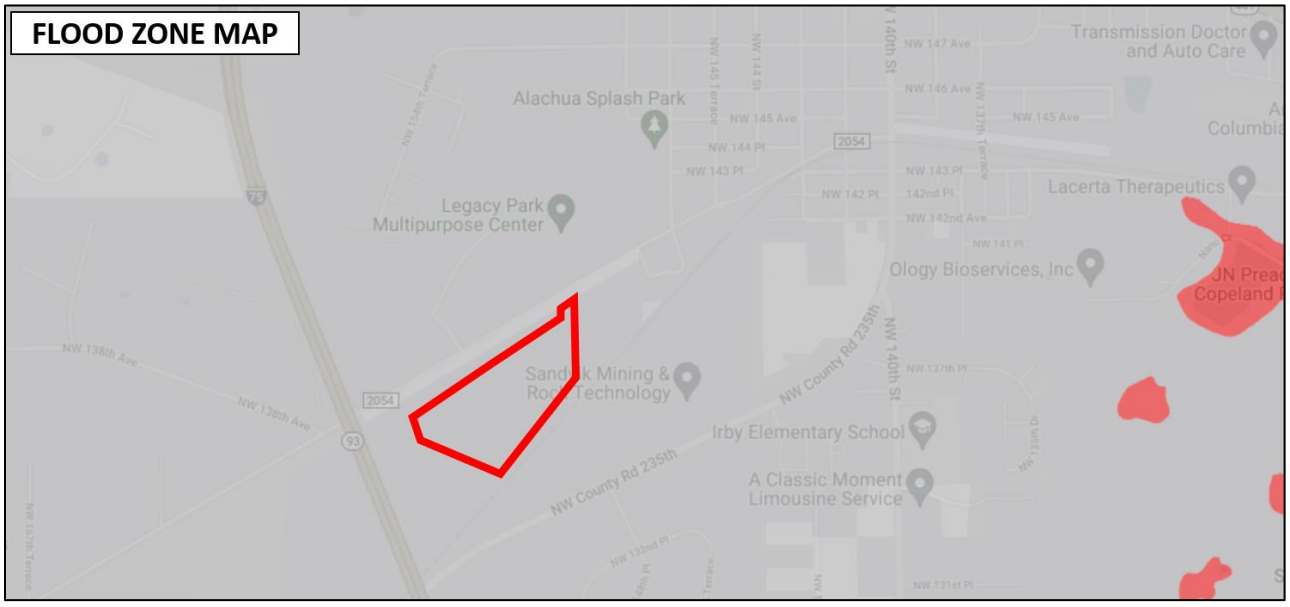
As described in the policy listed above, the Moderate Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation 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.

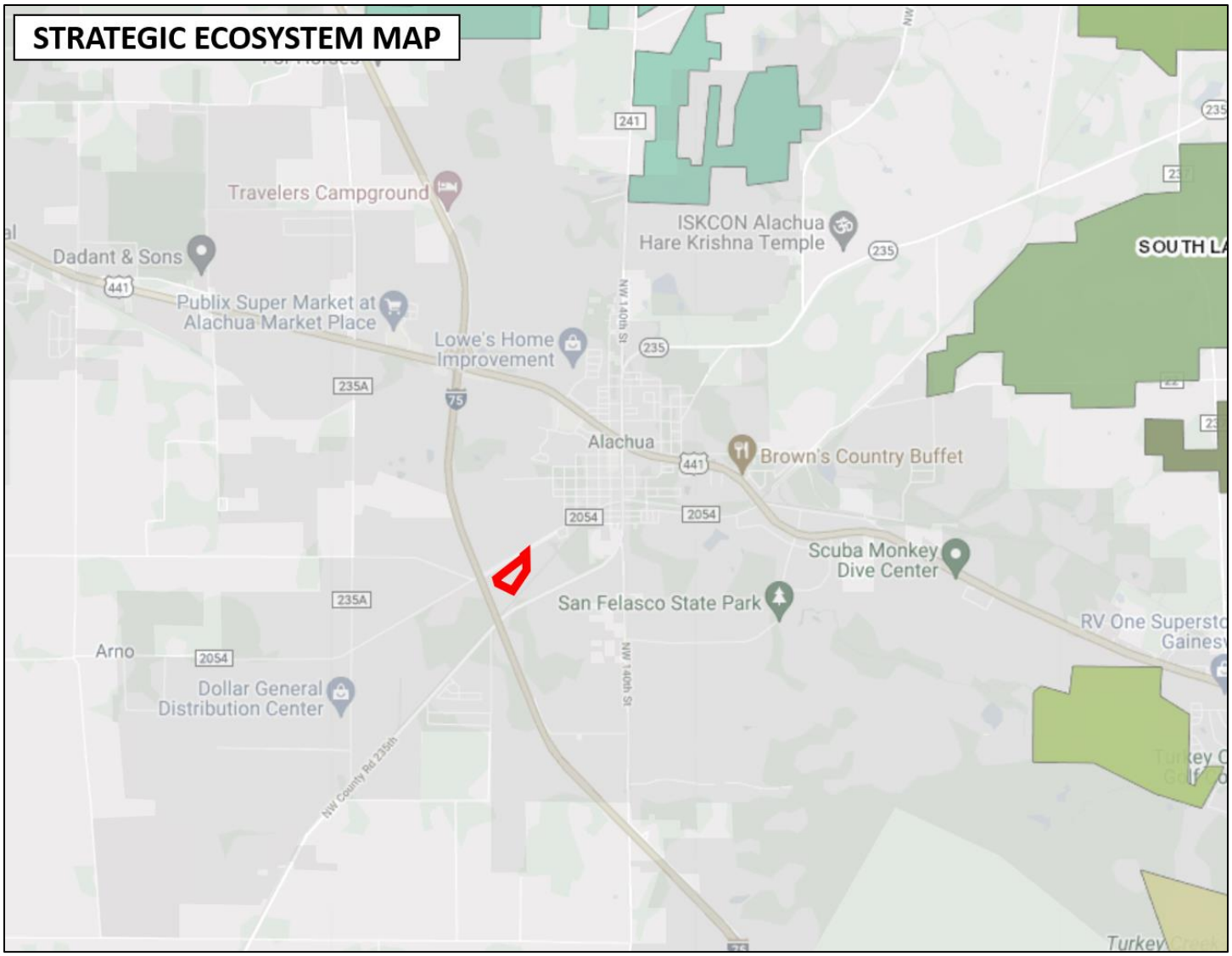
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone □ (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:



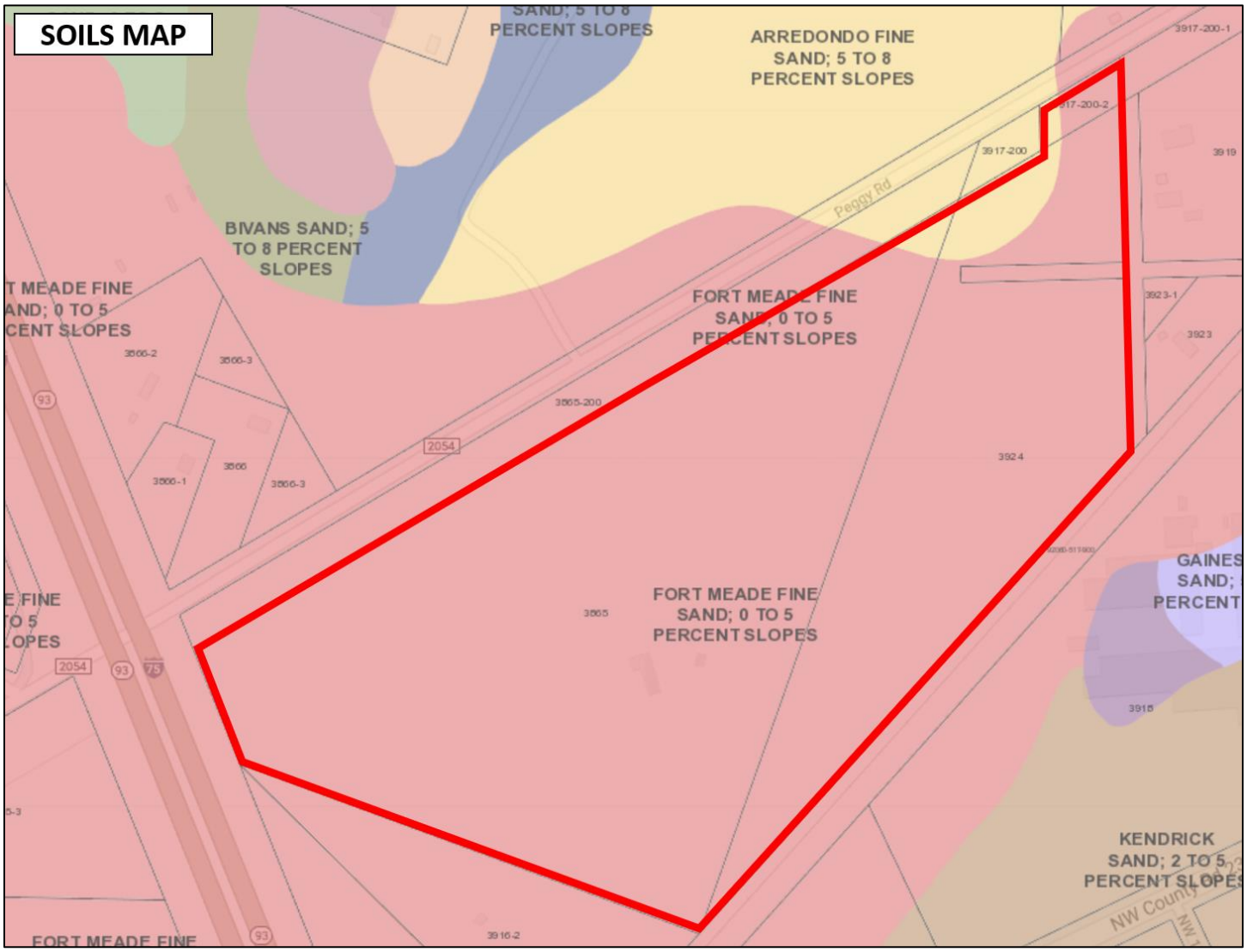
Soils:

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 *ve A c C d* , 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

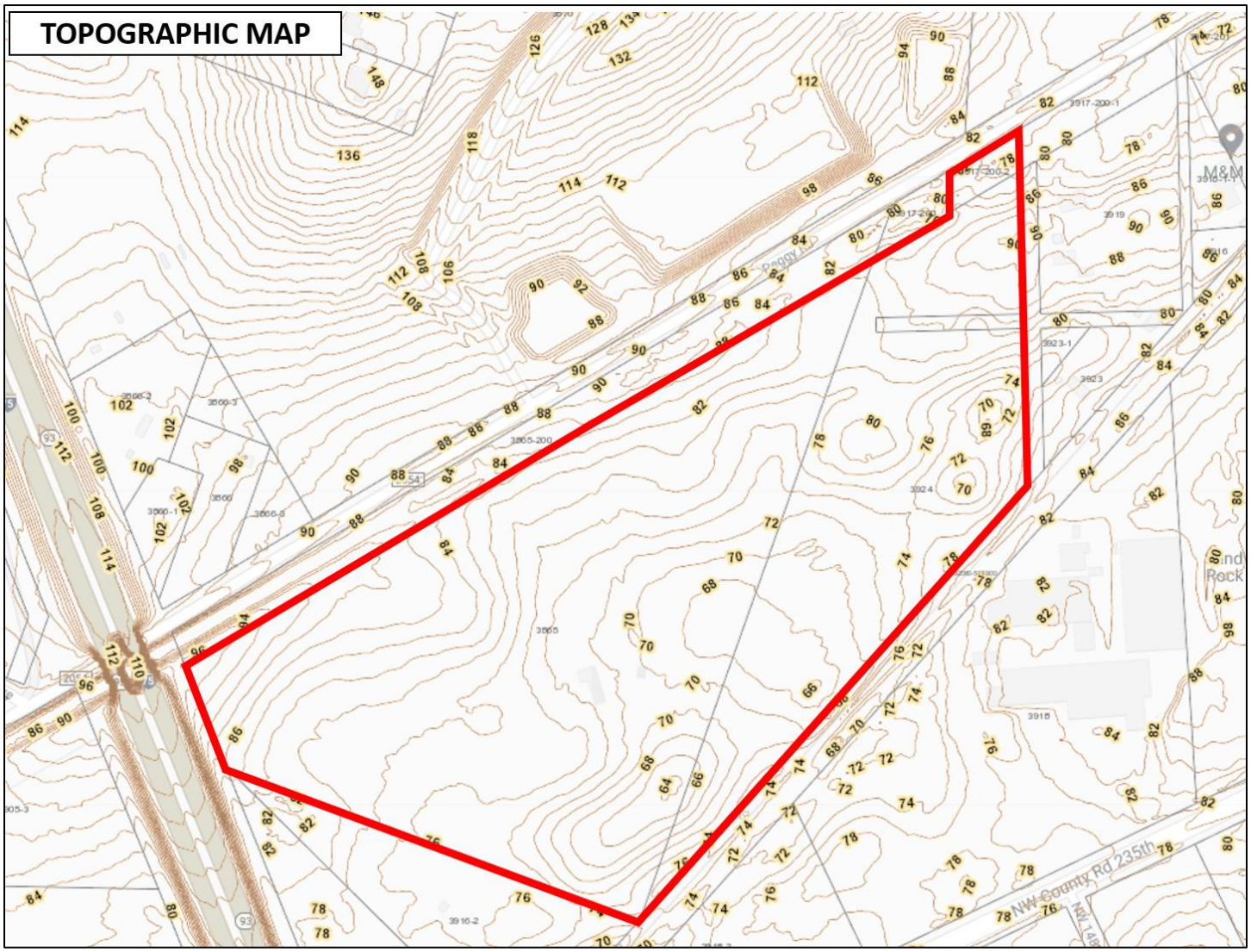
sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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:

E isting 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.

E isting Zoning Designation	Acreage	Ma . Density/Intensity	Ma Dev. Scenario
Agriculture (City □ County)	51.7 (□/-)	1 Unit / 5 Acres	10 Units

Proposed Zoning Designation	Acreage	Ma . Density/Intensity	Ma 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 *A c e 2 ec 2 1 H* and *C e e s ve e d se e e c 2* , 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.

M eve e ce c The maximum trip generation estimate based on the proposed zoning designation is described below:

Proposed Zoning Designation	Acreage	Ma 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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

c c g d d v ded v M 2 22 C C c e c Re

Sanitary Sewer:

1 s e e e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec g d e es ces

ec ve 1 2 s e e e v ce e deve e cc e s e e s e se v ce s v e s e de v e s e se deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

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 Se er 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 ce C A c c e v ces e e M 2 22
2 g e C c s 2 / e d 1 3

Potable Water:

e e e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e s e eve e v ce d ds e C s c eve d cce e eve s se v ce e e d

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 ce C A c c e v ces e e M 2 22
2 g e C c s 2 / e d 1 2 2

Solid Waste:

2 d s e e C v de s d s e d s s se v ce s ec c d e v e s e e

M eve e ce ec c 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 3 s / e e c 2 es de s e

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 Re□uired to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1 ce C A c c e v ces e e M 2 22
2 C c s sed ec 1 s 2 e s s/ se d c es/1 e s s 1 c es

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

3 e e C s deve d s e ge e s s e es d g ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

The minimum LOS standard for development in the City of Alachua re□uires 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 re□uired to meet these standards and the Suwannee River Water Management District (SRWMD) re□uirements 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:

Peggy Road (CR 2054), Legacy Park Multipurpose Center, CS□ Land Recreation □ Agriculture future land use designations

s Residential
Moderate Density Residential □ Agriculture future land use designations

West: Residential □ Interstate 75
Residential and Agriculture future land use designations

South: CS□ 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 ade□uate 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:

c 1 2 M de e e s Res de d e g s e c e e M de e e s Res de d se c eg s es de deve e de s d e g s e c e

e g ses e ed e M de e e s Res de d se c eg
1 g e de c ed d e g s
2 Access d e g s
3 M c ed d es ee g ce des g c e
M e es e e s
e es d d e es
es
***7 Residential Planned De elopments** d*
g c se v ces s c s sc s ses s s d c
ce e s

Consistency: As described in the policies listed above, the proposed Planned Development-Residential (PD-R) zoning designation is appropriate for the sub ect property and ill implement the underlying future land use map designation as illustrated in the previous land use map e hibits. The proposed zoning map designation is appropriate due to is location in an area ith a mi of residential, civic and non-residential development areas that are ell suited to accommodate a mi of development types that ill be compatible in nature. The sub ect property is located ad acent to the City of Alachua Legacy Park Multipurpose Center, hich 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.

c 2 1 Res de ed eve e s e C s es s e e deve e d se regulations for residential PD's for use within residential land use categories. Those regulations shall be deve ed c eve e g

1 H g es de deve e g e s g es ces d de s es e ed ses es de e s ec e e ed ses e de g d se c eg g e es e e es d es e e es e e s g es es de s

Consistency: As sho n in the PD Master Plan submitted ith this application, all onsite d elling units shall be detached, single-family homes, hich are consistent ith Policy 2.1.a.1.

2 e ve e c g c v es ecess d v g c se es de ces g e ce ed e g d c e c ses d s ec des g c e c c e c ses e es de e de s es d e s es

Consistency No non-residential activities are being proposed ithin the proposed PD-R zoning area at this time. Ho ever, 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 pro ect area.

3 A ge s d e s ce g ds c g de s c ve ec e c es e e g d

Consistency: The sub ect PD-R ill meet or e ceed the minimum amount of open space re uired 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 ill be indicated during the subse uent development revie process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, side alk infrastructure, and street lighting systems.

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

Consistency: The proposed pro ect is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

ec ve 2 e ce d ds e C s e e s ce e e e s ese ve e c c e A c ec es ces d v de s ces e e ec e e d g e

c 2 e e s e 1 e ce e s ce e ed e C s es s ce ves e v s e s ce e d e e e s

c 2 e s ce s e ed s e s ec s es A e s ce s e s e d c

Consistency: As illustrated in the proposed PD Master Plan submitted ith this report, the proposed development ill meet or e ceed the re uired 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 ho the proposed plan is consistent ith the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

c 2 A e deve e s ee eve se v ce e e e s d s e e s se e s e s d s e d c sc s cc d ce s d ds d ed e e e e s dd ess g ese c es

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 sub ect property has access to an e isting public streets for vehicular access (Peggy

Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities ill 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.

Ne development on the site (hen proposed) ill be re uired 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 re□uiring new development to include techni□ues 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 ill 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 t o types of soils located onsite. According to the NRCS soil database, each of the t o (2) sandy soil types mentioned above are conducive to residential developments of this nature ith minimal limitations. No soil protection or intervention measures are re uired.

Policy 5.1.c: Flood prone areas: The City shall re□uire 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 re□uire 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 pro ect 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 etland areas located on the pro ect site.

Policy 5.1.e: Habitat: The City shall re□uire 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, □uantity, location, and habitat re□uirements for any listed species identified. A de minimus threshold for properties re□uired to complete the inventory shall be established in the City's Land Development Regulations.

Consistency: No listed species are kno n onsite.

ec ve 2 Av c es d se v ces e C s e c c e c ge e
s s e e s e e d ed eve se v ce s d ds e ed

c 2 A e deve e s ee eve se v ce e e e s d s e e s se e s e s d s e d c sc s cc d ce s d ds d ed e e e e s dd ess g ese c es

A e d s e e e v ce e C e s e e deve e e corporate limits shall connect to the City's potable water and wastewater systems, where e e d s e e se v ce e v e s de ed c 1 2 d c 2 e C c es e e e C e e s ve

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 sub ect property has access to e isting public streets for vehicular access (Peggy Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities ill 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.

Ne development on the site (hen proposed) ill be re uired to meet concurrency standards as stated in the Comprehensive Plan.

s e e

ec ve 1 1 eve e v ce e C s es s s e c ve e d e c e eve se v ce s d d ed d ed s s s e s

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 ma imum development scenarios reveals that the proposed future zoning map changes ill not negatively affect the adopted Level of Service (LOS) standards, consistent ith the Transportation Element.

C c es e e

1 e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec e g d e es ces

ec ve 1 2 e deve e cc e s e e s e e se v ce s v e s e de v e s e sed deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

2 e C v de s d s e d s s se v ce s ec c d e v e s e e

3 e C s deve d s e ge e s s e es d g d ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e C s c eve d cce e eve s se v ce e e d

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 ill be re uired to connect ith potable ater and aste ater facilities consistent ith the above policies. Storm ater management facilities for development at the site ill be re uired consistent ith engineering standards.

C se v e ce e e

Consistency: The proposed rezoning is consistent ith this element. Specifically, the application is consistent ith each of the follo ing ob ectives listed ithin the element:

ec ve 1 A Q e C s s e e g e s es e eve s established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed PD zoning ill be residential in nature and should not create any air uality issues and will meet the City's air quality standards. The proposed zoning does not permit any industrial-type, non residential uses, hich are more likely to create concerns ith air uality.

ec ve 1 s The City shall protect soil resources through erosion and sedimentation control, by re□uiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, there are t o soil types present on the site. Neither of these soil types has limitations for urban development.

c 1 c e C s ec e g e C c d g s ee d see ge s es e g e deve e c de ec es e eg ve c s e e A e s s e ced e g e c see ge s es d g deve e Add e e e s g ve vege e e c ged s e e d ec g s es

Consistency: The sub ect property does not contain any kno n seepage slopes. In addition, the site topography ill be taken into consideration ith the future development of the site and ultimately, the drainage design. In addition, future on-site development ill include storm ater management areas that comply ith all applicable City, County and ater management district standards for ater uality and uantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

ec ve 1 M e Res ces e C s e s e e c c v es d se e es ces ec ed s d ec s s e s d e

Consistency: There are no kno n mineral resources ithin the sub ect property.

ec ve 1 e g c Res ces e C s de ec d c se ve s g c ge g c es ces d e c s

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

ec ve 1 H d s M e s e C s ec e c d es ces c d s e s d s e e C s e e e s e d g s ge e s ge d d s s d s s e d e s

Consistency: The proposed zoning of PD is residential in nature and ill 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 ill not utilize hazardous materials.

ec ve 1 Ag c e d v c e e C s e g c d s v c c v es ec ese ve d e ce e es ces e C

Consistency: Currently, there are minor agricultural operations ithin the sub ect property. Ho ever, most of the nearby lands ithin 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.

ec ve 1 1 e ds e C s ec d ese ve e d v es d c s dve se c sed s c d d g c d s ces

Consistency: No etlands are located on the sub ect property.

ec ve 1 11 e d ee ce e C s ese ve ve ec s s e s d e es e c e d c A c e s g e v s e s ces d g ee ges g e C des g ed e e e e c e

Consistency: The re uired open and green space re uirements shall be met upon subse uent development of the site.

ec ve 1 12 e Res ces e C s ec d c se ve e d e es ces e e e es de s e C d de e d e d A e d g e d e e e c ec ed s gs s e s d ve s c e c ed by the City's land use and development practices.

Consistency: Future development on the sub ect property shall be connected to centralized ater and se er facilities consistent ith the re uirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities ill 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 e pense.

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

Response: There are no surface ater bodies located on the pro ect site.

Capital Improvements Element:

ec ve 1 2 e C s e e dec s s eg d g e ss ce deve e de s d e s s e c ss e e deve e e e e s e C e e s ve e d eve e Reg s d c c es d se v ces ecess s s c deve e e v e e s g e d ed eve se v ce s d ds

Consistency: Any ne development of the sub ect parcel ould re uire an analysis for availability of public facilities consistent ith adopted LOS standards. Development on the parcel ill be sub ect to development revie 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 re uirements for connection to the public aste ater and potable ater systems.

Public facilities currently are operating ithin the acceptable level of service standards outlined ithin the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report).

Consistency ith 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 re□uirement are shown in bold.

2 2 d ds e ec c A e d e s c g A s

1 C e e s v de ce v ded

e c s v ded c e e s s ev de ce s de e ec d e e g

C s s e C e e s ve e sed e d e s c s s e d e s e g s ec ves d c es e C e e s ve

Consistency: The rezoning application is consistent ith 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).

C s s e d ces

Consistency: As demonstrated in this application, the rezoning re uest is consistent ith all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the re uired pre-application meeting ith staff and a neighborhood meeting ith the public. If the property is rezoned to PD-R, development on the site ill comply ith all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

c g c eve e e

Consistency: The proposed rezoning ill promote the overall pattern of development in the area. The immediate area includes a mi of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed ma imum PD density range of appro imately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in hich public facilities are available (ater, se er, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the pro ect here abutting e isting residential development (far in e cess of standard residential setbacks buffers) in order to ensure compatibility. As such, the development of this site as a residential PD ill help promote a logical urban development pattern in the area.

d e M e eve e

Consistency: This rezoning re uest ill not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a collector road ay, ithin close pro imity to a ma or civic use that is intended to serve local residents (Legacy Park Multipurpose Center) and is in direct pro imity to other urban development land use and zoning designations.

e c e Ad ce ds

Consistency: This zoning change re uest ill not result in any incompatibility ith ad acent lands. Compatibility ith ad acent land uses is a consideration hen considering a proposed change in zoning. The follo ing list of ad acent uses illustrate the e isting land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

Peggy Road (CR 2054), Legacy Park Multipurpose Center, CS Land
Recreation Agriculture future land use designations

s Residential
Moderate Density Residential Agriculture future land use designations

West: Residential Interstate 75
Residential and Agriculture future land use designations

South: CS 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 ade uate capacity to accommodate on-site development.

Adve se ec c C c e

Consistency: The proposed rezoning ill not result in an adverse effect on the local character of the area. The immediate area includes a mi of residential, civic and non-residential development types in the vicinity. In addition, a ma or civic use that is intended to serve local residents (Legacy Park Multipurpose Center) is located immediately north of the pro ect area. The development of this site as a residential PD ill help continue this development pattern.

g ev e e eve e

Consistency: The proposed rezoning ill not deviate from the overall pattern of development in the area. The immediate area includes a mi of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed ma imum PD density range of appro imately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in hich public facilities are available (ater, se er, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the pro ect here abutting e isting residential development (far in e cess of standard residential setbacks buffers) in order to ensure compatibility. As such, the development of this site as a residential PD ill help promote a logical urban development pattern in the area.

c ge

Consistency: The follo ing Urban Spra l Analysis indicates that the rezoning application should not be seen as encouraging spra l because it achieves four criteria indicating that it discourages urban spra l.

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 (ater, se er, police, fire, etc.) along a county collector road ay (Peggy Road / CR 2054). Development of this land as a residential neighborhood ill 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 ith 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 sub ect property is currently served by e isting road ays for vehicular access via Peggy Road (CR 2054). E isting public utilities are also available to serve the site and connections to such utilities ill 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, uni□ue and prime farmlands and soils.

Response: Currently, there are minor agricultural operations ithin the sub ect property. Ho ever, most of the nearby lands ithin 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 ill provide an addition to the local housing stock in the City along Peggy Road / CR 2054 in an area ith centralized services available.

g

Consistency: The sub ect property is located abutting other residentially zoned property to the east and is south of a property ith a complementary GF zoning (Legacy Park). In addition, the proposed zoning is compatible ith nearby non-residential zoning that provide employment opportunities for the future residents of the neighborhood.

c c es

Consistency: The site can be served by electric, potable ater, and aste ater 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 ill not create a negative impact on these facilities. Water and se er public facilities are currently available to serve the sub ect property. Connections to such utilities ill 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.

Adve se ec e v e

Consistency: As demonstrated in the "Environmental Analysis" section of this report, this proposed rezoning ill not have adverse effects on the environment because there are no regulated natural resources on the property.

3 1 e e v s s

A e e se e ed deve e d s c s e es s ed e se e c g g
v ve d g d s e des g c ce s c c e e c s d
c eve g deve e e v e se s v e e g e c e c d e C g s

3 e e eed v de ses d s g es A g g e e eed v d g
d ses e s e deve e c d g s g es s es d de s es

Consistency: The proposed Planned Development ill include a ma imum of 155 single family residential units. The proposed PD-R zoning is necessary to establish fle ibility in minimum lot sizes, lot idths, setbacks, etc. beyond hat is permissible in traditional residential zoning districts. This ill result in a more innovative, creative pro ect to serve the residents of the City.

es d s c s e e e es s e e s ec e deve e ev e
ced es ec 2 3 ed deve e e ge e s d ds sec 3 2 s sec
e e s d ds d s c s d e s ec c s d ds e d v d s sec
3 3 s sec Add s d ds d s c s e s e desc ed e s ec c
s s

1 ed eve e Res de s c R e se e ed eve e
Res de R s c s v de es de ses s g v ve d c e ve des g
e e e s e e s e e v d g e c e se e s ce C e c ses e
ed e R d s c se ve e eeds e es de s e deve e

Consistency: The intent of this PD-R rezoning application is to establish fle ibility in minimum lot sizes, lot idths, setbacks, etc. beyond hat is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allo ances and to ensure that the pro ect can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation.

3 2 e e d ds d s c s

A eve e e e s e v e d s c des g e C C ss s
d e c e g d s c des g d e e ed M s e c es e
g s d ds

1 M s e e M s e

de es e ge e c d ses d v d deve e
e s deve e ds d e d ses

Consistency: As sho n on the PD Master Plan, the sub ect property ill contain single family detached units ith an allo ance for a fle ible range of sizes along ith a gridded street net ork 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
e es de s es de de s es d es de
e s es e c deve e e deve e ds d e

e e d d ses e e e M s e

Consistency: The PD Master Plan illustrates that up to 155 d elling units are being re uested for the pro ect, hich is consistent ith the site's underlying Moderate Density Residential FLU. No nonresidential uses are proposed ithin the PD zoning area.

c de es e ge e c e s ce

Consistency: Onsite open spaces shall be comprised of active and passive recreation uses, as indicated and labeled on the PD Master Plan.

d de es e c e v e se s ve ds d e d s e c d s

Consistency: As discussed in earlier sections of this report, no regulated natural resources are kno n to be present on the site, and if any are found in the future, the pro ect ill comply ith all applicable regulations.

e de es e s e s c c s s e c d g e d c ec ds e s g ec ed s c d s d edes d c c e s

Consistency: The PD Master Plan sho s all proposed internal road ays and a typical cross-section. The site design includes pedestrian-friendly block sizes and side alk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian ay consistent ith that described in LDR Sec. 7.2.3(B)(4).

de es s e e e d s e e c es d

Consistency: The PD Utility Plan sho s all proposed internal potable ater and sanitary se er mains.

g de es e ge e c c c s es se v g e deve e c d g s e e s e e s e ce M s e s d s e d sc s

Consistency: As sho n on the PD Master Plan, the site is currently serviced by City of Alachua potable ater and sanitary se er via e isting infrastructure ithin the Peggy Road / CR 2054 right of ay.

2 C s s e c e C e e s ve e e d s c desg d e M s e s c s s e e C e e s ve

Consistency: As demonstrated in this report, this application's intent is compatible ith all appropriate goals, ob ectives, and policies found ithin 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 C s d g es de e s eve e g e e e e d s c s c e d ce e s g sed e deve e c ses e e e e e ss es

c e M s e s v de s e s e edges e d s c v de e e g d/ e s e c e c c e ses C e c c e s e de ed sed de s es/ e s es s e d d e s s d g e g d g ss d sc e s e e e g g d s g se v ce e s

Consistency: The proposed residential development is located immediately ad acent to only three residential developments, located near the east and south estern portions of the pro ect. As indicated on the PD Master Plan, green space areas / setbacks have been allocated on the perimeter of the pro ect here abutting e isting residential development (far in e cess of standard residential setbacks buffers) in order to ensure compatibility. As such, the proposed PD design ill ensure compatibility ith surrounding residential areas.

eve e s g e e e ses deve e sed e deve e s g s e v ded e M s e de es e ge e se e ce ses c e d s sed e deve ed c d g es de d es de deve e e ed s c e d e s ce e v ded d ed d deve e e c d ed e C s c ve e s g e s g s e es s ed e e v e M s e s e ss e deve e s g c de e se

Consistency: This Planned Development proposes that the pro ect may be developed in one (1) phase.

C ve s sc ed e e M s e c de c ve s sc ed e de es e ge c ve s cc e ee d e e es es de ses d e ee d e e es es de ses e es de es de es de es de e M s e ese c ve s s cc deve e e s d e ee deve e e s s g s e cc e s e sc ed ed se deve e e deve e s g d e c s s e es s ed ges c ve s se d e c ve s sc ed e

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

c c es

e M s e s c de s c e de s es e e s e de e c c c c e c s deve e e C s d s s e cc d e e deve e sed e M s e

Consistency: As indicated in this report, ade uate capacity e ists for the intended residential development along the applicable road ay segments.

e M s e s c de e e d s e e
c e de s es de e c c e e d
s e e s v e e v e c c e c s
deve e e e deve e cc s cc d e e
deve e sed e M s e

Consistency: As sho n on the PD Utility Plan, the site ill be serviced by City of Alachua potable ater and sanitary se er systems and onsite uses shall not negatively impact potable ater and aste ater LOS.

c e M s e s c de s c e de s es
de e s d ec e c es e v e e
v e c c e c s deve e cc d e e
deve e sed e M s e

Consistency: According to information provided by the City of Alachua, the City currently possesses e cess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the pro ect ill 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 e M s e s c de s d s e c e
de s es de e c c s d s e s v e
e v e c c e c s deve e cc d e
e deve e sed e M s e

Consistency: As calculated in this report, local solid aste capacity e ists to ade uately 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 e M s e s c de s e c e
de s es de e c c e e s e
s v e e v e c c e c s deve e
cc d e e deve e sed e M s e

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site storm ater drainage facilities in accordance ith all applicable design standards, regulations and permitting ith the City and Water Management District.

ed deve e g ee e C c e e v e
d g d ce e e d s c des g d e
M s e g ee e s e es s ed d g e
c d s ced e d g d ce d e
g ee e s c de e ed

e M s e c d g s d ds
C d s e ed e v e M s e
c C d s e ed e d des g deve e e

d v s s dd ess g s e e s e e
s e ge e d e c c es e
v ded cc d e e deve e sed e M s e
d sed c c es e sed cc d g
e v s s e ed e v e ec d g
v s s dd ess g c c e c c ce e e e s
g A e v s s e C C ss de e es s e ev d
ecess e e e e s d c d s e M s e
d e s d c d s s e e s

Consistency: The applicant shall comply ith this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development revie 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 re□uirement 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 pro ect site is appro . 51.7 (/-) acres hich far e ceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

2 ses e ses ed e R d s c e de ed e 1 1
e A ed ses A ed ses e s ec se eg s
c e e R d s c

Consistency: Table 4.1-1 of the LDR sho s that the intended use of single-family detached d elling units is permitted ithin the proposed PD-R district and is also consistent ith the uses permitted within the site's proposed Moderate Density Residential FLU designation (concurrent application).

3 e s es/ e s es e de s es es de deve e d e
e s es es de deve e e M s e d
R d s c des g s e es s ed e M s e
d s e c s s e e C e e s ve e s es d
e s es e ceed ed e se e d s c s e g
e ced e R d s c

Consistency: This Rezoning application re uests 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).

e s s d ds e d e s s d ds e de g
se e d s c e g e ced e R d s c s e
c ed e M s e d e c deve e
e e R d s c ess e e d ed s e
c s s e e ge e e d g s deve e e R
d s c d e sc e d c c e deve e e C
e s s d ds s c de e g

M d e s e e e s e e
d se c c ve ge d e g
deve e

Consistency: As sho n on the PD Master Plan submitted ith this report, the proposed development ill include a ma imum of 155 single-family residential units. The proposed PD-R zoning is necessary to allo for more fle ibility in residential lot sizes and types, beyond hat is allo ed in the traditional zoning district standards, resulting in a better pro ect. All proposed dimensional re uirements, such as minimum setback, ma imum lot coverage, and ma imum building height are identified on the PD Master Plan.

e c s d g es de ses M se c s e s
d g es de deve e e d s c s

Consistency: As sho n on the PD Master Plan submitted ith this report, the proposed PD-R zoning ill allo more fle ibility in residential lot sizes and types, beyond hat is allo ed in the traditional zoning district standards, resulting in a better pro ect. All proposed dimensional re uirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility ith any ad acent use. In addition, as seen on the PD Master Plan, there are sizable setbacks bet een e isting ad acent residential units and the proposed lots ithin the PD through the provision of green spaces, hich far e ceed any setback prescribed for ad acency bet een residential uses.

eve e s d ds ess e se s ec c d ed
M s e deve e R d s c s c e
c e s d ds A c e eve e d ds d A c e
d v s d ds A d c s deve e s d d
A c e A c e s e c s s e s sec d s e
c ded s e M s e

Consistency: Unless other ise noted on the PD Master Plan or in the final PD conditions, the sub ect property shall be designed consistent ith applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

e e deve e s d ds e g e 3 1
eve e d ds A c e e R s c s ec es e
deve e s d ds c e deve e e R d s c
d e ced e d g deve e s d d

Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the ma imum e tent 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 ill be adhered to.

c c es s d ds e M s e s e s e
c s e deve e e dd essed e g c
c es

e e e M s e s es s e ge e c
s e e e c es d e c ec e C s
e e s s e c s s e C s d ded c
d e se e s d/ s e c s c e e
c es/ ve e s cc e c es C
s

s e e e M s e s es s e ge e c
s e s e e c es d e c ec e C s 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.

Consistency: The PD Utility Plan submitted ith this report illustrates the appro imate location of e isting and proposed potable ater and sanitary lines ithin the pro ect site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop belo its adopted LOS standards.

ee s e M s e s c s es s e des g c
s ee s e R s c c e C
s d ds e ce g ve e d s s ee d s
e ed e s g d d e des g s d ds e
d ed ed ced e C C ss e e s d

e ed c d c s ecess s c c g e s e
e M s e v des se ve c edes
d c c e c
c Access e e ge c se v ce ve c es s s s ed
d Ade e s ee g s v ded e ses sed d
e Ade e s ce c es s v ded e g

Consistency: The PD Master Plan submitted concurrently ith this report sho s the proposed design of the road ay and pedestrian infrastructure for the portion of the pro ect that ill be a platted subdivision. Road ays shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent ith LDR standards.

The PD Master Plan is designed to provide block faces that do not e ceed 600 feet. Ho ever, if at Preliminary Plat revie stage it is determined that any block face e ceeds 600 feet, the PD design proposes that fle ibility be granted by the City Commission by allo ing block faces to e ceed 600 feet

in such cases here pedestrian ays or cross alks, not less than 10 feet ide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that ill be incorporated under these circumstances for this pro ect ill 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 ith concrete, brick, pavers or similar hard surface) ith the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical road ays and the crossings of these pedestrian ays ill be utilized for traffic calming, including striped cross alks and appropriate safety signage. All proposed internal road ays shall have sufficient right-of- ay and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision ill have a fully functional e ternal access point and stub-outs to ad acent properties to the east.

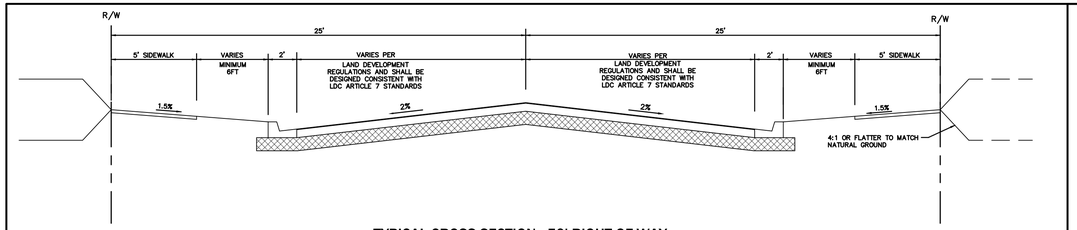
This re uest is consistent ith the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional cross alks (at mid-blocks) ill serve as a traffic calming measure, separation of vehicular and pedestrian traffic ill be accomplished (via pedestrian paths a ay from streets), access for emergency vehicles ill not be impaired, ade uate street parking ill not be limited (spaces ill be provided on street and on individual lots (drive ays and garages) and ade uate space for public utilities is provided in proposed right-of- ay (as no changes to re uired ROW cross-sections is proposed).

v e e M s e s c s es s e des g
s e ge e s s e e R s c
c e C s d ds

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site storm ater drainage facilities in accordance ith all applicable design standards, regulations and permitting ith the City and Water Management District.

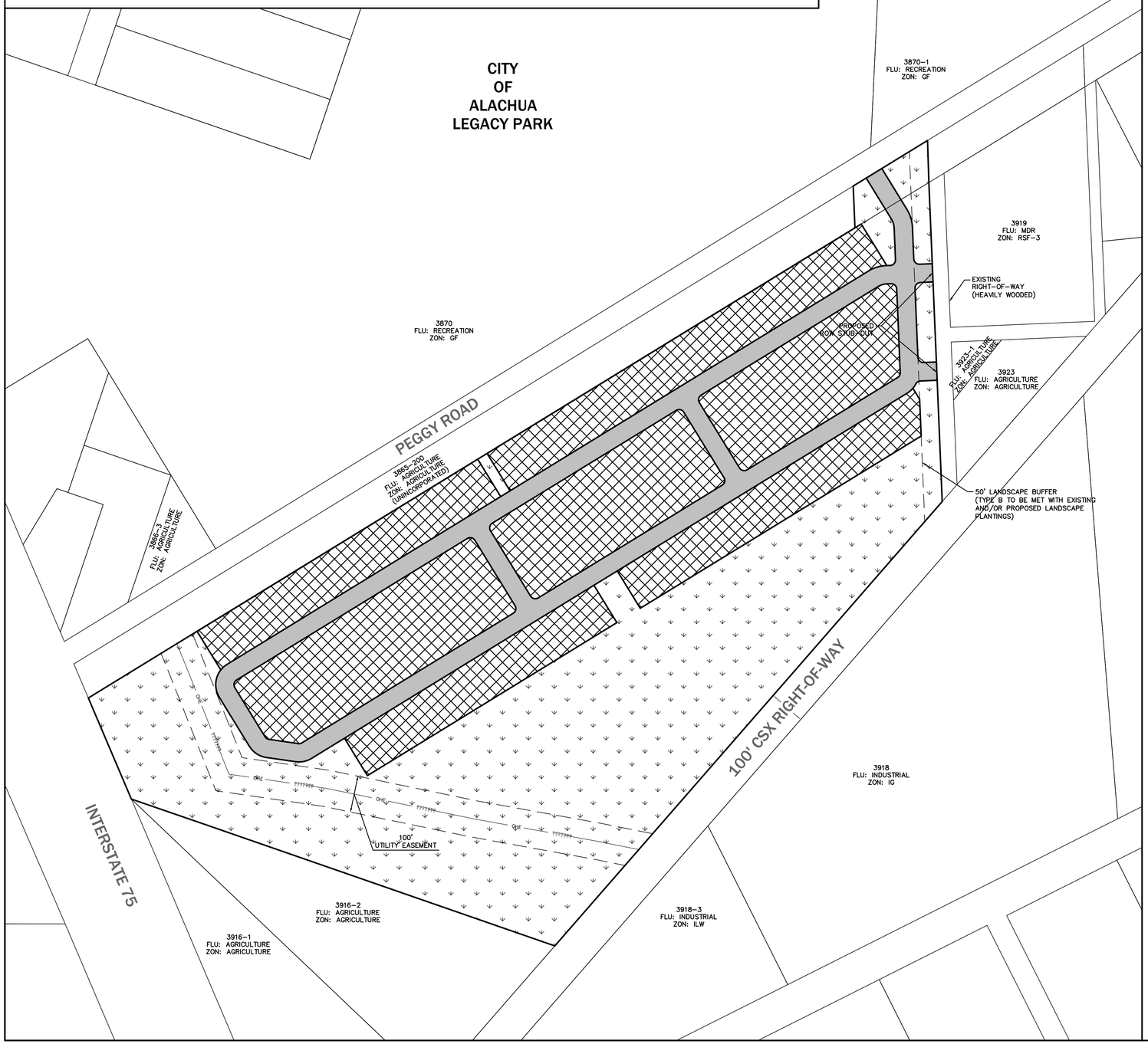
v e e M s e s es s e es s e
d e /deve e v d g g d e se e s d
c s c g s e c es e s c e c ed e
s e e sed R d s c c d g ed e ec c
es e e e es c e es e de g d c d
s c e es e M s e s s es s e
es s e d e /deve e e e
ve e s s e ed C d ces g ee c s c
e ed ve e s d e es ed e C ded c e
ese ve e s e C c es C s
e M s e s s s ec e e s e d
e ce v s s s e c es ded c ed e C

Consistency: The applicant understands these responsibilities and ill 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

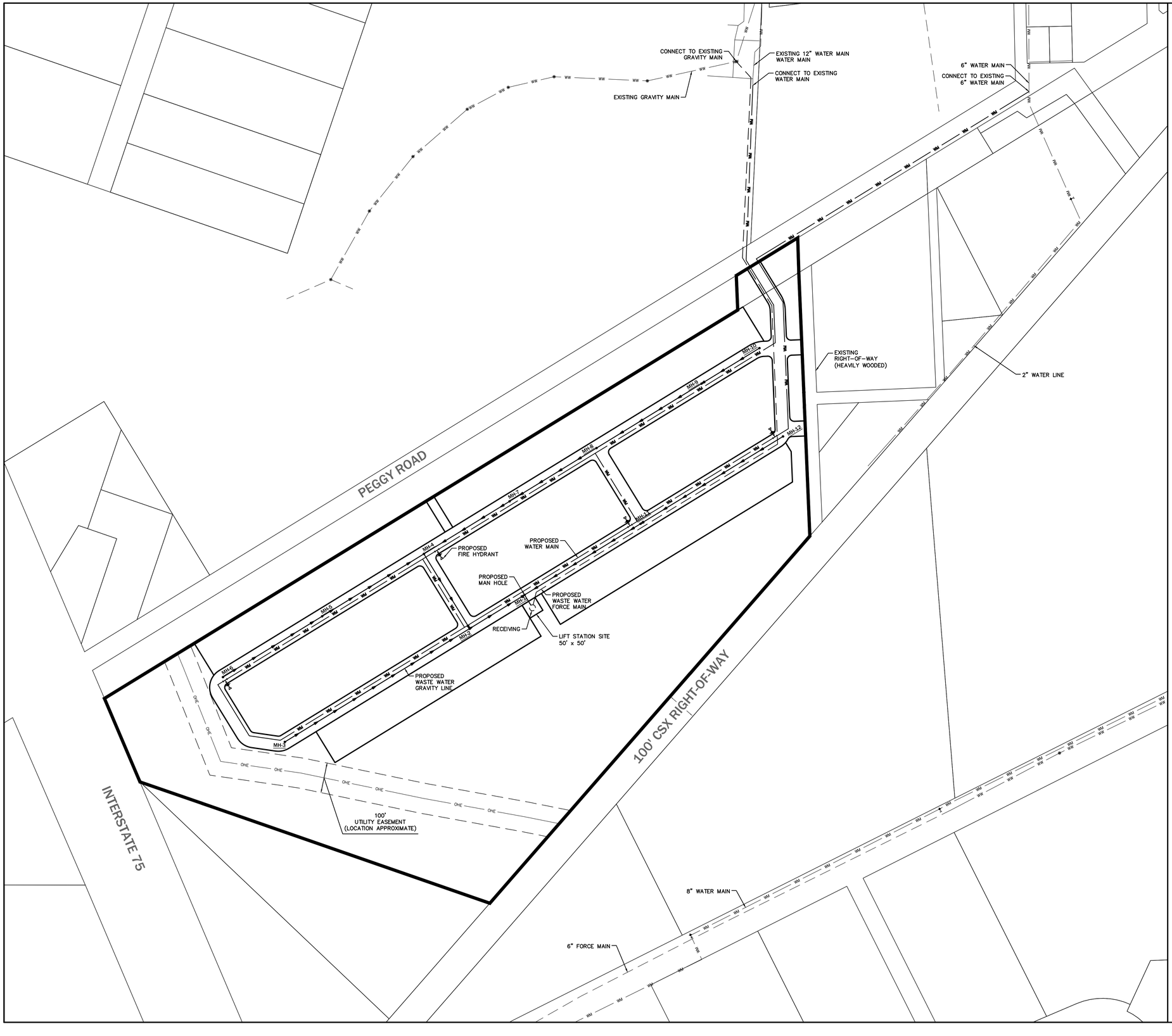
Project title: PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

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-XX;

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-XX;

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-XX, 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-XX, 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-XX.

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-XX 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

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-XX]

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.

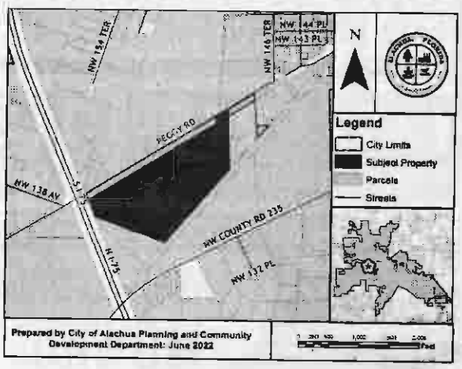
# # #

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).



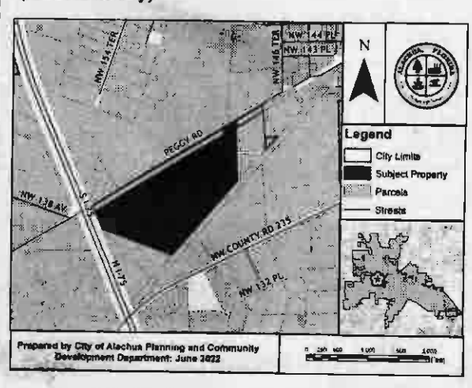
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).



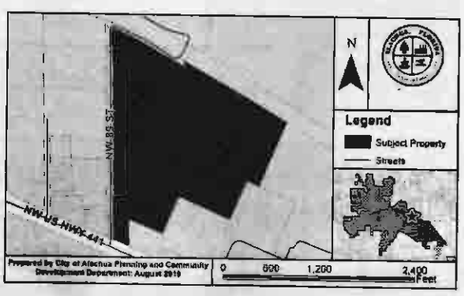
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

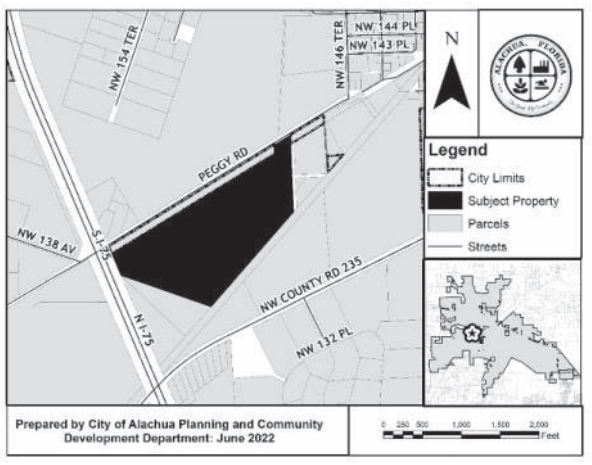
Candidates often rely on UF students to help with campaigns during election years, though many understand the job is only temporary. Those campaign workers then develop experience and skills to move on to careers in politics. Campaign expenses show that Arreola's campaign last paid $750 to Boatner for 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).

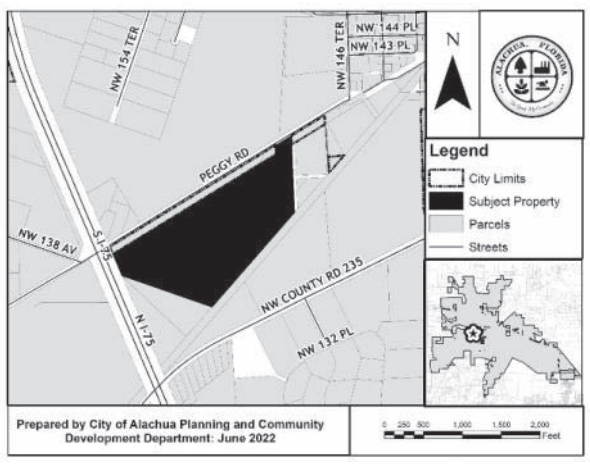


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).

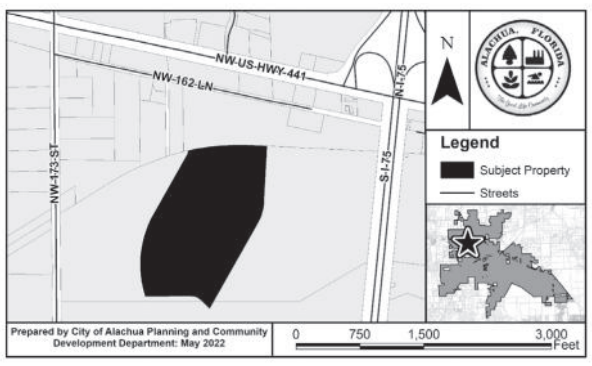


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).

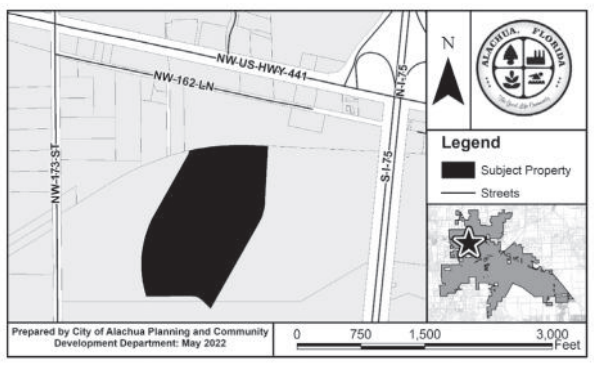


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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

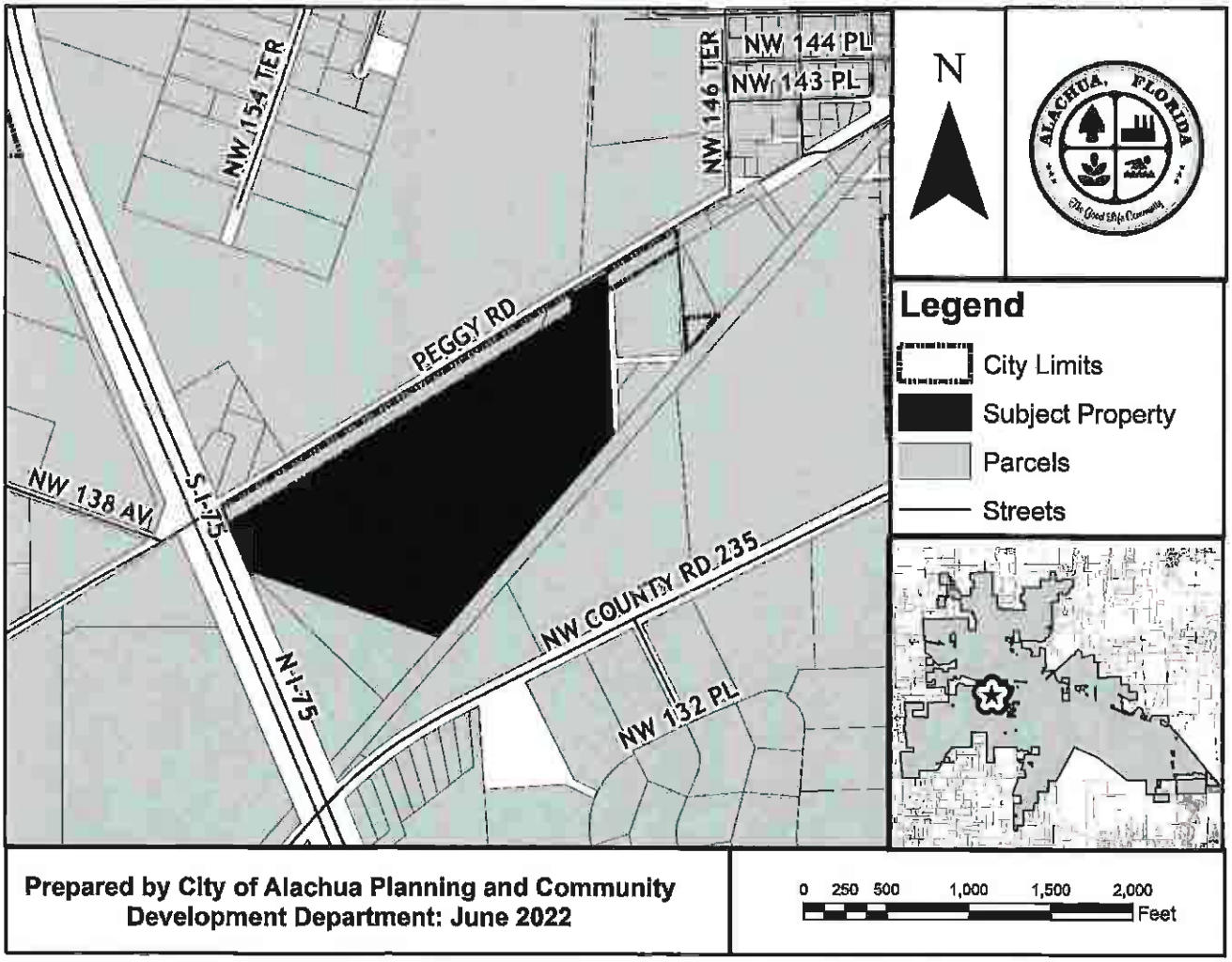
City of
ALACHUA
the good life community

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

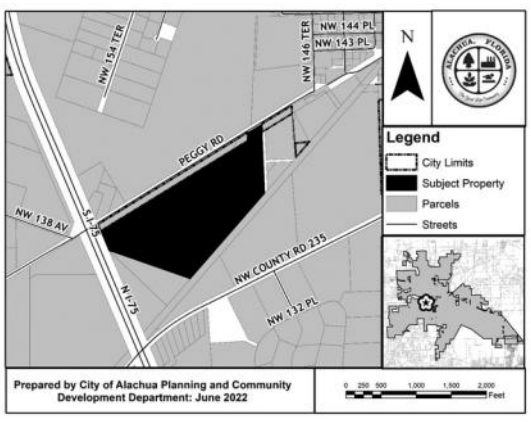
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

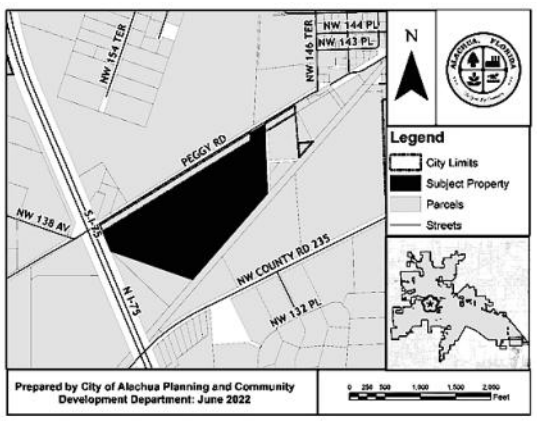
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

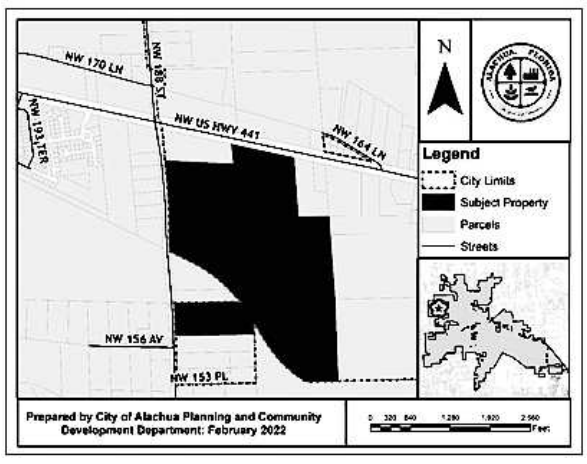
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

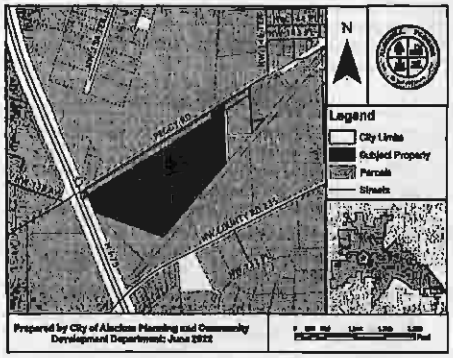
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

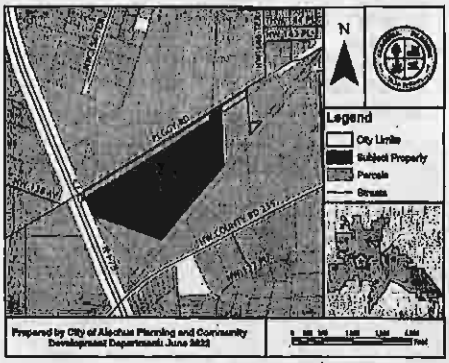
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

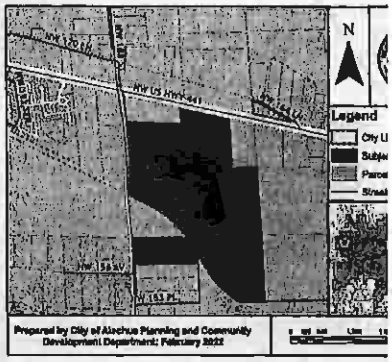
PUBLIC NOTICE OI ENACTMENT OF AI ORDINANCE OF TH CITY OF ALACHUA FLORIDA

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

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: Resolution 22-24: Tara Baywood Phase 1 Off-Site Tree Mitigation Request
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Adopt Resolution 22-24.

Summary

The City has received an application for a Final Plat for Tara Baywood Phase 1 which proposes the subdivision of the ±20.25 acre subject property into a total of 61 lots, with associated right-of-way and common areas.

Section 6.2.1(D)(1) of the City's Land Development Regulations (LDRs) requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis. A regulated tree is defined in Article 10 of the LDRs as "*any living tree which is ten inches or more in diameter or two feet in circumference, whichever dimension is lesser, measured at a point 4½ feet above ground level. This definition shall not include any species of pine tree or nuisance tree regardless of size...*" Heritage trees are defined in Article 10 of the LDRs as "*trees with a diameter of at least 30 inches or seven feet, ten inches in circumference, whichever dimension is lesser, measured at a point 4½ feet above ground level...*"

When required tree replacement cannot be accommodated through on-site mitigation, Section 6.2.1(D)(7) of the City's LDRs allows for off-site mitigation.

Off-site mitigation trees may be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings. The formula for the calculation of off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is

mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The number of trees proposed for removal would require 179 additional replacement trees to be planted to mitigate for trees to be removed. The applicant has requested the City consider off-site mitigation in accordance with Section 6.2.1(D)(7) of the LDRs for the remainder of the required replacement trees.

The required payment for off-site mitigation shall be $29,127.47, which has been provided to the City.

FINANCIAL IMPACT: Yes

ATTACHMENTS:

Description

- Resolution 22-24

RESOLUTION 22-24

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA : REGARDING A REQUEST BY TARA BAYWOOD, LLC, THE OWNER OF THE PROPERTY FOR THE PROJECT KNOWN AS TARA BAYWOOD PHASE 1, FOR OFF-SITE MITIGATION FOR THE REMOVAL OF TREES IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY'S LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE FEE FOR THE OFF-SITE TREE MITIATION; APPROVING THE OFF-SITE MITIGATION CONDITIONED UPON THE PAYMENT OF THE ESTABLISHED FEE PRIOR TO THE APPROVAL OF THE PLAT OR SUBDIVIDERS AGREEMENT FOR TARA BAYWOOD PHASE 1; PROVIDING FOR SCRIVENER'S ERROR; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, Section 6.2.1 of the City of Alachua's ("City") Land Development Regulations ("LDRs") establishes tree protection standards;

WHEREAS, Section 6.2.1 the LDRs allows off-site mitigation by payment of money into the City's designated tree bank fund in order to allow for the off-site tree mitigation;

WHEREAS, the fee for off-site tree mitigation under Section 6.2.1 is the estimated cost of the replacement tree (including labor and equipment for installation), plus the estimated maintenance for one year along with administrative costs;

WHEREAS, the City has received an application for a Final Plat for Tara Baywood Phase 1 Subdivision ("Plat") for the property described in attached exhibit ("A") (the "Property") and a proposed Subdividers Agreement which attached the Plat;

WHEREAS, the Owner has requested the City allow off-site tree mitigation for those trees that cannot be accommodated through on-site mitigation on the Property, due to the location of proposed structures, parking, and code-required tree plantings, in accordance with Section 6.2.1(D)(7) of the City's LDRs; and

WHEREAS, the Revised Construction Plans related to the Final Plat reflect that a total of 179 trees will be removed as part of the off-site tree mitigation;

WHEREAS, the Owner has agreed to pay the City a fee of $29,127.47 for the off-site tree mitigation fee (estimated $26,479.52 for cost of tree replacements; estimated $2,647.95 for one year of maintenance and administrative costs) in accordance with Section 6.2.1 of the LDRs; and

WHEREAS, the Owner of the Property desires to proceed with the City Commission of the City of Alachua ("Commission") considering the proposed Site Plan and Subdividers Agreement for Tara Baywood Phase 1.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings

The Commission finds, determines, and declares that the above recitals are true and correct and are incorporated as substantive portions of this Resolution by reference.

Section 2. Approval of Off-Site Mitigation

The Commission approves the request of the Owner, Tara Baywood, LLC, to provide payment for off-site mitigation for those trees that cannot be accommodated through on-site mitigation on the Plat for the Tara Baywood Phase 1 subdivision described in attached exhibit "A" conditioned upon the Owner paying the Off-Site Mitigation Fee set forth below to the City prior to the Commission considering the Plat or Subdividers Agreement for the Property.

Section 3. Off-Site Mitigation FEE

The off-site mitigation fee in the amount $29,127.47 shall be paid by the Owner by certified check or bank check to the City prior to the Commission approving the Plat, Subdividers Agreement or any other final development order associated with the Property.

Section 4. Scriveners Errors

City staff is authorized to correct any scrivener's errors which do not impact the intent of this Resolution.

Section 5. Repealing Clause

All resolutions or parts of resolutions in conflict with this Resolution No. R-22-24 are repealed to the extent of any such conflict.

Section 6. Severability

It is the intent of the City Commission of the City of Alachua that if any section, sentence, clause, phrase, or provision of this Resolution R-22-24 is for any reason held or declared

to be unconstitutional, void, or inoperative by court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provision of this resolution, and the remainder of this resolution after the exclusion of such part or parts shall be deemed to be valid.

Section 7. Effective Date

This Resolution shall be effective as of the date of its passage and adoption.

DULY ADOPTED in regular session, this 25th day of July, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°56'50" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BAYWOOD PHASE 1C A DISTANCE OF 85.50 FEET TO A NORTHWEST CORNER OF BAYWOOD PHASE 1B AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 04°52'19" WEST ALONG THE WEST LINE OF SAID PLAT OF BAYWOOD PHASE 1B A DISTANCE OF 60.27 FEET TO A SOUTHWEST CORNER OF SAID PLAT OF BAYWOOD PHASE 1B; THENCE DEPARTING SAID PLAT, RUN NORTH 89°54'58" WEST, A DISTANCE OF 280.91 FEET; THENCE RUN NORTH 01°44'31" WEST, A DISTANCE OF 4.97 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 123.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE NORTH 00°0503" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 176.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 334.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND

DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 384.65 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 195.26 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 298.90 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 26.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 88°15'26" WEST, 7.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.60 FEET; THENCE RUN NORTH 89°54'28" WEST, A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'34" WEST ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTER AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°57'21" WEST ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD CENTER A DISTANCE OF 29.75 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BAYWOOD CENTER; THENCE DEPARTING SAID NORTH LINE OF SAID PLAT OF BAYWOOD CENTER, RUN NORTH 00°03'20" EAST ALONG THE WEST BOUNDARY OF SAID 30 FOOT EASEMENT, A DISTANCE OF 576.97 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 583.26 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 519.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 234.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 73.48 FEET TO A POINT ON THE NORTH LINE OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°26'48" EAST, A DISTANCE OF 1029.73 FEET TO A POINT ON THE WEST BOUNDARY OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA AS PER THE PLAT RECORDED IN PLAT BOOK A, PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, A DISTANCE OF 233.30 FEET; THENCE DEPARTING WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 88°46'12" WEST, A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 01°01'24" WEST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 141.50 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE

NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°51'25" EAST, A DISTANCE OF 34.64 FEET; THENCE RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET; THENCE RUN SOUTH 89°11'58" WEST, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 334.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 247.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'02" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 213.49 FEET; THENCE RUN NORTH 63°07'23" EAST, A DISTANCE OF 13.41 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND TO THE POINT OF BEGINNING.

CONTAINING 20.25 ACRES, MORE OR LESS.

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

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:

1. *Approve the Final Plat of Tara Baywood Phase 1 ("Final Plat");*
2. *Approve the "Subdividers Agreement for Tara Baywood Phase 1" ("Subdividers Agreement");*
3. *Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
4. *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*
5. *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.*

Summary

This application is a request by Logan Peters, P.E., of JBPro, Inc., applicant and agent Tara Baywood, LLC, property owner, for consideration of the final plat of Tara Baywood phase 1, which proposes the subdivision of the ±20.25 acre subject property into a total of 61 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-063-000, and is located west of Baywood Subdivision, and north of Lowe's Home Improvement Store.

.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's existing roadway system at NW 163rd Place, and NW 161st Ave.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Baywood was originally approved by the City Commission on June 8, 2020. The phasing schedule for the preliminary plat was amended by the City Commission on November 15, 2021. The construction plans for Tara Baywood Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022.

At the June 13, 2022 City Commission hearing, the Commission voted 5-0 to defer this item until the July 25, 2022 meeting.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Final Plat Application Materials
- Final Plat
- Subdividers Agreement
- Final Exhibit to Subdivers Agreement
- Memo from Public Services
- Opinion Letter
- Phase 1 Bond Final Form
- Irrevocable Letter of Credit
- Public Notice Materials for June 13, 2022 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: July 25, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Tara Baywood Phase 1 , which proposes the subdivision of a ±20.25 acre subject property into a total of 61 single family attached lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Logan B. Peters, P.E., of JBPro, Inc.
PROPERTY OWNER:	Tara Baywood, LLC
LOCATION:	West of Baywood Subdivision, North of Lowe's Home Improvement Store
PARCEL ID NUMBERS:	03067-063-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Single Family- 6 (RSF-6)
OVERLAY:	NA
ACREAGE:	±20.25 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Tara Baywood Phase 1 ("Final Plat"); 2. Approve the "Subdividers Agreement for Tara Baywood Phase 1" ("Subdividers Agreement"); 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and, 4. 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 5. 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.

RECOMMENDED 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approve the Final Plat of Tara Baywood Phase 1 ("Final Plat");*
2. *Approve the "Subdividers Agreement for Tara Baywood Phase 1" ("Subdividers Agreement");*
3. *Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
4. *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*
5. *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.*

SUMMARY

This application is a request by Logan Peters, P.E., of JBPro, Inc., applicant and agent Tara Baywood, LLC, property owner, for consideration of the final plat of Tara Baywood phase 1, which proposes the subdivision of the ±20.25 acre subject property into a total of 61 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-063-000, and is located west of Baywood Subdivision, and north of Lowe's Home Improvement Store.

.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's existing roadway system at NW 163rd Place, and NW 161st Ave.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Baywood was originally approved by the City Commission on June 8, 2020. The phasing schedule for the preliminary plat was amended by the City Commission on November 15, 2021. The construction plans for Tara Baywood Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022.

Illustration 1. Sheet 1, Tara Baywood Preliminary Plat

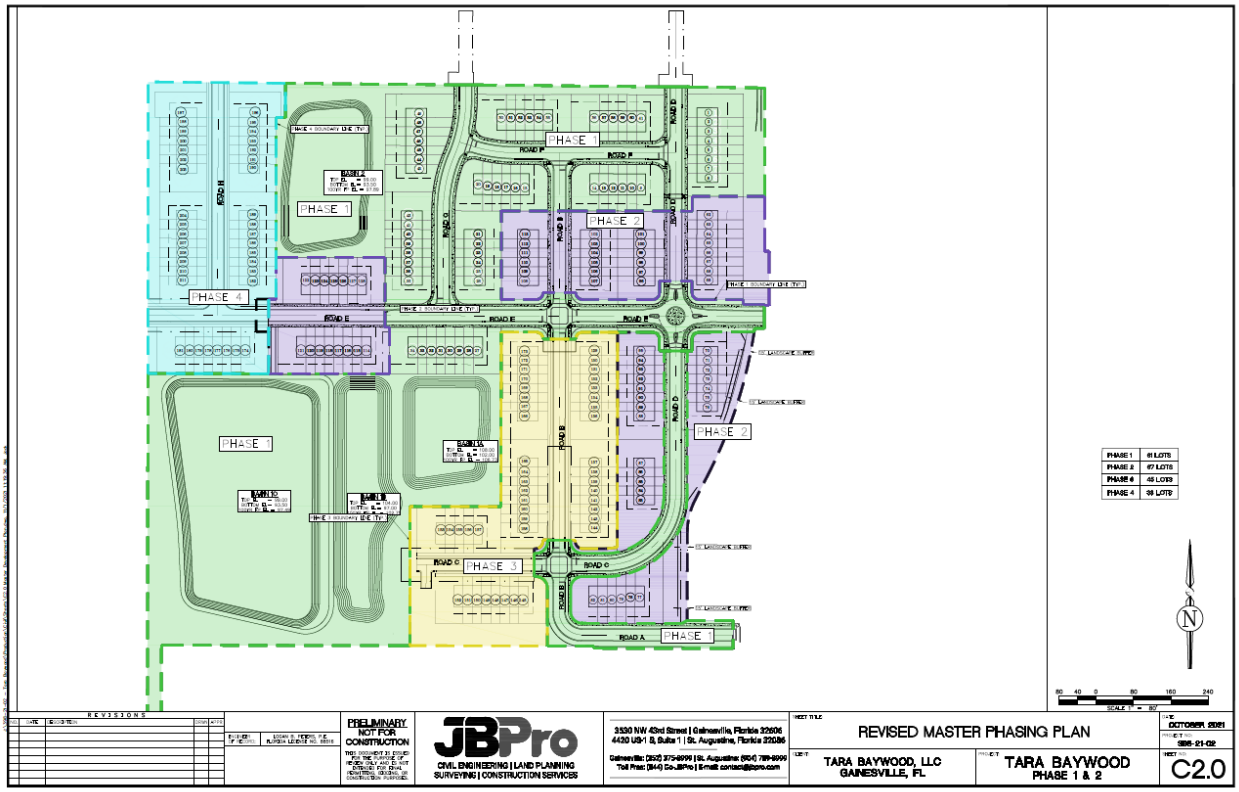
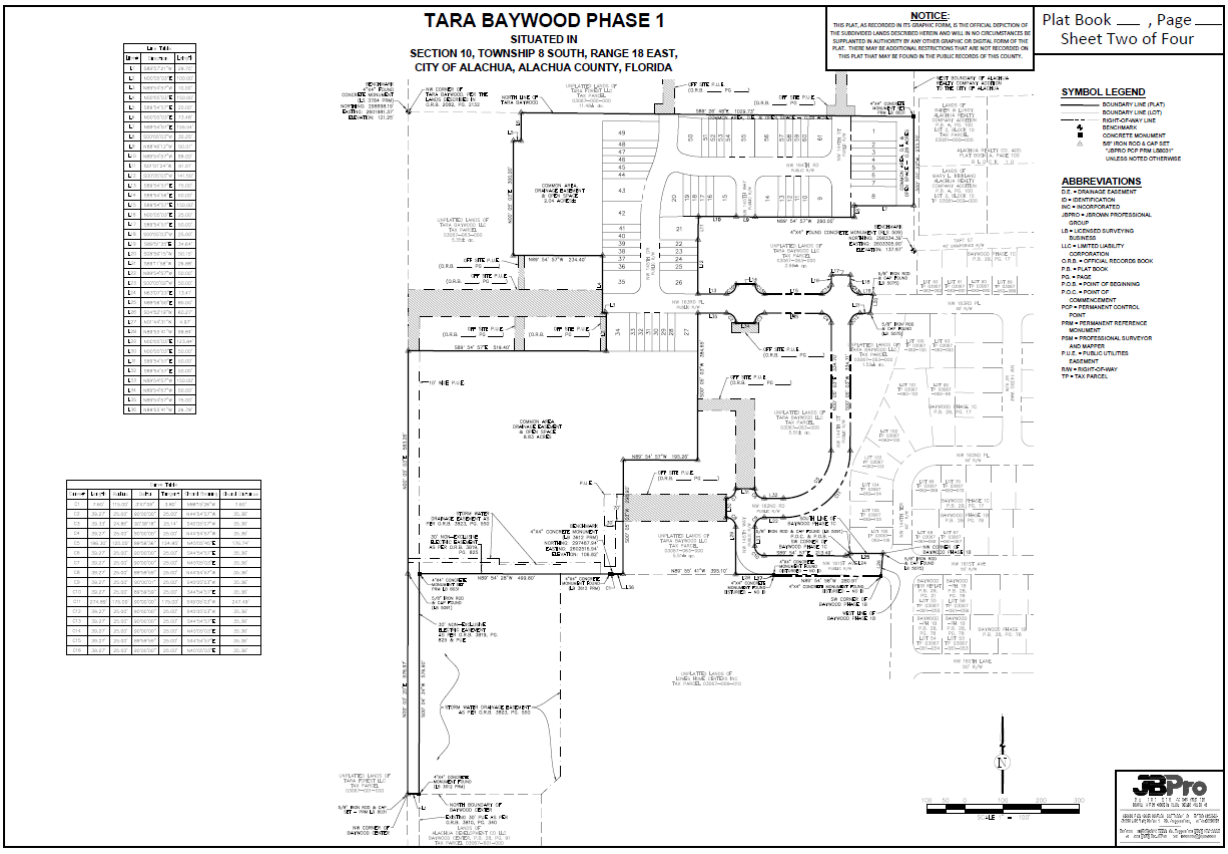


Illustration 2. Tara Baywood Phase 1 Final Plat



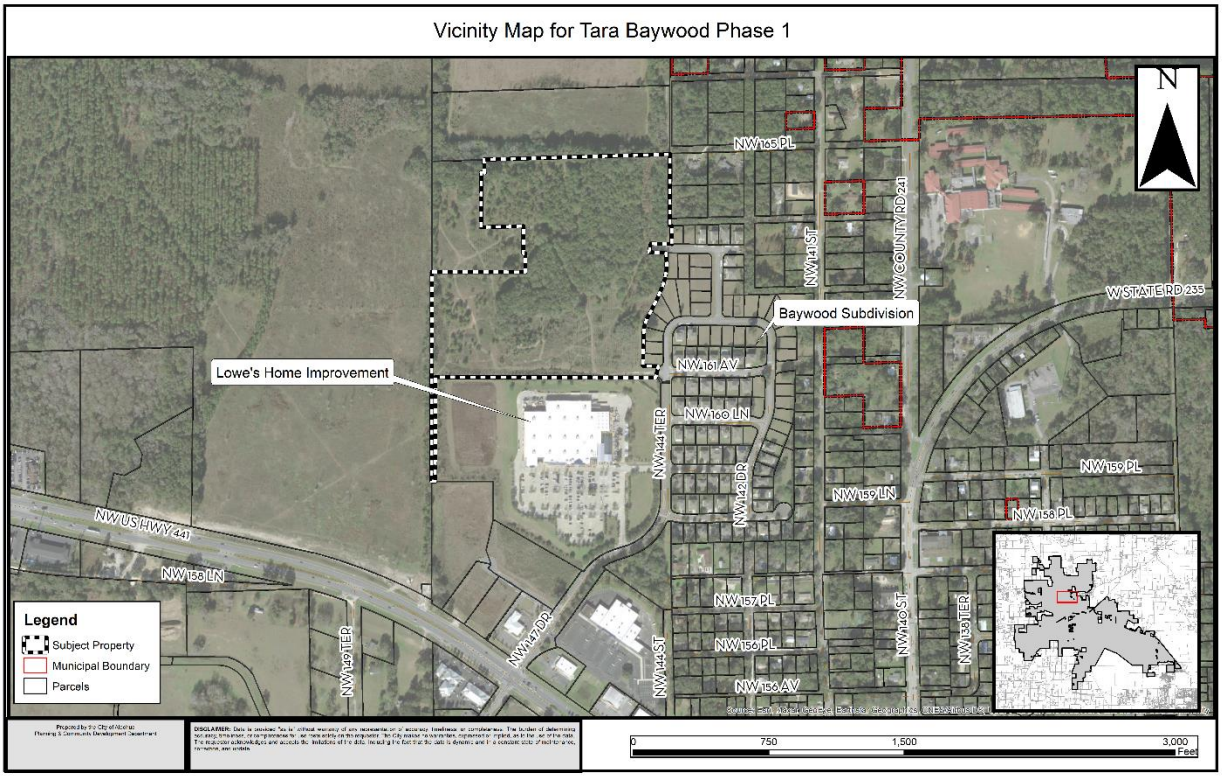
SURROUNDING USES

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

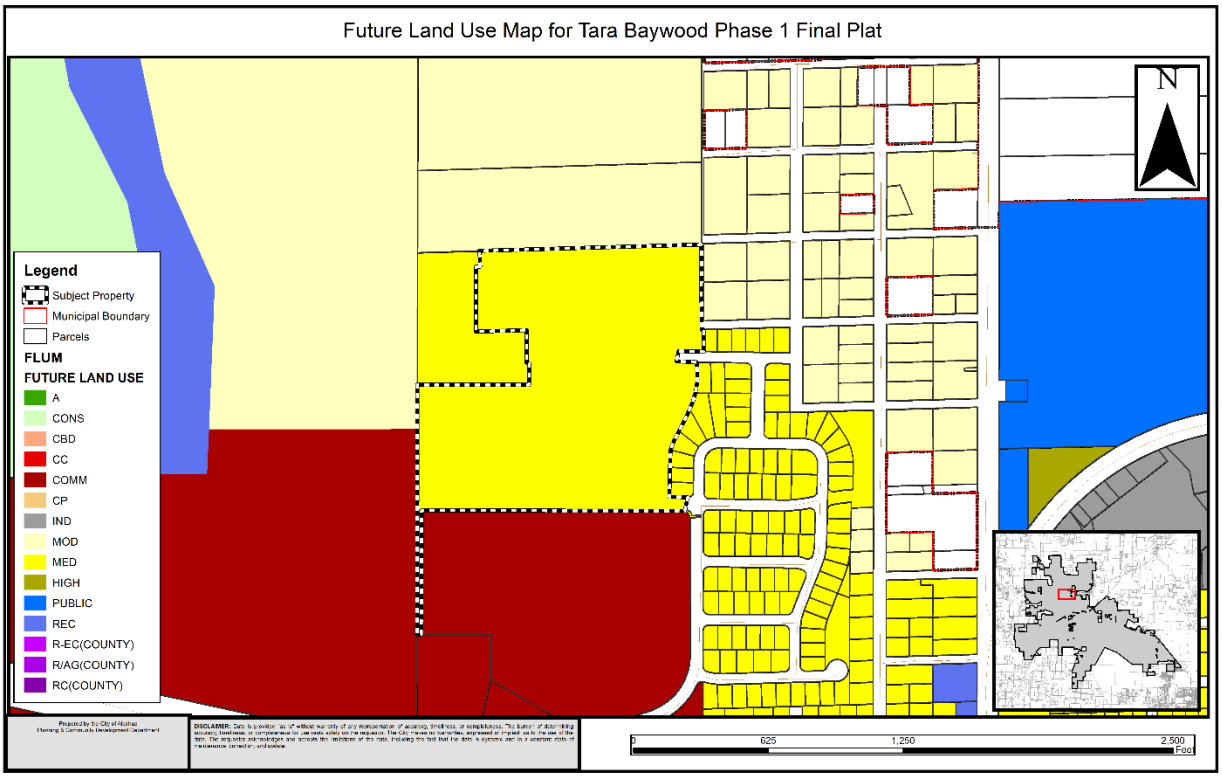
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Moderate Density Residential	Residential Single Family-3 (RSF-3)
South	Lowe's Home Improvement Store	Commercial	Commercial Intensive (CI)
West	Vacant Lands	Moderate Density Residential and Commercial	Residential Single Family – 4 (RSF-4) and Commercial Intensive (CI)
East	Single Family Residential (Baywood Subdivision)	Medium Density Residential	Residential Single Family – 6 (RSF-6)

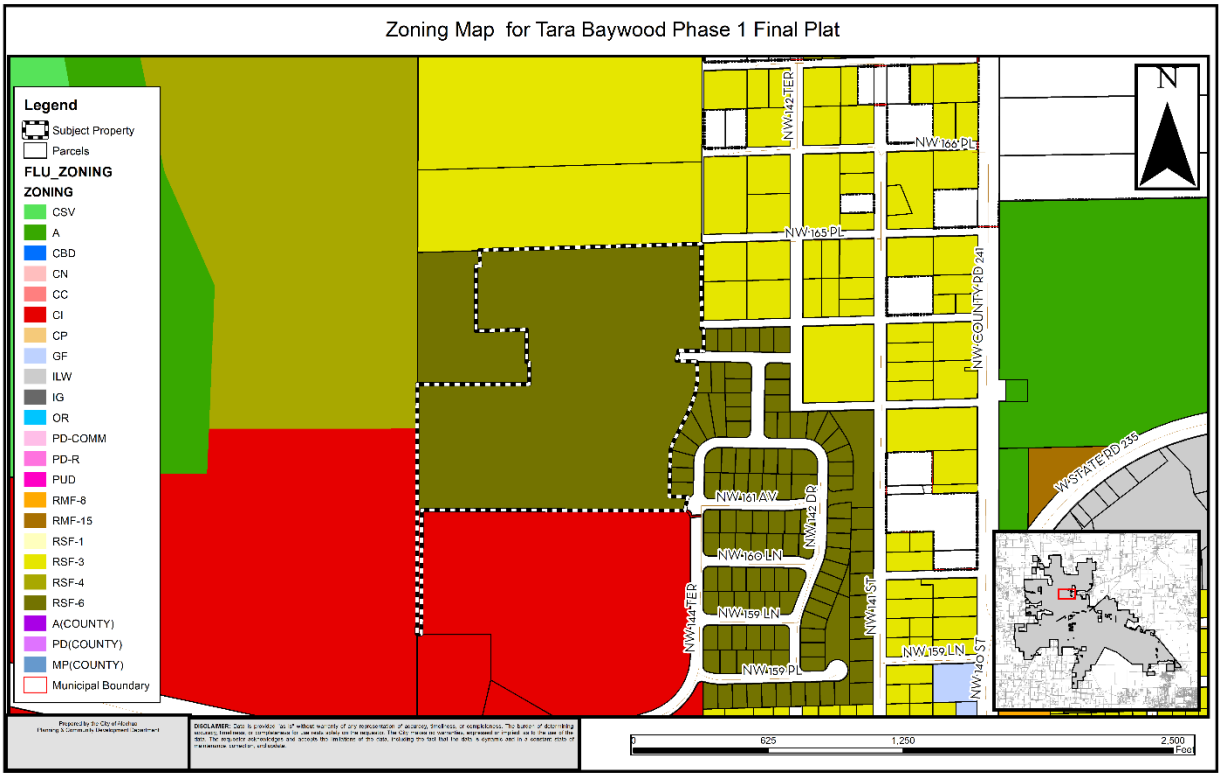
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

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

Objective 1.2: Residential

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

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-

scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and 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. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.c: The proposed final plat would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

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

Objective 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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021 by Creative Environmental Solutions.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size,

that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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

Analysis of Consistency with Policy 1.1.a: This project would support 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. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within · mile of the property line of any residential

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

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

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal 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 · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships,

stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

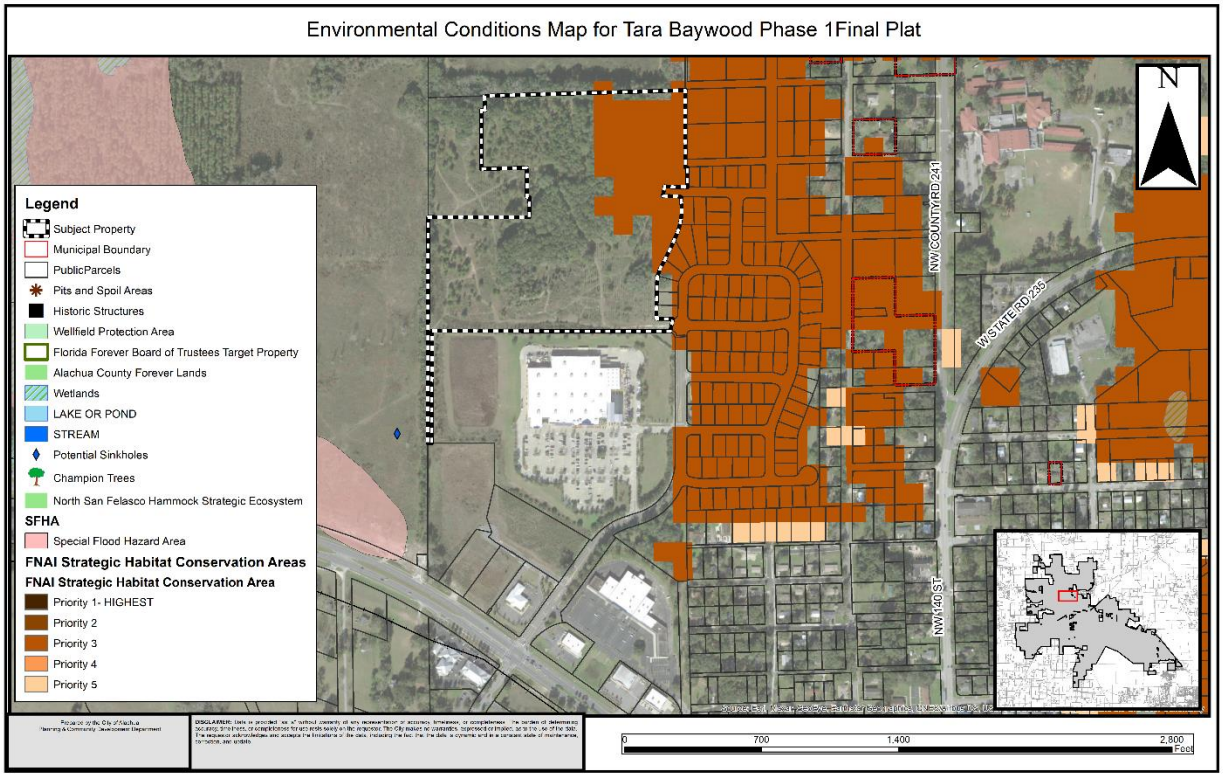
Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any 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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

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

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 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

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. 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: As a condition of the preliminary plat previously approved, the applicant was required to submit a 100% gopher tortoise survey for the subject property, which was completed on July 18, 2021. Phase 1 includes Priority 3 lands as described above.

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. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	2.0
Fort Meade Fine Sand, 0 to 5 % slopes	A	Well drained	Not limited	25.7
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	1.8
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Not limited	1.7
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	25.6
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	25.3
Kendrick sand, 5 to 8 percent slopes	B	Well drained	Not limited	3.8
Norfolk loamy fine sand, 5 to 8 percent slopes	B	Well drained	Not limited	14.1

Evaluation: The soil type located within the subject property will not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 0140D and 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection 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

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for

infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:

a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 61 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segment[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	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 3. Potential Trip Generation[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Tara Baywood Phase 1 Final Plat	Multifamily Housing (Low-Rise) [2] (ITE Code 220)	446 (223/223)	34 (10/14)	29 (17/12)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 7.32 trips per dwelling unit x 61 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.56 trips per dwelling unit x 61 dwelling units (28% entering/72% exiting); PM Peak Hour – 0.67 trips per dwelling unit x 61 dwelling units (59% entering/41% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

AADT Analysis	US 441 (from SR 235 to I-75)[1]
Maximum Service Volume[2]	39,000
Existing Traffic[3]	24,204
Reserved Trips[4]	2,160
Available Capacity[4]	12,636
Potential Impact Generated by Proposed Final Plat	446
Residual Capacity after Proposed Plat[5]	**12,190**
PM Peak Hour Traffic Analysis	**US 441 (from SR 235 to I-75)[1]**
Maximum Service Volume[2]	3,510
Existing Traffic[3]	2,299
Reserved Trips[4]	170
Available Capacity[4]	1,041
Potential Impact Generated by Proposed Final Plat	29
Residual Capacity after Proposed Plat[5]	**1,012**

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 The application is for a Final Development Order. Facility capacity and concurrency **will be** reserved.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for the affected roadway segment, and the potential impact of 61 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 61 single-family residential dwellings. For purposes of determining trip generation, the closest land use description for single-family attached is Land Use Code 220 – multifamily lowrise, which has been utilized in this analysis.

Potable Water Impacts

Table 5. 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 Development **	16,775
Residual Capacity	**782,068**
Percentage of Permitted Design Capacity Utilized	**66.00%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 16,775 gallons per day. This analysis is based on the maximum development potential of 61 single-family residential dwellings that would be permitted by the

proposed Final Plat. 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 6. 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 **	15,250
Residual Capacity	**627,649**
Percentage of Permitted Design Capacity Utilized	**58.16%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 15,250 gallons per day. This analysis is based on the maximum development potential of 61 single-family residential dwellings that would be permitted by the proposed Final Plat. 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 7a. 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]	0.79
Residual Recreational Capacity After Impacts	**77.88**

Sources:
1 City of Alachua January 2022 Development Monitoring Report.
2 2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons])
3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 61 dwellings / [5 acres/1,000 persons])

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.16 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.52 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]	**33.08%**

1 Source: City of Alachua January 2022 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (0.79 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 acres by 0.79 acres, and for passive park space by 0.16 acres. 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 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	630	114.89
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year)
2 City of Alachua January 2022 Development Monitoring Report
3 Policy 2.1.a, CFNGAR Element (Formula: 2.58 persons per dwelling x 61 dwellings x 0.73 tons per year)
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 approximately 114.89 tons per year. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste; therefore, the impacts are acceptable.

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 October 22, 2021, 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.

EXHIBIT "A"

TO TARA BAYWOOD PHASE 1
FINAL PLAT
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

February 2, 2022

Also sent electronically to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Baywood Phase 1 Final Plat

Dear Ms Peters:

On January 18, 2022 the City of Alachua received your revised and complete application for the Final Plat for Tara Baywood, Phase 1, which proposes to subdivide a ±35.32 acre tract (Parcel 03067-006-000) into a total of 61 lots, with associated open spaces and rights-of-way. On June 8, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Baywood, which proposes to subdivide a ±36.67 acre subject property into a total of 211 lots, with associated open space areas and right-of-way. Construction Plans for Tara Baywood Phases 1 and 2 have not yet been approved. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, February 8, 2022.** 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 forwarded to the City's Planning and Zoning Board. A Project Assistance Team (PAT) meeting has been scheduled for December 21, 2021 to discuss these comments.

Please address the following insufficiencies:

Deficiencies to be Addressed
Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

6. Public Services/ Outside Review Comments
    a. Applicant must address all comments provided by CHW, Inc. in an email dated December 23, 2021 and attached to this letter.
    b. Road names have been provided by County e911. Please revise plat with designations provided. Map from e911 has been attached.

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.

New Comment: Please provide location in the official public records of the off-site easement(s) connecting to Lift Station 25. This can be provided in Note 11 or on the boundary survey.

Sincerely,

Adam Hall, AICP
Principal Planner

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

Zimbra **ad_hall@cityofalachua.org**

RE: Tara Forest East Phase 1 and 2 Construction Plans, Tara Baywood Phase 1 and 2 Construction Plans

From : Aaron Hickman <AaronH@chw-inc.com> Thu, Dec 23, 2021 10:57 AM

Subject : RE: Tara Forest East Phase 1 and 2 Construction Plans, Tara Baywood Phase 1 and 2 Construction Plans 1 attachment

To : Adam Hall <ad_hall@cityofalachua.org>

Adam,
Below are my Comments for Tara Baywood Phase 1.

General:

1. Provide a title opinion letter
2. Add recording information for all offsite PUEs prior to Mylar
3. Add road names to all sheets prior to Mylar
4. Add acreages of all non-platted adjoining lands

Sheet 2:

1. Unable to locate L1, L2, L3, L22, & L23 of the map

Sheet 3:

1. Should the PUEs on Lots 1, 50 & 61 be extended to the Plat Boundary line?
2. Add dimensions for the 30' Drainage Easement through Lots 42 & 43; also extend the easement lines to the R/W
3. Add dimensions to the PUE on Lot 49 from the Lot line to the Easement line

Sheet 4:

1. Identify the land South of Road A, between line segments L44 & L48
2. Label the Line on Road A that dimensions with C55 (PUE?)
3. Add dimension from the SE Corner of Road A to the beginning of line segment L48
4. Add adjoiner labels of the lots shown to the East of Road D
5. Do all utilities fit within the offsite roadway R/W lines? Is a roadside/offsite PUE necessary? Please advise.

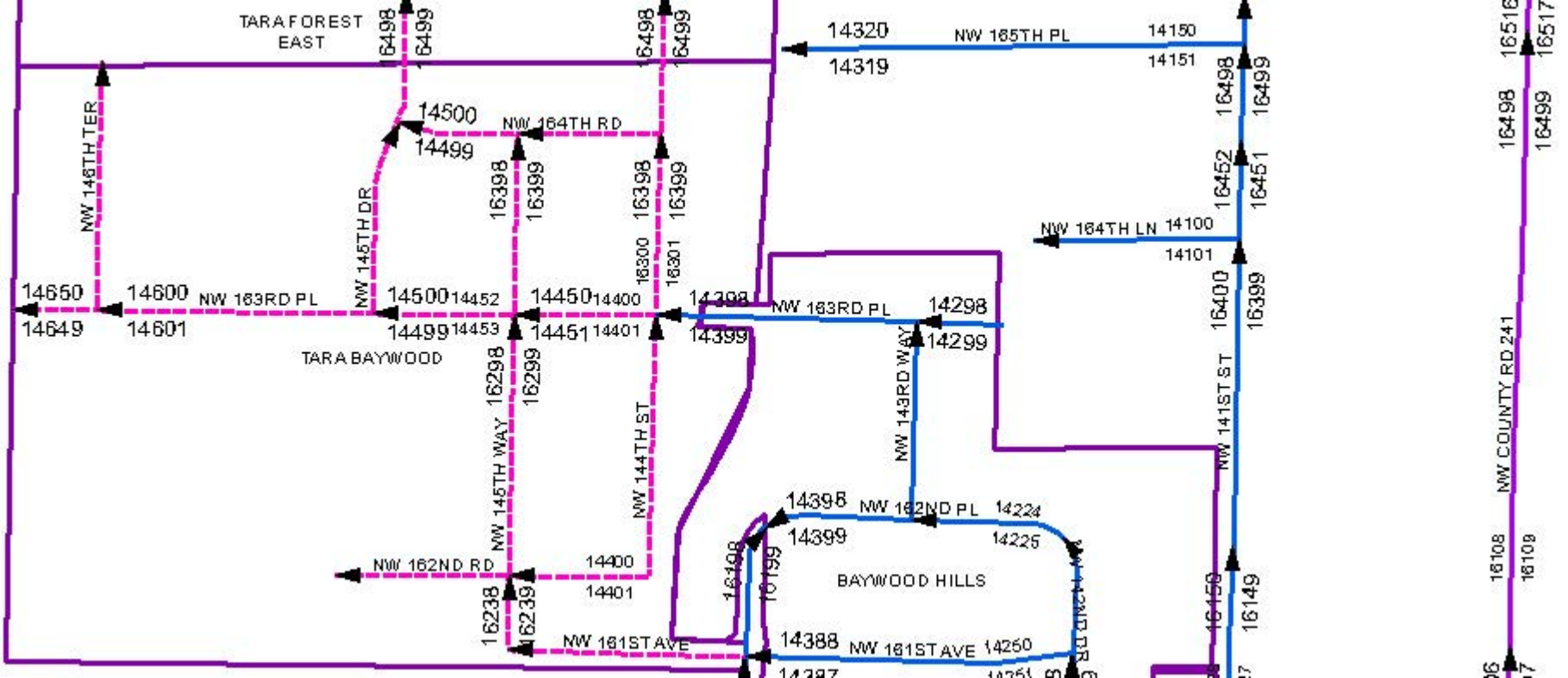
Sincerely,

AARON H. HICKMAN, P.S.M. | Director of Surveying + Mapping
t: (386) 518-5132 | **c:** (352) 538-7234
e: aaronh@chw-inc.com
w: www.chw-inc.com

CHW

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8465 Merchants Way, Ste. 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615

t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION


TARA FOREST EAST
NW 146TH TER
NW 145TH DR
NW 164TH RD
NW 165TH PL
NW 164TH LN
NW 163RD PL
NW 145TH WAY
NW 144TH ST
NW 143RD WAY
NW 141ST ST
NW 162ND RD
NW 162ND PL
NW 161ST AVE
NW COUNTY RD 241
TARA BAYWOOD
BAYWOOD HILLS
14650
14649
14600
14601
14500
14499
14452
14453
14450
14451
14400
14401
14398
14399
14298
14299
14320
14319
14150
14151
14100
14101
14225
14224
14388
14387
14260
14261
16498
16499
16398
16399
16300
16301
16452
16451
16400
16399
16298
16299
16238
16239
16109
16159
16150
16149
16517
16108

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 21, 2021

Also sent electronically to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Baywood Phase 1 Final Plat

Dear Ms Peters:

On December 2, 2021 the City of Alachua received your revised and complete application for the Final Plat for Tara Baywood, Phase 1, which proposes to subdivide a ±35.32 acre tract (Parcel 03067-006-000) into a total of 61 lots, with associated open spaces and rights-of-way. On June 8, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Baywood, which proposes to subdivide a ±36.67 acre subject property into a total of 211 lots, with associated open space areas and right-of-way. Construction Plans for Tara Baywood Phases 1 and 2 have not yet been approved. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. 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, January 5, 2022.** 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 forwarded to the City's Planning and Zoning Board. A Project Assistance Team (PAT) meeting has been scheduled for December 21, 2021 to discuss these comments.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. *Article 5- Dimensional Standards*
   a. Lots 9, 14,15,20, 26,35, and 61 do not meet the minimum lot size of 6,000 square feet.
2. *Article 7 – Subdivision Standards*
   a. Section 7.2.5 (D)(2) requires note on the plat that connections to adjacent lands will be converted to a traffic circle, spend table, or other traffic calming device at time of connection.
   b. Please provide evidence that the requirements of Section 7.3.9 have been met regarding provision of adequate water supply.

3. *Land Rights*
    - *a.* Off site easement (existing or proposed) should be notated on plat for connection to Lift Station 25.
    - *b.* Rights -of-way to be transferred to the City by quit claim deed prior to public hearing for Final Plat for Tara Baywood Phase 1.

4. Signatory Blocks
    - a. Per Section 2.4.10 (G)(6)(d), Health Department signature is optional as the subdivision will be connecting to central water and wastewater.
    - b. Recording block will be signed by the Alachua County Clerk of the Court, J.K. "Jess" Irby and not the City of Alachua Deputy City Clerk.
5. Subdividers Agreement and Surety
    - a. Note 5 indicates PRMs, PCMs, and lot corners will be set. Please include the cost of setting of these in estimated construction costs.
6. Public Services/ Outside Review Comments
    - a. Applicant must address all comments provided by Rodoflfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor in a memo dated December 14, 2021 and attached to this letter.
    - b. Applicant must address all comments provided by CHW, Inc. in a forthcoming letter expected to be received by the City on December 23, 2021.
7. Other
    - a. Road names will be provided upon approval of Construction Plans for Tara Baywood Phase 1 and 2.

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
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: **Dec 14,2021**

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

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

TR 12/14/2021

RE: **Tara Baywood Final Plat**

Public Services has reviewed the subject project (December 8th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on December 8th Submittal** **The following comment was made as part of the Preliminary Plat submittal review:** *Please note that this development will require connection to off-site utilities, namely, gravity wastewater lines.* *PUEs shall be required for these off-site utilities, both existing and new.* *As a condition of approval of the Final Plat, public utility easements for these offsite utilities must be obtained and recorded. A note to that effect must be added to the Final Plat. Note shall read similar to:* *"THS DEVELOPMENT CONNECTS TO OFF-SITE UTILITIES; NAMELY, GRAVITY WASTEWATER MAINS. PUBLIC UTILITY EASEMENTS FOR THESE OFF-SITE UTILITES HAVE BEEN OBTAINED & RECORDED. SEE xyz."* *Alternatively, please contact the CoA Planning Department for the requisite language.*

NO.	COMMENTS
	The submitted Final Plat does not address the above comment. Also, the recently submitted Construction Plans for Tara Baywood Phases 1 & 2 now include sheets showing the offsite utilities; namely, both the new and existing gravity wastewater mains. But these sheets do not show the requisite PUEs. Please address the above comment. **Resubmit** sheets and other materials as necessary.
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

September 16, 2021

Also sent electronically to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Tara Baywood Phase 1 Final Plat

Dear Ms Peters:

On September 9, 2021 the City of Alachua received your application for the Final Plat for Tara Baywood Phase 1, which proposes to subdivide a ±35.32 acre tract (Parcel 03067-006-000) into a total of 61 lots, with associated open spaces and rights-of-way. On June 8, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Baywood, which proposes to subdivide a ±36.67 acre subject property into a total of 211 lots, with associated open space areas and right-of-way. Construction Plans for Tara Baywood Phases 1 and 2 have not yet been approved. The City currently awaits resubmittal by the applicant to address outstanding Project Assistance Team comments.

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 incomplete. Please provide the information below and resubmit the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed after the application is deemed to be complete, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

Please address the following:

1. **Approved Preliminary Plat and Conditions**
   The area identified as Phase 1 of the proposed Final Plat does not match the area identified as Phase 1 in the approved Preliminary Plat. A phasing adjustment will be required to be approved by the City Commission prior to forwarding of Final Plat application to the City Commission.

Failure to respond to the identified deficiencies above within 45 days of this letter may result in the administrative withdrawal of the application.

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
Planner

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Tara Baywood Phase 1
2. Preliminary Plat Approval Date: June 8, 2020
3. Construction Plans Approval Date: Pending
4. Phase/Unit Number (if applicable): Phase 1
5. Number of proposed lots/dwelling units: 61 Units
6. Housing Type (i.e., attached/detached units): Attached Single Family Residential
7. Address of Subject Property: N/A
8. Parcel ID Number(s): 03067-063-000
9. Existing Use of Property: Non-Agricultural Acreage
10. Future Land Use Map Designation: Medium Density Residential 4 to 8 units per acre
11. Zoning Designation: RSF-6
12. Acreage: 35.32

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Logan B. Peters P.E. Title: Project Manager
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: FL ZIP: 32606
   Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: logan.peters@jbpro.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tara Baywood, LLC
   Mailing Address: 7717 NW 20th Lane
   City: Gainesville State: FL ZIP: 32605

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
    a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
    b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. 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).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable 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.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Logan Peters
Signature of Applicant

Logan B. Peters, P.E.
Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this

day of August 30, , 2021, by Logan Peters who executed the same

and has ____ produced _____ as identification or [X] is personally known to me.

Jennifer Newbegin
Signature of Notary

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Print Name: Jennifer Newbegin
Notary Public, State of Florida

My Commission Expires: 12/29/2024

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Not assigned, the property is generally NW of NW 147th Dr. and NW 161st Ave.

Parcel ID Number(s): 03067-063-000

Acreage: 35.32

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Sayed Moukhtara Title: Manager

Company (if applicable): Tara Baywood, LLC

Mailing Address: 7717 NW 20th Lane

City: Gainesville State: Florida ZIP: 32605

Telephone: 352-278-5317 FAX: N/A e-mail: sayed@moukhtara.com

C. *AUTHORIZED AGENT*

Name: Logan Peters, P.E. Title: Engineering Project Manager

Company (if applicable): JBPro

Mailing address: 3530 NW 43rd Street

City: Gainesville State: Florida ZIP: 32693

Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: logan.peters@jbpro.com

D. REQUESTED ACTION:

Construction plan submittal for subdivision

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

Signature of Applicant

Signature of Co-applicant

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 13th day of April, 2021, by Moukhtara Sayed, who is/are personally known to me, or who has/have produced Valid FL DL as identification.

JUAN ANDRES ROSIAS
Notary Public - State of Florida
Commission # HH 039615
My Comm. Expires Sep 3, 2024
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
TARA BAYWOOD

This Declaration of Covenants, Conditions and Restrictions is hereby made this _____ day of _____ 2021 by **Tara Baywood, LLC,** a Florida limited liability company, ("Declarant"), whose mailing address is 7717 NW 20th Lane, Gainesville, Florida 32605.

WITNESSETH:

Declarant is the owner in fee simple of the property described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

Declarant for purposes of this Declaration will be Tara Baywood, LLC.; and

Tara Baywood, LLC intends, but shall not be required, to develop the Property as a residential community and to construct, and/or sell Lots for the construction of single-family homes upon the Property, with such construction, ownership and occupancy of Lots and Homes to be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth, and subject to the Master Declaration for Tara Forest, recorded in the Public Records for Alachua County, Florida at Book _____, Pages _____, et. seq., as amended from time to time ("**Master Declaratio** ").

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the Property, and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof, and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said Property.

ARTICLE I

DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "Architectural Control Committee" or "ACC" shall mean the committee established, upon delegation or termination of Master Declarant's authority under the Master Declaration, to review plans and specifications for the construction or modification of improvements on Lots.

Section 2. "Architectural Review Committee" or "ARC" shall mean the committee established, if at all, by the Board of Directors for architectural review pursuant to Article IX of this Declaration.

Section 3. "Articles" shall mean and refer to the Articles of Incorporation of Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, attached hereto as **Exhibit "B"**, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 4. "Assessments" shall mean all expenses and charges levied for the purpose of operation of the Association and carrying out the Association responsibilities under the terms of this Declaration, such Assessments to include all Annual Assessments, Special Assessments, Master Association Assessments, and Individual Assessments as described in Article VII hereof and/or in the Master Declaration.

Section 5. "Association" shall mean Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, its successors and assigns.

Section 6. "Board of Directors" or "Board" shall mean the body responsible for administration of the Association, selected as provided in the Bylaws.

Section 7. "Builder" shall mean any person or entity that purchases more than one Lot for the purpose of constructing Homes on such Lots for sale to third party purchasers, and shall include Lennar.

Section 8. "Bylaws" shall mean the Bylaws of Tara Forest Baywood Homeowners Association, Inc., attached hereto as **Exhibit "C"** and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 9. "Common Area" is the property owned by or dedicated to the Association for the common use and enjoyment of the Members and all improvements constructed thereon and such other property as determined by Declarant or Association, in its sole and absolute discretion, which may include, but is not limited to, retaining walls and perimeter fencing but only to the extent, the same are owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise, by, or dedicated to the Association. Common Areas shall exclude any property, real or personal, within the Property with is owned by or dedicated to the Master Association or CDD.

Section 10. "Community Development District" or "CDD" shall mean the Tara Forest Community Development District, which is a local unit of special purpose government organized

and existing under Chapter 190, Florida Statutes, established for the benefit of the property depicted in the Plat.

Section 11. "County" shall mean Alachua County, Florida.

Section 12. "Declarant" shall mean Tara Baywood, LLC., or any successor or assignee of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of Alachua County, Florida. Where the HOA Act refers to "developer", such shall include "Declarant" herein as applicable. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee. Notwithstanding the forgoing, use of the term Declarant in the Governing Documents is not intended to mean one who constructed and was responsible for the site development and infrastructure for the Community including, but not limited to, underground utilities, grading, excavating, erosion control and road work, to the extent such was a person or entity other than Declarant.

Section 13. "Declaration" shall mean this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof.

Section 14. "Development Period" shall mean the period of time from the date of recording of this Declaration until the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein has been sold to third-party purchasers other than Builders.

Section 15. "Governing Documents" shall mean the Declaration, Articles, Bylaws, Rules and other documents governing the administration and operation of the Community.

Section 16. "HOA Act" shall mean Chapter 720, Florida Statutes, as amended from time to time.

Section 17. "Home" shall mean an attached single-family dwelling constructed upon and including a Lot and for which a certificate of occupancy has been issued.

Section 18. "Institutional First Mortgage" shall mean a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 19. "Institutional First Mortgagee" shall mean a bank, federal savings bank, and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 20. "Lot" is a designated lot within the property described on the Plat or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 21. "Master Association" shall mean Tara Forest Master Association, Inc., a Florida not-for-profit corporation, its successors and assigns.

Section 22. "Master Common Areas" shall have the meaning as set forth in the Master Declaration.

Section 23. "Master Declarant" shall mean Tara Forest, LLC a Florida limited liability company, or its successors or assigns as Declarant under the Master Declaration.

Section 24. "Master Declaration" shall mean the Master Declaration for Tara Forest recorded in Book ____, Page ____, et. seq. of the Public Records of Alachua County, Florida, as amended and supplemented from time to time.

Section 25. "Master Documents" shall mean the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, the architectural guidelines (adopted or to be adopted pursuant to the Master Declaration), and any rules and regulations promulgated by the Master Association, inclusive of all exhibits and attachments thereto and amendments thereof.

Section 26. "Member" shall mean every person or entity who is a Member of the Association in accordance with Article III.

Section 27. "Community" or "Tara Baywood" shall mean the community planned for development upon the property described in Exhibit "A" or any property annexed as provided herein; the said being within Alachua County, Florida.

Section 28. "Operating Expense" shall mean and refer to the actual and estimated expense of maintaining and repairing Common Area and operating the Association, including but not limited to, salaries and management fees, professional fees, service and material costs, telecommunications service costs, costs of supplies and equipment, Association-sponsored social events, and any and all costs relating to the discharge of the Association's obligations hereunder; and further in meeting the costs to be incurred by the Association in performing its contractual or other duties and in exercising its prerogatives. Notwithstanding anything to the contrary herein, Operating Expenses shall not include reserves.

Section 29. "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 30. "Permit" shall mean the Environmental Resource or Surface Water Management Permit for Tara Baywood, a copy of which shall be maintained by the Association for the benefit of the Association and by the Registered Agent of the Association.

Section 31. "Plat" shall mean the Plat of the Property for Tara Baywood, recorded or to be recorded in the Public Records of Alachua County, Florida. The term Plat shall also include any additional plats of property subsequently added to the terms of this Declaration.

Section 32. "Property" shall mean the property described in **Exhibit "A"**, and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 33. "Rules" shall mean collectively the rules and regulations which the Board of Directors of the Association may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation, and enjoyment of the Property, Common Areas and any improvements located thereon.

Section 34. "Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records of the County pursuant to Article II, Section 3, which subjects additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

Section 35. "Surface Water Management System" shall include, but is not limited to: all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetland, wetland buffer and upland preservation, and wetland mitigation areas. The Surface Water Management System facilities are located on land designated on the Plat or located on land that is owned by or dedicated to the CDD or located on land that is subject to an easement in favor of the CDD, if established pursuant to the Master Declaration.

Section 36. "Tenant" shall mean any person or person(s) who are renters, tenants or the like under a lease agreement with the Owner of a Lot for occupancy of the Home on the Lot.

Section 37. "Turnover" shall mean termination of the Class B Membership and transfer of operation of the Association by the Declarant, or successor Declarant, to Class A Members.

Section 38. "WMD" shall mean and refer to the Suwanee River Water Management District.

The foregoing definitions shall be applicable to this Declaration and to any supplemental declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration which is located within the County, and which is the property described in **Exhibit "A"**, and such additions as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration, less the portions thereof dedicated and/or conveyed to other entities.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt and acceptance of delivery of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration or be withdrawn from the terms of this Declaration in the following manner:

(a) Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time at any time to annex, subject to the provisions of this Declaration and the jurisdiction of the Association, all or any portion of the real property described in a Supplemental Declaration. Such Supplemental Declaration shall not require the consent of the Members or Institutional Mortgagees. Any such annexation shall be effective upon the filing of record of such Supplemental Declaration unless otherwise provided therein. Notwithstanding the foregoing, nothing herein shall be construed as an obligation of Declarant to annex in additional Property to the Community or construct the Community pursuant to the plan of development approved on the date of this Declaration, which may be modified by the Declarant in the future.

(b) Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, after the expiration of the Class B Member the Association may annex additional real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of not less than sixty-seven (67%) percent of the Class "A" Members of the Association. Annexation shall be accomplished by filing of record in the public records of the County, a Supplemental Declaration describing the property being annexed. Any such

Supplemental Declaration shall be signed by an authorized officer of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the Bylaws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section and to ascertain the presence of a quorum at such meeting.

(c) Withdrawal of Property. Declarant shall be entitled to withdraw portions of the Property owned by Declarant from the terms and conditions of this Declaration, subject to the terms and conditions of this Section. For purposes of this Declaration, the portion of the Property withdrawn from the terms hereof shall be referred to as the "Withdrawn Property." In order to withdraw such portion of the Property from the terms of this Declaration, Declarant shall record in the Public Records of the County an instrument executed with the formalities of a Deed, which instrument shall make reference to this Declaration, state that the purpose of the instrument is to withdraw the Withdrawn Property from the terms and conditions of this Declaration, and contain a legal description of the Withdrawn Property. Declarant shall have the right to withdraw portions of the Land from the terms and conditions of this Declaration without the joinder, ratification or approval of the Association, any Owner, or any lienholder, provided that Declarant is the fee simple owner of the Withdrawn Property, and provided that the withdrawal of the Withdrawn Property shall not result in (i) the reduction of the number of Lots within the Community; (ii) the material reduction of the size of the Lots, Common Areas or Common Area facilities, or (iii) a material change to the scheme of development of the Community. Notwithstanding anything herein to the contrary, Declarant may not withdraw any portions of the Property without the prior written consent of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant. Upon the withdrawal of the Withdrawn Property from the terms and conditions of this Declaration, the Withdrawn Property shall no longer be subject to the terms of this Declaration, including all exhibits hereto, or any other covenants, restrictions and/or regulations provided herein or adopted hereunder, except for those easements, rights-of-way, or other portions hereof which, by their terms, specifically survive the termination of this Declaration, which shall include the withdrawal of such lands from the terms and conditions of this Declaration.

(d) Amendment. This Article II, Section 3 shall not be amended without the prior written consent of Declarant during the Development Period or so long as the Declarant holds Lots for sale in the ordinary course of business. Nor may any provision in this Section requiring the consent of the Master Declarant be amended without the prior written approval of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant.

ARTICLE III

MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Association, as hereinafter provided, and shall be subject to enforcement by the Association in accordance with the terms and provisions of this Declaration.

ARTICLE IV

MASTER ASSOCIATION

Tara Baywood is a component of the larger community of Tara Forest. All Owners, lessees and occupants of homes in the Community shall have access to and use of various services and facilities provided by the Master Association in accordance with and subject to the Master Documents. Every Owner, by acceptance of a deed to a Lot in the Community acknowledges that, in addition to being bound by the Governing Documents for Tara Baywood , he or she is subject to and bound by the Master Documents and that he or she is automatically a Member of and subject to Assessments by the Master Association in accordance with the terms of the Master Declaration.

Section 1. This Declaration and the Property are subject to the Master Declaration, and in the event of a conflict with this Declaration, the terms of the Master Declaration shall govern.

Section 2. The foregoing shall not prevent enforcement by the Association of provisions of the Governing Documents which are stricter than those of the Master Documents.

Section 3. Notwithstanding anything herein to the contrary, this Declaration shall not be construed or amended in any manner so as to affect the property or rights of the Master Association, including its ACC, without the Master Association's written consent or joinder.

ARTICLE V

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant until the expiration of the Class B Membership when Class B Memberships convert to Class A Memberships. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for

such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant, its successors and assigns. The Class B member shall be entitled to three (3) votes for each Class A Member vote such that, as long as the Class B membership is in place, the Declarant shall have three times the votes of all Class A Members. Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(a) Three (3) months after ninety (90%) percent of the Lots ultimately planned for the Community have been conveyed to Class A Members (other than Builders); provided however this event shall not be deemed to have occurred based on Lots conveyed to a person or entity who becomes a successor Declarant by assignment;

(b) Thirty (30) days after Declarant elects to terminate the Class B Membership; or

(c) As otherwise required by applicable law.

Upon the conversion of the Class B Membership to Class A Membership, the Declarant shall be entitled to one vote for each Lot they own in the same manner as all other Class A Members.

ARTICLE VI

PROPERTY RIGHTS

Section 1. Master/CDD Property. It is anticipated that as set forth in the Master Declaration, the CDD will own or have easement rights in the property which is commonly common property of a community. The Master Documents shall govern all easements restrictions and use rights in and to the Master Common Property and CDD property.

Section 2. Common Area. The Common Area licensed, transferred, and/or conveyed as Common Area, shall be held, operated, maintained, repaired and replaced according to the following:

(a) Said Common Area, upon installation and construction, shall be maintained, repaired and replaced as scheduled and as necessary in a continuous and satisfactory manner in good order, condition, and repair as of the recording of this Declaration;

(b) The right to the use of the Common Area, once installation or construction thereof has been completed, shall extend to all Members and their family, tenants, contract purchasers and invited guests, subject to regulation from time to time by the Association in its Rules. Vendors, contractors and service providers, entering the Community as an invitee of an Owner or the Association, shall be subject to the Rules of the Association;

(c) The Common Area shall be subject to the other provisions of this Declaration, the Articles, Bylaws; and

(d) The Association, through its Board of Directors, may make and enforce this Declaration and the reasonable rules and regulations governing the Common Area, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions for violations may include monetary fines levied in accordance with the Declaration and applicable law and suspension of the right to vote. The Board of Directors shall, in addition, have the power to seek equitable and monetary relief in any court for violations. The imposition of sanctions shall be as provided herein and in the Bylaws of the Association.

(e) Association and Owners each covenant and agree jointly and severally to indemnify, defend and hold harmless Declarant, its officers, directors, shareholders, and any related persons or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained in relation to the Common Area or other property serving Association, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be operating expenses of the Association to the extent such matters are not covered by insurance maintained by the Association.

Section 3. Declarant's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article VI shall be subject to:

(a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Common Area which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Declarant's or any Builder's development, construction, sales and marketing of the Property. However, nothing contained herein shall authorize Declarant to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot; affect the Master Common Area; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles, Bylaws and Rules in violation of Chapter 720, Florida Statutes after the Class B Membership has terminated;

(b) Subject to any approvals required from the CDD, Master Declarant or Master Association under the Master Documents, the Declarant shall have full rights of ingress and egress to and through, and over and about the Property during the Development Period and such additional period of time as Declarant or Builders are engaged in any construction or improvement work, sales, leasing or marketing of the Community on or within the Property, and the Declarant and Builders shall further have an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. The Declarant shall further have the right to operate and maintain

models, sales centers and leasing offices and to operate and open gates and access to the Community to facilitate sales and marketing of the Community in Declarant's sole and absolute discretion. No Owner, his guests, employees, servants, agents and invitees shall in any way interfere or hamper Declarant or its agents, servants, employees, invitees, successors or assigns, in connection with such construction, development, promotion or sales activity; and

(c) Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Association, to another party by the execution and recording of a proper instrument in the Public Records of the County. This provision shall not, however, be construed to allow Declarant to assign a membership in the Association in a transaction separate from ownership of a Lot. Notwithstanding the foregoing, the Declarant, in its sole discretion, shall also have the right to grant a Builder certain rights reserved hereunder to the Declarant for the purpose of constructing, selling and marketing Homes in the Community and conducting construction, sales and marketing thereof by executing an assignment of rights in favor of the Builder to be kept in the official records of the Association. Any such assignment of rights shall not impose any obligation of the Declarant hereunder on any such Builder unless obligations are expressly assumed by the Builder.

(d) Notwithstanding anything contained herein to the contrary, neither the Declarant nor the Association make any representation whatsoever as to the commencement, completion or construction of any improvements within or upon the Common Area or property over which the Association or Master Association have easement rights. Title to any Common Area owned by Declarant may be transferred to the Association at any time, provided that title to all portions of the Common Area owned by Declarant shall be transferred to the Association no later than the expiration of the Development Period. THE ASSOCIATION AND THE MEMBERS SHALL BE OBLIGATED TO ACCEPT THE COMMON AREA IN THEIR "AS-IS" CONDITION. THE DECLARANT MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ALL OF WHICH ARE DISCLAIMED TO THE FULLEST EXTENT PERMITTED BY LAW, WITH RESPECT TO THE COMMON AREA INCLUDING WITHOUT LIMITATION THE MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, THE CONSTRUCTION, DESIGN, ADEQUACY OF SIZE OR CAPACITY RELATED TO THE USE OF THE SAME, DATE OF COMPLETION OR FUTURE ECONOMIC PERFORMANCE OR OPERATION OF THE COMMON AREA AND THE IMPROVEMENTS THEREON, INCLUDING ALL MATERIALS, FIXTURES, PERSONAL PROPERTY OR EQUIPMENT THEREIN.

Section 4. No Dedication to Public Use. Nothing contained in this Declaration, and except as otherwise provided in the Master Documents, shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area for public use, except for access to and from and throughout the property described in the Plat or any additions thereto for emergency access, law enforcement and persons providing essential services to the Community and its Members.

Section 5. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 6. Surface Water Management. It is acknowledged that the Property is located within the boundaries of the WMD and that an easement is hereby created over the entire Property for the surface water drainage and storage, and for the installation and maintenance of the Surface Water Management System for the Property; provided, however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. The Surface Water Management System shall be operated and maintained in compliance with all approvals, codes and regulations of governmental authorities and the WMD and in accordance with the Master Documents. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the WMD.

ARTICLE VII

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Association. The Declarant, for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is deemed to covenant, which covenant shall run with the land and be binding on every Owner, and agrees to pay to the Association: (1) any regular assessments or charges for the payment of Operating Expenses of the Association ("**Regular Assessme ts**" or "**A ual Assessme ts**"); (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the annual budget and the amount determined necessary by the Association for the proper management and maintenance of the Common Area, together with other costs and/or expenses levied or imposed against the Association or property of the Association ("**Special Assessme ts**"); and (3) any individual assessments or charges incurred by the Association on behalf of one or more Lots but not all Lots ("**I dividual Assessme ts**"). All such assessments shall be fixed, established and collected from time to time as hereinafter provided. The Regular, Special, and Individual Assessments (collectively "**Assessme ts**"), together with such interest thereon and costs of collection thereof, including attorney's fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Association, shall be a charge on the Property and shall be a ***continuing lien*** relating back to the date of recordation of the Declaration upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with interest, costs (including applicable late fees), and reasonable attorneys' fees for its collection, including attorneys' fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due. Each Owner shall be jointly and severally responsible with the previous Owner for all Assessments due to the Association prior to the transfer

of title without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner.

Section 2. Purpose of Assessments. The Assessments to be levied by the Association shall be used for the purpose of promoting the recreation, health, and welfare of the residents of the Property and the management and operation of the Association, and shall specifically include, but is not limited to, the maintenance of the Common Area improvements or equipment maintained by the Association. Special Assessments shall be used to fund capital improvements, deficits in the collection of Regular Assessments to cover Operating Expenses of the Association, and other purposes deemed necessary by a majority vote of Owners of the Association as set forth in Section 5 hereof. Individual Assessments shall be for the costs incurred by the Association which by nature are applicable only to one or more Lots, but less than all Lots. By way of example and not limitation, in the event an Owner fails to maintain their Lot in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents, shall be an Individual Assessment levied against such Lot.

Section 3. Basis of Annual Assessments. For the first year of operation of the Association, the Assessment shall be the amount as set forth in the estimated operating budget of the Association for the first year of operation. From and after January of the next operating year, the Annual Assessment shall be determined in accordance with the Articles of Incorporation and Bylaws of the Association taking into account current maintenance costs and future needs of the Association. Because reserve accounts are not being initially provided for by the Declarant, the Members of the Association may elect to collect reserves after the expiration of the Class B Membership upon the affirmative approval of a majority of the total voting interests of the Association obtained by a vote of the Members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the Association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the Board shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once reserves are established as provided in this subsection, the reserve accounts must be funded or maintained through the collection of Assessments or have their funding waived in the manner provided by Chapter 720, Florida Statutes. Notwithstanding the same, the Declarant is exempt from reserve funding obligations prior to termination of the Class B Membership for the Lots Declarant owns.

Section 4. Uniform Rate of Assessment. Unless otherwise provided for herein, both Annual and Special Assessments must be fixed at a uniform rate for all Lots with a Home and may be collected on an annual, quarterly or monthly basis or at any other interval as determined by the Board of Directors. Payments of all Assessments will be made directly to the Association or its designated management company and in no instance shall any mortgagees have the obligation to collect Assessments.

Section 5. Special Assessment for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a Common Area capital improvement, including the necessary fixtures and personal property related thereto, or to cover deficits in the collection of Regular Assessments to cover Operating Expenses of the Association; PROVIDED that any such Special Assessments shall have the assent of a majority of Members who are voting in person or by proxy at a meeting duly at which a quorum is attained and called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

Section 6. Quorum for Any Action Authorized Under Section 5. At each meeting called, as provided in Section 5 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of the total eligible voting interests of the Membership (Class B included until terminated), shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth in Section 6 and the required quorum at any such subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to a Lot upon the sale of a Home from the Declarant or Builder to a third-party purchaser. The first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto together with the due date of such Assessments established by the Board of Directors. The Board of Directors may institute late payment fees and interest at the highest legal rate in accordance with the HOA Act for delinquent payment of the Annual Assessment. The Association shall upon demand at any time furnish an estoppel certificate in writing signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid and the information set forth in the HOA Act. A reasonable charge may be made by the Board or its agent for the issuance of these certificates.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, an administrative late fee of the greater of Twenty-Five and no/100 Dollars ($25.00) or 5% of the amount of the installment that is past due, together with interest in an amount equal to the maximum rate per annum allowable by law beginning from the due date until paid in full may be levied. The Association, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the Assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such Assessment. Additionally, the Board of Directors of the Association may at its discretion accelerate the Assessments then due from a delinquent Owner for the next twelve (12) months. The Association may also notify any mortgagees or lenders of Owner, any co-borrowers

and/or guarantor(s) without recourse to Declarant and/or the Association of delinquencies in the payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot. All payments on accounts shall be first applied to fines levied in accordance with the terms of the Declaration, interest accrued by the Association, then to any administrative late fees, then to collection costs and attorney fees, and then to the delinquent Assessments. The allocation of payments described herein shall apply notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. Additionally, if a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner may be collected by the Association and shall be credited to the monetary obligations of the Owner to the Association. If within fourteen (14) days from written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive credit for the prepaid rent for the applicable period of such prepaid rent.

Section 9. Individual Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in accordance with the terms and conditions of the Declaration, Master Declaration and any promulgated Rules in a manner satisfactory to the Board of Directors to a minimum standard of consistency with the general appearance of the Property as initially constructed and improved by the Declarant or a Builder (taking into account normal wear and tear and exposure to normal exterior conditions, but not to the point of unsightliness), the Association, after approval by a majority of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance performed on behalf of the Lot Owner may be assessed to the Lot as an Individual Assessment for such expense; and said Individual Assessment shall be enforced in the same manner as provided for in Section 8. In addition, Owners shall be jointly and severally liable with their guests, tenants or invitees for damage(s) caused by their guests, tenants or invitees and for the associated costs of repair or replacement. In the event any Owner, its guests, tenants or invitees cause any damage to the Common Area, including but not limited to landscaping or sidewalks, the cost of any repairs required to correct such damage and the cost thereof may be assessed to the Lot Owner as an Individual Assessment.

Section 10. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be superior to all other liens except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee recorded prior to any lien for Assessments by the Association; provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and a secure indebtedness payable in monthly, quarterly or annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the Assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Common Area; and (c) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of

Florida; however, no land or improvements devoted to dwelling use shall be exempt from said Assessments. Lots owned by the Declarant shall be exempt from payment of Assessment during such period of time the Declarant is funding deficits in operating expenses pursuant to Section 12 below.

Section 12. Declarant's Right to Deficit Fund Operating Expenses. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant or a successor Declarant is in control of the Association, Declarant shall not be liable for Assessments against Lots owned by the Declarant, provided that the Declarant funds any deficit in operating expenses exclusive of reserves, cost of capital improvements, and non-budgeted repairs or replacement, as specified in Chapter 720.308(1)(b), Florida Statutes. For the purposes hereof, a deficit shall be computed by subtraction from said operating expenses (exclusive of the items described in the foregoing sentence) all assessments, income and other sums and income received or receivable by the Association. The deficit, if any, to be paid by Declarant pursuant to this Section shall be determined by looking at the period of deficit funding as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intraperiod allocations. The Declarant may at any time commence to pay Assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Association, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Association for the payment of Assessments or deficits other than those that arose to prior to such time. Should Declarant, in its sole discretion, elect to fund cash shortfalls caused by delinquencies or other matters which would not otherwise require deficit funds from the Declarant, or make excess contributions over the totality of the deficit funding period, such funds shall be considered a loan to the Association to be paid back to the Declarant by the Association. The Declarant's rights under this Section 12 shall not be construed as a guarantee of Assessments under Section 720.308(2), Florida Statutes.

ARTICLE VIII

CAPITAL CONTRIBUTION

Section 1. Working Fund Contribution on Sale by Declarant. At the time of a conveyance of a Lot and Home by the Declarant or a Builder to a third-party purchaser, each purchaser, excepting Builders, shall pay to the Association the amount of $200.00 as a contribution to working capital. These monies (hereinafter called **Worki g Fu d Co tributio)** shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income, may be applied to offset operating expenses both during and after the deficit funding period, and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale. Notwithstanding the foregoing, the Declarant may elect, in its sole discretion to waive the Working Fund Contribution on the initial sale of a Lot.

Section 2. Capital Contribution on Sale by Owner Other Than Declarant. At the time of a conveyance of a Lot pursuant to a sale by an Owner other than the Master Developer, Declarant or Builders, each purchaser shall pay to the Association the amount of $200.00 as a Working Fund Contribution. The amount of the resale Working Fund Contribution shall be

subject to change from time to time by the Board of the Association. These monies shall be the Association's property, and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale.

ARTICLE IX

ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. Subject to Section 2 below and the requirements of the Master Declaration, no improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including exterior paint, roofing, landscaping, antennas, awnings, and shutters) shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by the ACC of the Master Association and a majority of the Board of Directors of the Association. The terms, conditions, restrictions or requirements of the ACC shall prevail in the event of any conflicts between the ACC review and approval and the Association review and approval provided for herein. The Board of Directors of the Association shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. Notwithstanding any other provision in this Declaration, for so long as Declarant has the authority to appoint the entire Board of Directors, Declarant shall have the option to appoint a Board member or other individual ("**Declara t ARC Appoi tee**") to receive, review and approve or disapprove applications for construction, alterations or additions contemplated by this Article IX, in lieu of the Board or a committee acting in that capacity. Any reference in this Section 1 to "Board" or "Board of Directors" shall instead mean the Declarant ARC Appointee where such appointment has been made. The Board of Directors of the Association may condition its approval of proposals and plans and specifications as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Association may also issue rules or guidelines setting forth procedures for the submission of plans for approval, The Board of Directors of the Association may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Association of any required plans and specifications and approval of the ACC, the Board of Directors of the Association may postpone review of any plans submitted for approval. The Board of Directors of the Association shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans. During the period of time the Declarant appoints the majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed not

approved; however, once Owners other than the Declarant elect a majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or placement of exterior walls of any Home shall be further conditioned on compliance with the County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Association of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board of Directors of the Association, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Association. No member of the Board of Directors of the Association (or Declarant or Declarant ARC Appointee) shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval or disapproval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Association, the Association, Declarant ARC Appointee and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval or disapproval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon the completion of any work for which approved plans are required hereunder the applicant for such approval **(Applica t)** shall give written notice of completion to the Board of Directors of the Association.

(b) Within thirty (30) days thereafter, the Board of Directors of the Association (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Association finds that such work was not affected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same.

(c) If an Applicant is notified of any noncompliance, the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board ruling. If Applicant does not comply with the Board of Directors of the Association ruling within such period, the Board, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefore being hereby created), and Applicant shall reimburse the Association, upon

demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Association in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a *continuing lien* and run with the land on the Owner's Property if not paid within thirty (30) days after notice enforceable in the same manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

(d) If for any reason the Board of Directors of the Association fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors or Declarant ARC Appointee may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority and obtaining approval for the ACC.

Section 6. Architectural Review Committee. The Board of Directors of the Association may assign all of its responsibilities under this Article IX to an Architectural Review Committee to be appointed by the Board of Directors of the Association (the "ARC").

Section 7. Declarant's Exemption. Notwithstanding anything to the contrary, this Article does not apply to the Declarant. Notwithstanding anything to contrary, the Declarant shall have the right to approve any of the foregoing for any Builder in lieu of the Association. The Declarant's review and approval of any Builder plans shall be deemed approval of the ARC and the Association and such approval may not be revoked or modified and any modifications of such approved plans shall only require approval of the Declarant. The foregoing shall not act as an exemption to any requirements that apply to the Declarant under the Declaration.

ARTICLE X

USE RESTRICTIONS

Section 1. Residential Use. No Lot shall be used for any purpose other than for residential purposes. The occupancy of each Home shall be limited to the maximum number of persons allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home, related appurtenances, and other structures originally constructed by the Declarant, a Builder and in accordance with ARC, ACC, Declarant ARC Appointee and/or Board approval.

Section 2. Temporary Structures No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be placed or used on any Lot without the approval of the Board. No such structures shall at any time be used as a residence or appurtenance to such residence, either temporary or permanent. The foregoing shall not apply to temporary construction trailers or other temporary structures used by the Declarant or Builders approved by Declarant.

Section 3. Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Community within the Plat, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion.

Section 4. Animals. Subject to more restrictive provisions of the Master Declaration, no animals of any kind, including but not limited to livestock, swine, poultry, reptiles or insects, shall be kept, maintained, or bred on any Lot or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of four (4) domestic dogs (other than dogs which in the reasonable determination of the Board of Directors or under applicable codes or regulations are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or four (4) domestic cats (hereinafter "Pets"), shall be permitted to be kept in a Home or Lot, provided such Pets are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, Pets permitted by this Section 4 may be kept on a Lot only so long as such Pets do not constitute a nuisance. The Board of Directors shall specifically have the power to require the removal and relocation of any unauthorized animal and any Pet that is a nuisance, or which has harmed, or which presents a threat of harm, to residents and others in the Community. Each person bringing or keeping an animal within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any animal brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after Pets which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Pets belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the Pet when outside the Home. No Pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. Outdoor kennels, cages and dog runs are not permitted on any Lot. The Association shall have the right to promulgate Rules and Regulations relating to Pets and animals and the right to restrict or require removal of any animals determined by the

Board or applicable codes or regulations to constitute a nuisance or danger to the Community. In addition, all Pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the Pets owned and kept on the Lot, which insurance shall name the Association as an additional insured to the extent such endorsement is available. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request, not more than one time per calendar year. If such coverage is not provided as required herein, the Board of Directors shall have the right to require the animal to be removed from the Lot until the appropriate insurance is obtained. Notwithstanding anything to the contrary contained herein, all restrictions in this Section 4 are subject to the Americans with Disabilities Act and the Fair Housing Act.

Section 5. Signs. During the Development Period, no sign of any kind shall be displayed to the public view on any Lot, except one sign, subject to prior approval by the Board as to materials and aesthetic features, which sign is not larger than 24'' x 24", placed in the ground on the front of the Lot advertising the property for sale or for rent. Once the Declarant, or successor Declarant, has conveyed all Lots it owns within the Property, then the size of the signs can be modified as authorized by the Board. The location of signs, as well as the color, materials, and other aesthetic features of such may be set forth in the ACC guidelines or Rules by the Board or ACC. A sign provided by a contractor for security services, to the extent permitted by the HOA Act, and signs used by the Declarant or Builders to advertise the Property during the Development Period, are specifically excluded from the terms of this Section.

Section 6. Garbage. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with the County Code.

Section 7. Storage of Property. No garments, rugs, towels or blankets or any other materials may by hung, exposed or dusted from the windows or from the front facade of any Home. Further, unless otherwise specifically prohibited by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. All personal property of Owners or other occupants shall be stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. Parking. Parking in the Community is limited to designated driveways, garages and Common Area parking spaces. There shall be no parking on the grass, the street, or any portion of any sidewalk which is not part of a designated driveway. An Owner may park in the Home's garage or in the driveway on the Lot. Parking on streets may be limited by the Association's Rules and Regulations. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than twenty-four (24) hours, except inside of the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a

Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Association during normal working hours or for work performed for the Declarant, Builders, or the Association which are necessary in the development, maintenance or management of the Association. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view except those of visiting contractors making repairs to a Lot or Home and this provision is specifically intended to preclude any Lot Owner from parking their personal commercial vehicle or that used for employment in public view. Automobiles issued by the County or other governmental entity (i.e., police cars), shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs) or mini motorcycles are permitted at any time on any paved surfaces of the roadways in the Community or on any sidewalk. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, Builders or their agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow-vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and to the extent allowed by law, the roadways in the Community, which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting. This section shall not apply to vehicles used by Declarant and/or Builders in connection with their development, construction, sales, and marketing activities in the Community.

Section 9. Septic Tanks. No septic tanks or individual wells will be permitted on any Lot.

Section 10. Garages. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Association (or ARC if established) and/or the ACC. No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. Driveways. No widening of a driveway shall be permitted without prior written Board, Declarant ARC Appointee or ARC approval, and approval shall not be given for an extension beyond the external side lines of the garage. Any driveway extension must match the current driveway surface. Driveway stains or surface coatings are not permitted unless such stains are clear. Owners may not change the driveway surface from that installed by the Builder of the Home. Replacement of a driveway must be of the same materials and style as originally installed by the Builder.

Section 12. Window Coverings. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the Board. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the Board. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the Board. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 13. Flags and Banners. No flags or banners other than a flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association, will be permitted. The foregoing sentence shall not apply to the Declarant.

Section 14. Reconstruction. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of the loss. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the Board of Directors (or ARC if established) and/or the ACC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 15. Business Activity. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by Declarant, administrative offices of Declarant, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center,

childcare facility, assisted living facility or halfway house may be operated out of a Home. No garage sales are permitted, except as permitted by Association. The foregoing shall not apply to any platted Lot which is designated for and zoned for commercial use or pertaining to circumstances regulated by applicable fair housing laws.

Section 16. Telecommunications Equipment. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the Board. The Board may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the ACC and the Board and shall be governed by the then current rules of the FCC.

Section 17. Fences. Subject to the provisions of the Master Documents regulating fences, if any, and architectural review provisions of this Declaration, all fences shall require approval prior to installation on a Lot. Retaining walls and perimeter fences within the Community that were originally installed by the Master Declarant, Declarant or Association shall be maintained by the Association for the benefit of all Owners. All other fences located on a Lot or approved fences installed by an Owner or Owners shall be maintained by the Owner or Owners of such benefited Lots at such Owner's or Owners' sole cost and expense. Fences shared by two or more Lots, shall be maintained, cleaned, repaired and replaced jointly by the Owners of the Lots upon which the fence is shared. In the event such Owner(s) fail to maintain, clean, repair or replace a fence for which they have responsibility, the Association shall have the right, but not the obligation, to enter upon the Lots and perform necessary maintenance, cleaning, repair or replacement of the fence, the expense of which shall be charged in equal shares to the benefitting Lot Owners as an Individual Assessment.

Section 18. Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved by the Board. Accordion, panel and roll-up style hurricane shutters, if approved, may not be left closed during hurricane season. Any such approved hurricane shutters may be installed upon forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board or ARC may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than in relation to a storm event.

Section 19. Ponds. No Owner shall use any bodies of water located within the Community, if any, for recreational purposes, including boating, jet skiing, or any other types of water sports. Swimming in any body of water within the Community is prohibited. No planting, fencing or other improvements or additions to the landscape area or grassed area surrounding any body of water in the Community and within the maintenance easements surrounding the bodies of water are permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the pond and lake banks, within the maintenance easements surrounding the lake or rear yards of Lots adjacent to the lakes. The Association has the right to further restrict use of bodies of water in the Community in promulgated Rules. BY ACCEPTANCE OF A DEED

TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ANY WATER BODIES IN THE COMMUNITY MAY VARY FROM TIME TO TIME. THERE IS NO GUARANTEE BY THE DECLARANT OR ASSOCIATION AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. AT TIMES, AREAS IN THE COMMUNITY WHICH ARE DESIGNED TO RETAIN WATER, MAY HAVE LITTLE TO NO WATER RETENTION AND WATER LEVELS MAY BE NON-EXISTENT.

Section 20. Exemptions. Notwithstanding anything to the contrary, any restrictions contained in this Article that would disrupt the construction, sales, and marketing of Homes in the Community shall not apply to the Declarant.

ARTICLE XI

EASEMENTS

Section 1. Public Services. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, postal service and meter reading.

Section 2. Maintenance. Easements for ingress and egress and for the performance of its maintenance responsibilities hereunder are reserved on and over each Lot in favor of the Association and its agents, contractors and service providers related to the same. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners.

Section 3. Encroachments. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant or a Builder on a Lot, encroaches upon an adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant, encroaches or overlaps upon any other Lot, then, in such event, a perpetual easement appurtenant to the Lot upon which the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots.

Section 4. Drainage. Pursuant to the Master Documents and subject to amendment thereto, the CDD shall have the responsibility to maintain landscape buffers, easements and irrigation lines and facilities within the landscape and utility easements and all drainage easements, drainage facilities and drainage pipes and equipment within the designated easements in the Community. Notwithstanding the foregoing, Owners shall have the responsibility to maintain Drainage Swales and easements on their Lots. There shall be, and Declarant hereby grants reciprocal, perpetual non-exclusive easements between all adjacent Lots, as easements appurtenant to the Lots, for the natural run-off of rainwater, in accordance with any stormwater management plan which may be applicable to the development of the Tara Baywood, provided, however, that in no event shall any Owner of any Lot be required to allow stormwater drainage across its Lot in such a manner as shall damage any permanent improvements located thereon.

Section 5. Maintenance of Easement Areas. Within the easement areas hereby reserved, created, or shown on the Plat of Tara Baywood, or within any designated Master Association Common Area or property dedicated to or owned by the CDD or an MSTU/MSBU and containing any component of the Surface Water Management System, no digging, excavation, depositing fill material, debris or any other material or item, or altering any water control structure, or any other construction to modify the Surface Water Management System facilities shall be allowed, and no permanent structure may be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage canals in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The area of each Lot upon which an easement is located shall be maintained continuously by the Owner of the Lot, except that those improvements which are the property of a public authority or utility company shall be maintained by such authority or utility company. Each Lot Owner shall maintain any drainage easement located in the Lot in the manner required, if required, by the Master Association and/or the CDD.

Section 6. Right of Entry. The Master Association and/or the CDD, through their duly authorized employees, agents or contractors, shall have the right after reasonable notice to the Owner thereof, to enter any Lot at any reasonable hour of the day to perform such maintenance, replacement or repair of the Surface Water Management System, or any other items, as may be authorized herein or in the Master Declaration. In the event of any emergency which might reasonably result in damage to any Lot or the improvements located thereon, the Master Association and/or CDD shall have the right to enter any Lot as may be reasonably necessary to resolve such emergency without prior notice to the Owner thereof. Any such entrance by the Master Association and/or CDD shall not be deemed to be a trespass upon such Lot.

Section 7. Declarant. An easement is reserved over each Lot, in favor of the Declarant for the purpose of carrying out any obligations of the Declarant under the terms of this Declaration or any governmental permit, order or applicable law in connection with the construction of Homes on Lots. The easements created by this section shall be broadly construed and supplement other rights of the Declarant herein, running with the land until such time as the Declarant no longer owns any Lots in the Community and all of the Declarant's obligations hereunder are satisfied.

ARTICLE XII

COVENANTS FOR HOME AND LAWN MAINTENANCE

Section 1. Maintenance of Homes. Each Lot Owner shall be responsible for maintaining, repairing, and replacing the Home and all other improvements situated on his Lot that are not to be maintained by the Association, in a clean, sanitary, neat, safe and orderly condition including the provision of pest control services. Further, the Lot Owner shall be responsible for maintenance, repair or replacement of fixtures and equipment related to such improvements, including, but not limited to any air-conditioning or water softening fixtures or equipment, or any equipment, facilities or other items whatsoever installed within or placed upon any Lot by any Owner, including its agents, or other designees, and/or any other maintenance obligations designated as the Owners' responsibilities from time to time in the Declaration or the Rules. The Lot Owner shall obtain the written consent of the Association and the Master Association prior to making any modifications requiring architectural review approval. It will also be the duty of each

Lot Owner to maintain in good repair any driveway servicing a single Lot, If any Lot Owner breaches these covenants, the Association may enforce these covenants in accordance with the provisions of this Declaration.

Section 2. Lawn Maintenance. Unless otherwise provided, it shall be the duty of each Owner to perform regular and routine lawn maintenance as well as regularly cut the grass located on the Lot Owner's Lot at the Owners' expense. The Lot Owner shall promptly replace any grass that has died or otherwise requires replacement. In the event an Owner fails to adequately maintain the lawn, cut the grass on the Lot or replace dead grass, after reasonable notice and the opportunity to do the required maintenance, the Association shall have the right to enter upon the Lot and perform necessary lawn maintenance or cut the grass. The Association is hereby granted an easement over and across the Lot Owner's Lot for the purpose of maintaining and cutting the grass, if necessary, and the Lot Owner shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Association. The Lot Owner shall be responsible for all costs incurred by the Association in maintaining the lawn and landscaping on the Owner's Lot and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration.

Section 3. Irrigation. The Association shall maintain the irrigation system for the Community Common Areas and within any landscape easements or buffers as a Common Expense. Unless otherwise provided, it shall be the duty of each Owner to maintain any irrigation line, sprinkler heads, timers or other equipment located on and servicing a Lot at the Owners' expense, it being hereby acknowledged that not all Lots within the Community may be serviced by Lot irrigation lines. The Association is hereby granted an easement over and across the Lot Owner's Lot for the purpose of installing the irrigation system, if applicable. No Lot Owner shall place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the consent of the Association. A Lot Owner shall be responsible for payment of water charges, which may be billed by separate meter to each Owner or billed to the Association through a master meters and paid as a Common Expense. Further, each Lot Owner shall be responsible for any costs related to the repair and/or replacement necessary as a result of any damage done to the irrigation system, whether on the Owner's Lot, the Common Area, or within a landscape easement or buffer caused by the Owner, any member of Owner's family, any guests, invitees, tenants, contractors, workers or agents of Owner. Each Owner acknowledges that due to water quality, irrigation systems may cause staining on Homes, other structures, or paved areas. It is each Lot Owner's responsibility to treat and remove any such staining at the Lot Owner's expense. The Lot Owner shall be responsible for all costs incurred by the Association in maintaining the irrigation system on the Owner's Lot (excepting any portion within a dedicated landscape easement or buffer) and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot.

Section 4. Landscaping. Unless otherwise provided, the Association shall only be responsible for the maintenance of landscaping within any landscape easement or buffer originally installed to comply with governmental requirements by the Declarant or by the Association and on Common Areas. Such maintenance shall include routine trimming, weeding and pruning of the

landscaping. The Association is hereby granted an easement over and across an Owner's Lot for the purpose of maintaining the landscaping in accordance herewith. Owners hereby acknowledge the landscape material on the Property and within any landscape easement is intended to fulfill required landscape buffers of adjacent properties. Owners shall not cut or remove any landscape materials on landscape easements, landscape materials installed by the Declarant or the Association or any landscape materials required to remain pursuant to a permit or other governmental regulation.

Each Owner shall be solely responsible for all maintenance and replacement of all landscaping installed on the Lot, unless such landscaping is part of an easement or buffer and therefore required to be maintained by the Association by a governmental agency. Owner shall perform routine trimming, weeding and pruning of landscaping on the Lot and shall replace any dead or dying landscaping promptly. Any Owner violating the restrictions of this Section resulting in landscaping needing to be repaired or replaced will be charged the cost of such work as an Individual Assessment.

Section 5. Insurance. Each Owner of a Lot shall obtain insurance coverage upon the Lot insuring the Home and any improvements located thereon in an amount equal to the maximum insurable replacement value. Such coverage shall afford protection against (i) loss or damage by fire, hurricane, tornado, wind-storm, or other hazards covered by a standard extended coverage endorsement, and (ii) such other risks as from time to time shall be customarily covered with respect to similar construction, location and use as the Home including but not limited to vandalism and malicious mischief. Such coverage shall name the Association as an additional insured party. The Owner shall furnish proof of insurance to the Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on the anniversary date thereof. In addition, any Owner owning or keeping a pet on a Lot shall also obtain and maintain adequate homeowners' insurance to cover pet liability, naming the Association as an additional insured.

Section 6. Exterior Painting and Pressure Cleaning. Each Lot Owner shall be responsible for exterior painting and pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this section. It is anticipated that the Association shall require all Homes to be painted every five to seven years. In addition, it is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. The Board shall convene a duly noticed meeting to determine when the uniform exterior painting and pressuring washing shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required painting or cleaning. Each Owner shall have the right to paint or clean more frequently than required by the Association, provided that prior written approval of paint color is obtained from the Board. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a contract for painting or pressuring washing of all Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Lot Owner fails or refuses to paint or pressure wash its Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Assessment.

ARTICLE XIII

COVENANTS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Common Area by the Association, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Association to maintain fire and extended coverage on any insurable improvements hereafter on the Common Area and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Association for any loss to the Common Area, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Common Area and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Common Area.

Section 2. An Institutional First Mortgage encumbering any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default and which may or have become a charge against the Common Area; pay overdue premiums on hazard insurance policies for the Common Area; or secure new hazard insurance coverage for the Common Area after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Association for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Association against the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a common expense of the Association.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be jointly and severally liable with the prior owner for unpaid assessment or charges accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee; however, such Mortgagee, or its successors or assigns as a subsequent holder of the first mortgage, acquiring title to a Lot by foreclosure or by deed in lieu of foreclosure, shall be liable for the unpaid Assessments that became due before the mortgagee’s acquisition of title in the amount equal to the lesser of (i) the Lot’s unpaid Assessments and Special Assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (ii) one percent of the original mortgage debt on the Lot. The limitations on Assessment liability for Institutional

First Mortgagees obtaining title through foreclosure provided by this paragraph apply only if the Institutional First Mortgagee filed suit against the Lot Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable. Institutional First Mortgagees shall be responsible for all Assessments on the Lot as of the date of acquisition, including any Special Assessment or Individual Assessment assessed or coming due after the date of acquisition of title to the Lot.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon written request, to written notification from the Association of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days' notice to such Owner.

ARTICLE XIV

LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. All leases shall be in writing and reviewed by the Association prior to the effective date of the lease. The lease shall provide that the Association shall have the right to terminate the lease in the name of and as agent for the lessor upon default by the tenant in observing any of the provisions of the Declaration, the Articles of Incorporation, Bylaws of the Association and applicable rules and regulations, if any. The Owner or lessee requesting the review shall pay to the Association a fee of One Hundred and No/100 ($100.00) Dollars or the maximum amount permitted by the Florida Statutes, whichever is greater, to cover the costs of reviewing the lease and examining records. No lease shall be for a term of less than seven (7) months. No Home may be leased more than two (2) times in any calendar year unless otherwise approved by Association in the case of hardship. The prior written review of the Association for a lease shall not apply to Lots and/or Homes acquired by an Institutional Mortgagee who has acquired title to the Lot and/or Home through foreclosure or deed in lieu of foreclosure. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The Board of Directors may require that a sum of money not to exceed One Thousand and No/100 ($1,000.00) Dollars or one month's rent, whichever is greater, be deposited in escrow with the Association as a security deposit for the purpose of covering the cost of any damage to the Common Area or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The number of occupants must comply with Federal Law and applicable local codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such tenant and the costs of the same shall be charged to the Owner as an Individual Assessment. During such time as a Home is leased, the Owner of such Home shall not

enjoy the use privileges of the Common Areas appurtenant to such Home. If a Lot or Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with the terms of Florida law.

ARTICLE XV

WATER MANAGEMENT SYSTEMS

Section 1. Transfer of Surface Water and Stormwater Management System. The Association is intended to exist in perpetuity; however, should the Association cease to exist, property containing the Surface Water and Stormwater Management System and any other water management portions of Common Area shall be transferred to, accepted and maintained by an entity in accordance with Rule 62-330.310, Florida Administrative Code, and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, incorporated herein, and be approved by the WMD prior to such termination, dissolution, or liquidation.

Section 2. Amendments Pertaining to Surface Water Management System. Any amendment of this Declaration which would affect the Surface Water Management System or the responsibility of the CDD or the Master Association, or its agents, to maintain, or cause to be maintained, the Surface Water Management System must be approved by the CDD and WMD for a determination of whether the amendment necessitates a modification of the surface water management permit. The amendment may not be finalized until any necessary permit modification is approved.

Section 3. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property without the prior written approval of the CDD and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In particular, no Owner other than Declarant or the Association shall install any landscaping, place any fill on a Lot, remove or cut littoral plantings or native vegetation, spray herbicide or grade portions of the Property which would adversely affect the drainage of any contiguous Lot. No construction activities may be conducted relative to any portion of the surface water management system, including but not limited to digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the system as permitted without the consent of the CDD or WMD. No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair or landscaping purposes by the Declarant, the CDD, the Master Association or the WMD, or any appropriate governmental agency that may require access. No person shall fill, dike, rip-rap, block, divert or change the water retention and drainage areas that have been or may be created without the prior written consent of the CDD and WMD. No Owner may construct or maintain any building, residence, or structure,

or undertake or perform any activity in the wetlands, wetlands buffers and upland preservation areas, wetland mitigation areas, and drainage easements described in the Permit or Plat, unless prior approval is received from the Association, the Mater Association and WMD. If such actions are permitted by the CDD and WMD, the Declarant, or the Association may draw water for irrigation or other purposes from any water management area. All recreational activities, including without limitation, boating, swimming, wading or fishing, in water management areas are strictly prohibited.

Section 4. Drainage Swales. A drainage swale may be constructed upon each Lot for the purpose of managing and containing the flow of surface water if any, found upon such lot from time to time ("Drainage Swale"). Each lot owner shall be responsible for the maintenance, operation and repair of any Drainage Swale on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the Drainage Swales to provide drainage, direct water flow, water storage, conveyance or other stormwater management capabilities as permitted by the WMD. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the Drainage Swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human- induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located. In the event a Lot Owner fails to maintain or repair the Drainage Swale on the Owner's Lot in accordance with this Section 4, the Association, upon reasonable advance notice and opportunity to cure, may, through its employees, agents, or contractors, enter upon the Lot and perform such maintenance and repairs at the Owner's sole expense. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration

Section 5. Wetland Areas. The Plat or an amended Plat may contain wetlands, wetlands buffers and upland preservation areas which are regulated in accordance with Section 706 of the Alachua County Land Development Code. Unless permitted by the Land Development Code, the following acts are expressly prohibited within wetlands and wetland buffer areas, if any, without prior written consent of Alachua County: (1) "Development", as defined by the Land Development Code, (2) construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground, (3) construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations, (4) dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials (5) removal, mowing or trimming of trees, shrubs or other vegetation, (6) application of herbicides, pesticides, or fertilizers, (7) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface, (8) surface use except for purposes that permit the land or water areas to remain in its natural condition, (9) planting of vegetative material that is not native to the Southwest region of Florida, (10) any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, and (11) acts or uses detrimental to such retention of land or water areas. If wetland mitigation monitoring is required by the Permit and if the Association is responsible thereunder to carry out such obligation, the rules and regulations of the Association shall state that it will be the Association's responsibility

to complete the task successfully, including meeting all conditions associated with mitigation maintenance and monitoring.

Section 6. Littoral Areas. The ponds and wetlands within Tara Baywood may contain littoral areas which are required by State regulations to be vegetated with native plants and maintained in perpetuity. Littoral areas aid in shoreline stabilization and nutrient uptake, and provide habitat for native animal species. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the WMD. Removal includes dredging, the application of herbicide, cutting of and the introduction of grass carp.

Section 7. Rights of Enforcement. The WMD, the CDD, the Master Association, the Association, the Declarant and each Owner shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, monitoring, repair and replacement of the Surface Water Management System. Notwithstanding the foregoing, the WMD has the right to take enforcement action, including a civil action for injunction and penalties, against the CDD and/or the Mater Association to compel it to correct any outstanding problems with the Surface Water Management System facilities or the mitigation or conservation areas under the responsibility or control of the CDD the Mater Association.

ARTICLE XVI

INSURANCE AND HAZARD LOSSES

Section 1. Authority. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if available at commercially reasonable rates, for all insurable Common Area. If blanket all-risk coverage is not available at commercially reasonable rates, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. Insurance that shall be carried by the Association shall be governed by the following provisions:

Section 2. Named Insured. All insurance policies shall be purchased by the Association and shall be placed in a single agency or company, if possible, licensed by the State of Florida. The named insured shall be the Association. The Board of Directors has the authority to use their discretion in obtaining the coverage listed hereinafter, as some of the requirements may be or become unobtainable, or may be cost prohibitive.

Section 3. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

(a) Casualty. The Common Area owned and maintained by the Association (collectively the "Insured Property"), shall be insured in an amount not less than 100% of the full insurance replacement value thereof. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. Such coverage shall afford protection against:

(b) Loss or Damage by Fire and Other Hazards covered by a standard extended coverage endorsement; and

(c) Such Other Risk as from time to time are customarily covered with respect to the Common Area similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief.

(d) General Liability Insurance. If the policy does not include "severability of interest" in its terms, a specific endorsement must be obtained to preclude the insurer's denial of an Owner's claim because of negligent acts of the Association or of other Owners.

(e) Workmen's Compensation Insurance. The Association shall obtain workmen's compensation insurance in order to meet the requirements of law, as necessary.

(f) Directors and Officers Liability Insurance. The Association shall obtain directors' and officers' liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time.

(g) Fidelity Bond/Theft Insurance. The Association shall obtain insurance or a fidelity bond for all persons who control or disburse funds of the Association, with coverage in the amount of the maximum funds that will be in the custody of the association or its management at any one time.

(h) Other Insurance. The Board of Directors of the Association shall obtain such other insurance as they shall determine from time to time to be desirable.

Section 4. Subrogation Waiver. If available, the Association shall obtain policies which provide that the insurer waives its right to subrogation as to any claim against Members, the Association and their respective servants, agents and guests.

Section 5. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Members as part of the Annual Assessments.

Section 6. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Member and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

ARTICLE XVII

GENERAL PROVISIONS

Section 1. Covenants Run With Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the land, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions

and Easements, and (b) the Articles of Incorporation and Bylaws of the Association. The Association shall be the entity responsible for the operation and maintenance of the Common Area.

Section 2. Enforcement. The Declarant or the Association shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the Association or any Lot Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

The Association shall not be obligated to take action to enforce any covenant, restriction or rule which the Board reasonably determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right to enforce such provision under other circumstances or estop the Association from enforcing any other covenant, restriction or rule.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Duration. The covenants, conditions, restrictions, reservations, easements, liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of not less than thirty (30) years from the date this Declaration is recorded, after which time said covenants, as amended from time to time, shall be automatically extended for successive ten year periods or as otherwise provided in accordance with Florida Statutes, Chapters 720 and 712, as amended from time to time. In the event the Association ceases to operate and exist, any Owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association and all Common Area and for the corresponding infrastructure to be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation.

Section 5. Amendment. So long as there is a Class B Membership, Declarant reserves the right to amend this Declaration without the consent of the Lot Owners, subject to the terms and conditions herein. Such amendments shall not require the consent of the Institutional First Mortgage Lenders and shall become effective when executed by Declarant and recorded in the Public Records of Alachua County, Florida. After the Class B Membership terminates, the covenants and restrictions of this Declaration may be amended by an affirmative vote of not less than two-thirds (2/3) of the voting interests present in person or by proxy at a duly noticed meeting of the Lot Owners for the purpose of voting on such amendment. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting

any aspect of the Surface Water Management System must receive prior written approval of the WMD and the CDD.

Section 6. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner or Tenant, as applicable, for failure of an Owner or Tenant, his family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the Owner or Tenant, as applicable, of the alleged infraction or infractions. Included in the notice shall be the date and time of a meeting of a committee of the Association seated for the purpose of hearing such violation matters, at which time the Owner may present reasons why a fine(s) should not be imposed. At least fourteen (14) days' notice of such meeting shall be given.

(b) Hearing: The alleged non-compliance shall be presented to the committee after which the committee shall hear reasons why a fine(s) should not be imposed. A written decision of the committee shall be submitted to the Owner or Tenant, as applicable, by not later than fifteen (15) days after the committee's meeting.

(c) Amounts: The Board of Directors (if the committee's findings are made against the Owner or Tenant) may impose fines against the Lot Owner or Tenant as follows:

(1) First non-compliance or violation which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day not to exceed One Thousand and No/100 ($1,000.00) Dollars in the aggregate.

(2) Second non-compliance or violations which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day without a limitation on the aggregate amount of the amount due.

(d) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties, or within such additional time as determined by the Board.

(e) Collection. In addition to a suit for damages for which the prevailing party will be entitled to attorney's fees and costs, a lien on the Lot for a fine or fines totaling at least $1,000.00 may be recorded and foreclosed, if not timely paid, following notice in accordance with Section 720.3085, Florida Statutes.

(f) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Association.

(g) Non-Exclusive Remedies. These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the

offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

(h) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, lessees or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Association may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Association shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Association, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorney's fees incurred by the Association shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 7. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or Bylaws, shall be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or Bylaws.

Section 8. Instruments Governing Common Area and Owners of Lots. This Declaration and the Articles and Bylaws, and any lawful amendments thereto shall govern the Common Area and together with the Master Documents, the rights, duties and responsibilities of the Owners of Lots and their family members occupying the Homes, Tenants, guests and invitees.

Section 9. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("HUD") as a Planned Unit Development, as long as there is a Class B membership, the following actions may require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Association: Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions affecting or modifying rights of Institutional First Mortgagees hereunder.

Section 10. Agreements for Professional Management. Any agreement for professional management, or any other contract providing for services of the Declarant may not exceed three (3) years. Any such agreement must allow for the termination by either party without cause, but in such event, may provide for and payment of a termination fee on sixty (60) days or less written notice.

Section 11. Declarant's Disclaimer of Representations. Notwithstanding anything to the contrary herein, the Declarant makes no warranties or representations whatsoever that the plans presently envisioned for the development of the Property or surrounding land can or will be carried out, or that any real property now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration, or that any such real property (whether or not is have been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant and harmless therefrom.

Section 12. Security. The Association may, but shall not be obligated to, maintain or support certain activities within Tara Baywood designed to make the Property safer than it otherwise might be. Neither the Association, the original Declarant, nor any successor Declarant shall in any way be considered insurers or guarantors of security within the Community, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system or measures, including any mechanism or system for limiting access to the Property, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of their Homes that the Association, its Board of Directors and committees, Declarant, and any successor Declarant are not insurers and that each Person using the Property assumes all risks of personal injury and loss or damage to property, including Homes and the contents of Homes, resulting from acts of third parties.

Section 13. Notice to Owners. Whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot, unless otherwise required by the HOA Act. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change his mailing address by written notice given to the Declarant or the Association in the official records of the Florida Department of State, Division of Corporations, or the official address of the Association as it may be designated from time to time. Notices may alternatively be transmitted to owners electronically for those Owners who provide written notice to the Association of such election, in accordance with the HOA Act.

Section 14. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 15. Conflicts. In the event of any conflict between the provisions of this Declaration, the Articles and the Bylaws, the provisions of this Declaration, the Articles and the Bylaws shall control in that order.

Section 16. CABLE TELEVISION, INTERNET AND HOME SECURITY MONITORING SERVICES. THE ASSOCIATION IS NOT OBLIGATED TO BUT MAY, SUBJECT TO OBLIGATIONS AND RIGHTS SET FORTH IN THE MASTER DECLARATION, ENTER TO AN AGREEMENT WITH A CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY PURSUANT TO WHICH ALL OF THE OWNERS WILL BE PROVIDED CABLE TELEVISION AND/OR INTERNET SERVICE AND/OR HOME SECURITY MONITORING SERVICES WHICH WILL BE CHARGED AS ASSESSMENTS. IN THE EVENT SECURITY MONITORING IS PROVIDED TO THE OWNERS BY THE ASSOCIATION, DECLARANT AND THE ASSOCIATION WILL HAVE NO LIABILITY OF ANY KIND OR NATURE DUE TO THE FAILURE OF THE SECURITY MONITORING COMPANY TO DETECT OR REACT TO FIRE, UNAUTHORIZED ENTRY, OR OTHER SECURITY PROBLEM IN ANY HOME.

Section 17. LIMITATION OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, TENANT, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, TENANTS, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF;

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE

ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS HOME) AND EACH TENANT OR OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT, AND THEIR AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 18. Tara Forest Master Association, Inc. By acceptance of title to a Lot in the Community, each Owner shall automatically become a member of the Tara Forest Master Association, Inc., which is the master homeowners' association for Tara Forest. All Lots in the Community are encumbered by the Master Declaration for Tara Forest, as amended from time to time (the "Master Declaration"). The rights and responsibilities of membership, including the rights to use certain facilities and the duty to pay assessments and other charges. The Master Association has lien rights affecting the Lots in accordance with the Master Declaration.

Section 19. Community Development District. Each Owner is hereby advised that the Community and the Lots are within the Tara Forest Community Development District ("CDD"). THE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE LOTS. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Section 20. CONSTRUCTION ACTIVITIES. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "LISTED PARTIES") WILL BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE PROPERTY. BY THE ACCEPTANCE

OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, OR BY USING ANY PORTION OF THE PROPERTY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE PROPERTY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THAT ENTRY GATES MAY BE OPEN DURING ANY PERIODS OF CONSTRUCTION AT ANY TIMES OR ALL TIMES IN THE SOLE DISCRETION OF THE DECLARANT OR THE ASSOCIATION (iv) THE LISTED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (v) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (vi) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

Section 21. Notices and Disclaimers as to Water Bodies and Wildlife. THE SUBDIVISION MAY CONTAIN WATER BODIES SUCH AS LAKES, PONDS, CANALS, CREEKS, STREAMS, PRESERVES OR OTHER BODIES OF WATER IN OR IN THE VICINITY OF THE SUBDIVISION ("WATER BODIES"). SUCH WATER BODIES MAY POSE HEALTH AND SAFETY RISKS TO OWNERS, OCCUPANTS AND USERS OF THE PROPERTY IN AND AROUND THE SUBDIVISION, INCLUDING THE RISK OF DANGEROUS WILDLIFE. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "LISTED PARTIES") SHALL NOT BE LIABLE TO OWNERS, OCCUPANTS AND USERS OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR WATER LEVEL OF OR IN ANY WATER BODIES. ALL OWNERS, OCCUPANTS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF SUCH PROPERTY, TO HAVE RELEASED THE LISTED PARTIES FROM ALL CLAIMS FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH WATER BODIES. FURTHER, THE LISTED PARTIES ARE NOT RESPONSIBLE FOR MAINTAINING OR ASSURING SAFETY OF ANY OWNERS, OCCUPANTS OR USERS OF WATER BODIES OR AREAS IN OR AROUND SUCH WATER BODIES. NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO ANY WATER BODIES. ALL PERSONS USING OR ENJOYING WATER BODIES OR SURROUNDING AREAS OF THE WATER BODIES SHALL DO SO AT THEIR OWN RISK. ALL OWNERS, OCCUPANTS AND USERS ARE HEREBY

NOTIFIED THAT FROM TIME TO TIME ALL TYPES OF WILDLIFE, INCLUDING ALLIGATORS, SNAKES, PANTHERS, BEARS AND OTHER ANIMALS, MAY LIVE, MIGRATE, CREATE HABITATS OR ENTER INTO WATER BODIES AND SURROUNDING PROPERTY AND MAY POSE A HEALTH AND SAFETY THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE. NO PERSONS SHALL SWIM IN ANY WATER BODIES WITHIN TARA FOREST NOT SPECIFICALLY DESIGNATED FOR SWIMMING AND NO PERSONS IN THE COMMUNITY SHALL FEED ANY WILDLIFE IN OR AROUND THE COMMUNITY.

Section 22. Recreational Facilities.

(a) General Restrictions. Each Owner, its guests, invitees, Tenants, and other persons entitled to use the recreational facilities and other Common Areas within the Community ("**Facility Users**") shall comply with following general restrictions:

(1) Minors. Minors are permitted to use the recreational facilities; provided, however, parents are responsible for the actions and safety of such minors and any damages caused by such minors. The Association may adopt reasonable safety regulations and restrictions from time to time governing minors' use of the recreational facilities.

(2) Responsibility for Personal Property and Persons. Each Facility User assumes sole responsibility for the health, safety and welfare of Facility User, and the personal property of all of the foregoing, and each Facility User shall not allow any damage the recreational facilities or other Common Area, or interfere with the rights of others hereunder. Neither Declarant, nor a designated Operator, nor Builders, nor the Association, nor the Master Association, nor the CDD shall be responsible for any loss or damage to any private property used, placed or stored on the recreational facilities. Further, any person entering the recreational facilities assumes all risk of loss with respect to his or her equipment, jewelry or other possessions, including, without limitation, wallets, books and clothing left in the recreational facilities.

(3) Activities. Any Owner, Tenant, guest, invitee or other person who, in any manner, makes use of the recreational facilities, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored either on or off the recreational facilities, shall do so at their own risk. Every Facility User shall be liable for any property damage and/or personal injury at the recreational facilities, caused by such Facility User.

(b) Indemnification. By the use of the Recreational Facilities and other Common Areas, each Facility User agrees to indemnify and hold harmless the Declarant, Operator, Builders and the Association, their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, "**I dem ified Parties**") against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "**Losses**") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to use of the recreational facilities or other Common Areas by such Facility User and/or from any act or omission of the any of the

Indemnified Parties. Losses shall include the deductible payable under any of the Association's insurance policies.

IN WITNESS WHEREOF, Tara Baywood, LLC, a Florida limited liability company, has executed this Declaration, this___ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

TARA BAYWOOD, LLC, a Florida limited liability company

_____ By: _____

Name:_____

Its:

_____

Name:_____

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2021, by _____ _____, _____on behalf of said company, who is ☐ personally known to me or ☐ produced the following identification _____.

_____
Notary Signature

_____
(NOTARY SEAL) Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

JOINDER

Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Restrictions, Conditions and Easements of Tara Baywood and the Exhibits attached thereto and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Declaration.

I Wit ess Whereof, Tara Baywood Homeowners Association, Inc., has executed this Joinder on this _____ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

Tara Baywood Homeowners Association, Inc, a Florida corporation not-for-profit

_____
Name:_____

By:_____
Name: Sayed Moukhtara, as President

_____
Name: _____

(Corporate Seal)

STATE OF FLORIDA)
:SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2021, by Sayed Moukhtara, as President of Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐ personally known to me or ☐ produced the following identification _____.

_____
Notary Signature

(NOTARY SEAL)

_____
Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

JOINDER

Tara Forest Master Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Conditions and Restrictions of Tara Baywood and the Exhibits attached thereto.

I Wit ess Whereof, Tara Forest Master Association, Inc., has executed this Joinder on this ___ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

Tara Forest Master Association, Inc., a
Florida corporation not-for-profit

_____

Name:_____

By:_____

_____, President

_____

Name: _____

(Corporate Seal)

STATE OF FLORIDA)
:SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2021, by _____, as President of Tara Forest Master Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐ personally known to me or ☐ produced the following identification _____.

_____

Notary Signature

(NOTARY SEAL)

_____

Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

EXHIBIT “A”
LEGAL DESCRIPTION

EXHIBIT “B”
ARTICLES

EXHIBIT “C”
BYLAWS

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

TARA BAYWOOD
CITY OF ALACHUA MUNICIPAL SYSTEM - CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers the impact so the proposed development on public facilities including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations, for the overall Major Subdivisions Preliminary Plat.

A. Potable Water:

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element if the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. The current level of capacity for the City is 62.88%, therefore the City has 22.12% capacity for proposed developments. Table 4.2 was provided by the City's 2021 Annual Concurrency Status Report. Table 4.2 shows the City's current utilization rate is 62.88% and a residual rate 853,649 gallons per day. The City has not established a level of service for commercial uses.

Potable Water Available Capacity

Table 4.2
Potable Water Public Facilities Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	**146,101**
Residual Capacity	**853,649**
Percentage of Permitted Design Capacity Utilized	**62.88%**

Sources:
1. City of Alachua Public Services Department, April 2021
2. City of Alachua May 2021 Development Monitoring Report

Potable Water Project Impact

Below is Table 1 that utilizes a 275 gallons per day for residential potable water. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 61 residential units. The total gallons per day

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

for residential development of potable water will be 16,775 gallons. 16,775 gallons is .02 of the residual capacity of potable water, leaving 836,874 gallons of residual capacity remaining.

Table 1 - Potable Water	Residential Units	Gallons Per Day
Single Family Detached	61	16,775
Totals	61	16,775
Based off a LOS of 275 gallons per day		
Sources: 1. City of Alachua June 2021 Development Monitoring Report 2. City of Alachua Comprehensive Plan CFNGAR 3. F.A.C. Ch. 64E-6		

B. Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4.3 shows a sanitary sewer capacity Policy 1.1.d of the CFNGAR Element reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4.3 below shows capacity at 53.61%, therefore there 695, 850 gallons or 31.39%. The City has not established a level of service for commercial uses.

Wastewater Available Capacity

Table 4.3 Wastewater Public Facilities Impacts	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	**127,140**
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Wastewater Project Impact

Table 2 that utilizes a 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 540 residential units. The total gallons per day for residential development of potable water will be 15,250 gallons. 15,250 gallons is .02% of the residual capacity of potable water, leaving 680,610 gallons of residual capacity remaining.

Table 2 – Wastewater	Residential Units	Gallons Per Day
Single Family Detached & Attached	61	15,250
Totals	61	15,250
Based off a LOS of 250 gallons per day		

Sources:
4. City of Alachua June 2021 Development Monitoring Report
5. City of Alachua Comprehensive Plan CFNGAR
6. F.A.C. Ch. 64E-6

C. Solid Waste

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

Solid Waste Available Capacity

Table 4.7 Solid Waste Public Facilities Impacts		
System Category	**Pounds Per Day**	**Tons Per Year**
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2020); Policy 2.1.a, CFNGAR Element
Formula: 10,490 persons x 0.73 tons per year
2. City of Alachua May 2021 Development Monitoring Report
3. New River Solid Waste Association, April 2021

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Solid Waste Project Impact

Table 3 utilizes a .73 tons level of service per day for residential solid waste. The proposed development will utilize 44.53 tons per day for each residential unit, with a total of 61 residential units. 61 DU * 2.58 Persons/DU[2] * 0 .73 tons/person/yr[3] = 61 * 2.58 *.73 = 115 lbs/day = 115 = 41,975 tons/yr.

Table 3 – Solid Waste	Residential Units	Pounds Per Day	Pounds Per year
Single Family Detached	61	115	41,975
Totals	61	115	41,975
Based off a LOS of .73 tons per capita per day			

D. Stormwater

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

E. Recreation

SYSTEM CATEGORY	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	52.35
Proposed Demand	0.79
Available Recreation Acreage1	80.93

Usage Calculations by proposed uses within the development

61 DU * 2.58 Persons/DU[2] * 5 acres/1,000 Person[3] = .79 Acres

Result: Adequate recreation space exists for the proposed project.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

F. Transportation

The development is proposing 61 single family units.

Am Peak Hour Generator Average Rate = 0.76 per dwelling unit. 26% entering and 74% exiting. 61 units * .76 = 46.36 x 2 = ***92.72 AM Peak Hour Trips Per Day.***

PM Peak Hour Generator Average Rate = 1.00 per dwelling unit. 64% entering and 36% exiting. 61 units * 1.00 = 61 trips x 2 = ***122 PM Peak Hour Trips Per Day***

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

TARA BAYWOOD
ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. FUTURE LAND USE ELEMENT:

Policy 1.2.a: *Medium Density Residential* - The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed-use developments.

The following uses are allowed in the Medium Density Residential land use category:
1. Single family attached and 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 uadplexes
6. Apartments and townhomes
7. Live/work units
8. Residential Planned Unit Developments
9.Traditional Mixed-use Neighborhood Planned Developments and, 10. Supporting community services such as schools, houses of worship, parks, and community centers

Response: **The land use allows 4 to 8 dwelling units per acre. Therefore, under the Medium Density Residential the development is allowed 282.56 units. The development is proposing 61 units, which is a density of .57 units per acre. That density is well below the maximum allowed density of 8 dwelling units per acre. The development will consist of single family detached units. Therefore, the proposed plat is it is consistent with Future Land Use Element Policy 1.2.a.**

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

Response: **All Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations section 6.2.1- Tree Protection Landscaping Standards.**

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

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

Response: Tree protection will follow and be in compliance City of Alachua Land Development Regulations Section 6.2.1- Tree protection landscaping standards.

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.

Response: The proposed development plan will conform to the City of Alachua Land Development Regulations Section 6.7 for Open Space Standards.

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.

Response: The proposed development plan will conform to the City's Open Space Standards of the City of Alachua Land Development Regulations Section 6.7.4.

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.

Response: There are no wetlands, seasonal flooding or habitat located on the property.

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.

Response: There are no active or inactive wetlands on the property.

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.

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Response: **The proposed development does not have a significant impact on the level of service for roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, or recreation below an acceptable level. Therefore, the development meets the level of service required for FLUE Policy 5.2.a.**

Policy 7.1.a: *The City shall require utility easements as part of the development review process.*

Response: **Utility easements will be granted in accordance with Future Land Use Element Policy 7.1.a.**

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.*

Response: **The proposed development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.**

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

II. TRANSPORTATION ELEMENT:

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Response: There are no new collectors or arterial roadways planned as part of this amendment. US 441, which is classified as a Major Collector has ample right-of-way for bicycle and pedestrian facilities. Therefore it is consistent with Transportation Policy 1.4.a.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: The future development will include pedestrian paths that connect to lands outside of the development.

Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:

1. Through the extension of a public street from one project to another;
2. Through the extension of a sidewalk from one project to another;
3.Through the extension of a multi-purpose trail from one project to another.

Response: The proposed development will comply with this requirement.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

III. COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE ELEMENT:

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

Response: The proposed e development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

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 system exists within 100 ft. of the property line of any residential subdivision lot or single-family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*

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

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

Response: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

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

Response: Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.

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

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

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

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

Response: The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.

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

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Response: **The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.**

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

Response: **The proposed development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.**

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

Response: **The stormwater management design calculations for the proposed development will document the stormwater system design for pre-development flow vs. post-development flow.**

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

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

Response: **The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c**

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

IV. CONSERVATION AND OPEN SPACE ELEMENT:

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

Response: **Future development of the property will address open space locations and contiguity per Policy 1.2.j**

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

Response: **Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.**

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.*

Response: **An environmental assessment of the property including an inventory of listed species has been performed.**

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*

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Response: Wetlands do not exist on the subject property. This property is planned to be a part of a larger Community Development District know as Tara Forest. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

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 Florida 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.

Response: Wetlands do not exist on the subject property. This property is planned to be a part of a larger Community Development District know as Tara Forest. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body and created as established in the following table.

Resource Addressed	***Required Buffer (feet)***
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	*50' average* *35' minimum*
Surface waters 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 surface water	*100' average* *75' minimum*

Response: The subject property does not contain surface waters.

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): Logan B. Peters, P.E. Title: Project Manager

   Company (if applicable): JBrown Professional Group Inc.

   Mailing address: 3530 NW 43rd Street

   City: Gainesville State: Fl ZIP: 32606

   Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: logan.peters@jbpro.com

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

   Name of Owner (title holder): Tara Baywood, LLC

   Mailing Address: 7717 NW 20th Lane

   City: Gainesville State: Fl ZIP: 32605

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

B. PROJECT

1. Project Name: Tara Baywood Phase 1
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 03067-063-000
4. Section 10 Township 08S Range 18E Grant N/A Acreage: 35.32
5. Existing Use of Property: Non-Agricultural Acreage
6. Future Land Use Map Designation: Medium Density Residential
7. Zoning Designation: RSF-6
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 61

   ☐ 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 & Alachua

    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	61	units	x	0.14	Elementary School Multiplier*	8.54	Student Stations**
Middle School	61	units	x	0.06	Middle School Multiplier*	3.66	Student Stations**
High School	61	units	x	0.08	High School Multiplier*	4.88	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.

Logan Peters
Signature of Applicant

Signature of Co-applicant

Logan B. Peters, P.E.
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of August, 2021, by Logan Peters

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

NOTARY SEAL

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Jennifer Newbegin
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:_____

03067-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-005-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-006-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

03067-060-033
COOK DAVID P JR
14392 NW 159TH LN
ALACHUA, FL 32615

03067-060-034
TARROBAL JOEL CONRAD W & RIA C
14387 NW 160TH LN
ALACHUA, FL 32615

03067-061-035
YOUNG MACK H & GEORGIA MAE
14367 NW 160TH LANE
ALACHUA, FL 32615

03067-061-036
WILSON TANGELA M
14347 NW 160TH LN
ALACHUA, FL 32615

03067-061-037
TAOPO EDWIN & MIDNITTE
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-050
BUONSIGNORE MICHAEL W & MAMI
14304 NW 160TH LN
ALACHUA, FL 32615

03067-061-051
WOODARD TERRI M
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-052
GIRALDO & MARTINEZ H/W
14344 NW 160TH LN
ALACHUA, FL 32615

03067-061-053
FABIANO CHRISTOPHER & GAYLE CRUZ
14364 NW 160TH LN
ALACHUA, FL 32615

03067-061-054
MATHIS STANLEY P & ANTOINETTE L
14384 NW 160TH AVE
ALACHUA, FL 32615

03067-061-055
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-061-056
BROWN WYNDELL A & LATOSHA L
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-057
NGUYEN TONY M & TOMOKO S
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-058
COBTY MAJIB & MARIE N
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
THOMAS CURTIS L & CANDACE M
14305 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
SANDERS BRYAN & AMANDA
14308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
MYLEK DENNIS JAMES & EDITH
14348 NW 161ST AVE
ALACHUA, FL 32615

03067-061-067
LEVY SETH G & MONIQUE DE SOUZA BA
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
FLYNN PAUL S & LINDA
14388 NW 161ST AVE
ALACHUA, FL 32615

03067-062-069
YOUNG RAMONE R
14385 NW 162ND PL
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
ALACHUA, FL 32615

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-072
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-073
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-082
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-083
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-084
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-085
PATEL KALPESH
16273 NW 143RD WAY
ALACHUA, FL 32615

03067-062-086
WILLIAMS RAYMOND A & SHARON J
16293 NW 143RD WAY
ALACHUA, FL 32615

03067-062-087
ODUM RONNIE & LEEANNE J
14282 NW 163RD PL
ALACHUA, FL 32615

03067-062-088
DEJESUS BERMAN
14290 NW 163RD PL
ALACHUA, FL 32615

03067-062-089
SORRELL ALBERT L & PAMELA E
14304 NW 163RD PL
ALACHUA, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-092
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-093
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-094
AMA GAINESVILLE INVESTMENTS THREI
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-095
AMA GAINESVILLE INVESTMENTS THREI
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-096
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-097
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-098
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-099
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-100
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-101
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-102
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-103
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-104
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-105
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-106
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-063-000
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03076-000-000
SHARMA LATIKA
4870 DEER LAKE DR E STE 2318
JACKSONVILLE, FL 32246

03080-000-000
DESUE & WHITLEY
823 PINE ST
STARKE, FL 32091

03080-001-000
HAILE ELAINE D
802 OAK ST
STARKE, FL 32091

03081-000-000
BAKER & LUNDY
14317 NW 165TH PL
ALACHUA, FL 32615

03081-001-000
SMITH H E
18125 NW 42ND PL
OPA LOCKA, FL 33055

03081-002-000
KIRKLAND MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-003-000
RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3239755 4 PG(S)
1/29/2020 2:14 PM
BOOK 4749 PAGE 2301
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 933023
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $5,250.00
Intang. Tax: $0.00

This instrument prepared by and
after recording return to:

Jeffrey P. Wieland., Esquire
Akerman LLP
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

Parcel Identification Number:
03067-006-000

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 28th day of January, 2020 by **ALACHUA DEVELOPMENT CO., LLC**, a Florida limited liability company, whose address is 16469 Bridlewood Circle, Delray Beach, FL 33445 (hereinafter referred to as "Grantor") to **TARA BAYWOOD, LLC**, a Florida limited liability company, whose address is 7717 NW 20th Lane, Gainesville, FL 32605 (hereinafter referred to as "Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

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 considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain land situate in **Alachua County**, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof;

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

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

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and the land is free of all encumbrances except ad valorem real property taxes accruing subsequent to December 31, 2019, and easements, restrictions, reservations and encumbrances of public record; provided, however, reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

ALACHUA DEVELOPMENT CO., LLC,
a Florida limited liability company

By: Alachua Management Co., LLC,
a Florida limited liability company,
its Manager

By: _____
Marvin Smollar, Manager

(Seal)

Mary W Baker
Print Name: Mary W Baker

Print Name: Richard C Voehringer

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 27th day of January, 2020 by Marvin Smollar, as Manager of Alachua Management Co., LLC, a Florida limited liability company, as Manager of ALACHUA DEVELOPMENT CO., LLC, a Florida limited liability company, on behalf of the limited liability company, who [X] is personally known to me or [___] has produced _____ _____ as identification.

(Notary Stamp)

Mary W Baker
Signature of Notary Public
Print Name: _____
Notary Public, State of Florida
Commission Expires: _____

MARY W. BAKER
MY COMMISSION EXPIRES
APRIL 21, 2023
NOTARY PUBLIC, STATE OF FLORIDA

Exhibit "A"
Legal Description

A PORTION OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF BAYWOOD PHASE 1C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.89°56'50"E., ALONG THE SOUTH BOUNDARY OF SAID BAYWOOD PHASE 1C, A DISTANCE OF 85.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.04°52'19"W., A DISTANCE OF 60.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3823, PAGE 513 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING FIVE (5) CALLS: N.89°54'58"W. A DISTANCE OF 280.91 FEET; THENCE N.01°44'31"W., A DISTANCE OF 4.97 FEET; THENCE N.89°55'41"W., A DISTANCE OF 421.90 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 03°47'06" AND A CHORD BEARING AND DISTANCE OF N.88°15'26"W., 7.60 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY BOUNDARY, A DISTANCE OF 7.60 FEET TO THE END OF SAID CURVE; THENCE N.89°54'28"W., A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3823, PAGE 513, ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT AND THE SOUTHERLY PROJECTION THEREOF, S.00°04'34"W., A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTRE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT, ALONG THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, S.89°57'21"W., A DISTANCE OF 29.75 FEET TO A POINT ON THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, ALONG SAID WEST BOUNDARY, N.00°04'30"E., A DISTANCE OF 1786.13 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2082, PAGE 2132 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°26'48"E., A DISTANCE OF 1324.74 FEET TO THE N.E. CORNER OF SAID LANDS AND A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID EAST BOUNDARY, S.00°01'22"W., A DISTANCE OF 351.01 FEET TO THE N.W. CORNER OF LOT 2, BLOCK 15, OF ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'A', PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE

DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 15 OF SAID ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, N.88°22'19"E., A DISTANCE OF 9.89 FEET TO THE N.W. CORNER OF AFOREMENTIONED BAYWOOD PHASE 1C; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BAYWOOD PHASE 1C, THE FOLLOWING TEN (10) COURSES: S.00°03'52"W., A DISTANCE OF 115.81 FEET; THENCE N.89°55'23"W., A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 05°55'28" AND A CHORD BEARING AND DISTANCE OF N.87°00'29"W., 28.42 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 28.44 FEET TO THE END OF SAID CURVE; THENCE S.08°59'15"W., A DISTANCE OF 50.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 06°18'13" AND A CHORD BEARING AND DISTANCE OF S.86°50'30"E., 35.74 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 35.76 FEET TO THE END OF SAID CURVE; THENCE S.89°55'23"E., A DISTANCE OF 57.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1012.50 FEET, A CENTRAL ANGLE OF 18°41'51" AND A CHORD BEARING AND DISTANCE OF S.17°43'23"W., 328.95 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET TO THE END OF SAID CURVE; THENCE S.27°12'36"W., A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.50 FEET, A CENTRAL ANGLE OF 27°04'06" AND A CHORD BEARING AND DISTANCE OF S.13°38'50"W., 72.31 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET TO THE END OF SAID CURVE; THENCE S.00°04'10"W., A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING.

2021 REAL ESTATE TRIM NOTICE

NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM
ASSESSMENTS ALACHUA COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

Site Address:
UNASSIGNED LOCATION RE

Geo ID: 03067-063-000

Legal Description of Property:
COM SW COR BAYWOOD PH IC PB 29 PG 17 POB N 89 DEG E 85.50 FT S 04 DEG 52 MIN 19 SEC W 60.27 FT N 89 DEG W 280.91 FT N 01 DEG 44 MIN 31 AEC W 4.97 FT N 89 DEG W 421.90 FT WLY ALG CURVE 7.60 FT N 89 DEG W 499.80 FT S 00 DEG 04 MIN 34 SEC W 576.90 FT S 89 DE

35
7 - 11332

Prop ID: 501825
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE FL 32605-3163

TAX CODE: 1700

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR (2020) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2020)		CURRENT (2021) TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY								
COUNTY GENERAL	0	7.8935	0.00	635,760	7.5923	4,826.88	7.8662	5,001.02
SCHOOL								
BY STATE LAW	0	3.6670	0.00	635,760	3.4726	2,207.74	3.5950	2,285.56
BY LOCAL BOARD	0	3.2480	0.00	635,760	3.0758	1,955.47	3.2480	2,064.95
MUNICIPALITY								
ALACHUA	0	5.3900	0.00	635,760	5.1155	3,252.23	5.3900	3,426.75
WATER MANAGEMENT DISTRICT								
SUWANNEE WATER	0	0.3696	0.00	635,760	0.3615	229.83	0.3615	229.83
INDEPENDENT SPECIAL DISTRICT								
LIBRARY	0	1.1289	0.00	635,760	1.0856	690.18	1.0856	690.18
CHILDREN'S TRUST	0	0.5000	0.00	635,760	0.4808	305.67	0.5000	317.88
TOTAL AD VALOREM PROPERTY TAXES			0.00			13,468.00		14,016.17

TOTAL AD VALOREM PROPERTY TAXES	0.00			13,468.00		14,016.17
TOTAL NON-AD VALOREM PROPERTY TAXES	0.00			90.69		90.69
TOTAL TAXES	0.00			13,558.69		14,106.86

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR (2020)	0	0	0
CURRENT YEAR (2021)	635,760	635,760	635,760

APPLIED ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE (2020)	CURRENT VALUE (2021)
SAVE OUR HOMES	ALL TAXES	0	0
10% CAP ON NON-HOMESTEAD	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

EXEMPTIONS	APPLIES TO	PRIOR VALUE (2020)	CURRENT VALUE (2021)
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL	0	0
SENIOR HOMESTEAD EXEMPTION	COUNTY TAXES	0	0
SENIOR EXEMPTION	CITY TAXES ONLY	0	0
WIDOW/WIDOWER	ALL TAXES	0	0
DISABILITY	ALL TAXES	0	0
VETERANS	ALL TAXES	0	0
CONSERVATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel that the market value of your property is inaccurate or does not reflect fair market value as of January 1, 2021, or if you are entitled to an exemption or classification that is not reflected above, please contact the ALACHUA COUNTY PROPERTY APPRAISER at:
515 N Main St. Suite 200, Gainesville, FL 32601.
352-374-5230

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for an adjustment with the Value Adjustment Board. Petition forms are available from the Property Appraiser and must be filed on or before **September 10, 2021 5:00pm.**

SEE REVERSE SIDE FOR NON-ADVALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE.

AC-474N
R. 5/2021

Alachua County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION.** Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
COUNTY	
COUNTY GENERAL	September 14, 2021 at 5:01 PM 12 SE 1st St, County Admin, 2nd Floor 352-374-5262
SCHOOL	
BY STATE LAW	September 7, 2021 at 5:30 PM 620 E University Ave. 352-955-7559
BY LOCAL BOARD	September 7, 2021 at 5:30 PM 620 E University Ave. 352-955-7559
MUNICIPALITY	
ALACHUA	September 13, 2021 at 6:00 PM City Hall, 15100 NW 142nd Terrace. 386-418-6100
WATER MANAGEMENT DISTRICT	
SUWANNEE WATER	September 14, 2021 at 5:05 PM 9225 CR 49, Live Oak, FL 32060 or https://www.mysuwanneeriver.com 386-362-1001
INDEPENDENT SPECIAL DISTRICT	
LIBRARY	September 8, 2021 at 5:15 PM Room A, 401 E University Ave. 352-334-3900
CHILDREN'S TRUST	September 13, 2021 at 5:01 PM Cade Museum, 811 S Main St. 352-374-1830

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	RATE	ASSESSMENT
COUNTY	550 COUNTY FIRE SERVICES 352-337-6101	1		90.69
TOTAL ASSESSMENTS				90.69

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

COLUMN 1 - "PRIOR TAXABLE VALUE"
This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"
These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - "CURRENT TAXABLE VALUE"
This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of January 1, 2021.

COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

EXPLANATION OF PROPERTY APPRAISER VALUE INFORMATION SECTION

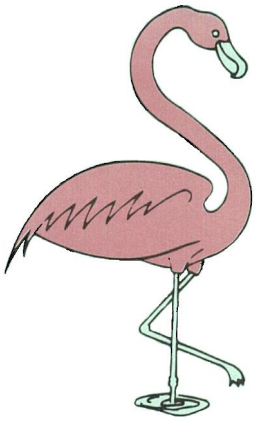
MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.
ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.
APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.
EXEMPTIONS - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority.
TAXABLE VALUE - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

For more information concerning this Notice of Proposed Property Taxes please visit our website at **www.acpafl.org**

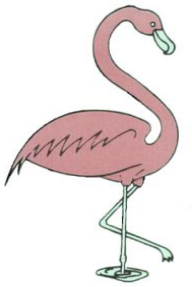
TARA FOREST EAST SUBDIVISION
TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

September 2019



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

September 10, 2019

Mr. Christopher A. Gmuer, P.E.
Gmuer Engineering
2603 NW 13th Street
Gainesville, Florida 32609

Re: **Tara Forest East Traffic Study**

Dear Mr. Gmuer:

Attached is the requested traffic study. If there are any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 9/10/19. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

The proposed Tara Forest East residential development will contain 338 single family homes and 213 townhomes and will be located on the west side of CR 241 approximately ¾ of a mile north of SR 235 in northern Alachua County, Florida. The development will have one access point on CR 241 and two access points on NW 147th Drive. CR 241 in the vicinity of the site is a two-lane undivided rural major collector with a posted speed limit of 55 mph. NW 147th Drive is a two-lane undivided local road with a posted speed limit of 20 mph. It intersects US 441 approximately ½ mile to the south at an existing signalized intersection.

Figure 1 shows the site location and surrounding road network while Appendix A contains the proposed site plan. The development is expected to be complete by the end of 2028 with 100 units completed by the end of 2020; 200 units completed by the end of 2022; and 280 units completed by the end of 2024. The full build out year of 2028 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Manual turning movement counts (see Appendix B) were conducted by Buckholz Traffic personnel during September of 2018 at the intersection of CR 241 with NW 172nd Avenue and NW 174th Avenue. The counts were conducted during weekday peak periods (6:30-8:30 AM and 3:45-5:45 PM). The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 2 provides a visual summary of existing weekday peak hour traffic counts at these two intersections. Figure 3 provides a similar visual summary for weekday peak period traffic flows. Also shown in Figure 3 are the directional percentages for the residential traffic currently using CR 241; a good indicator of the expected trip distribution for site traffic using the CR 241 driveway.

In addition, manual turning movement counts were conducted by Buckholz Traffic personnel during late August of 2019 at the US 441/NW 147th Drive intersection. The counts were conducted during weekday peak periods (6:45-8:45 AM and 3:45-6:00 PM). The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 4 provides a visual summary of existing weekday peak hour traffic counts at this intersection. Figure 5 provides a similar visual summary for weekday peak period traffic flows. Also shown in Figure 5 are directional percentages derived from the traffic counts. These percentages are a good indicator of the expected trip distribution for site traffic using the two NW 147th driveways.

Appendix C provides daily traffic volumes from the FDOT annual traffic counting program for CR 241 and US 441. The current Average Daily Traffic (ADT) on the portion of CR 241 in the vicinity of the site is about 3000 vehicles per day and the current ADT on US 441 near NW 147th Drive is 24,000 vehicles per day.

TRIP GENERATION

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing) and 220 (Multi-Family Low Rise). Tables 1 and 2 contain the daily, AM peak hour, and PM peak hour trip generation calculations for the development. During an average weekday the development is expected to generate 4758 trips (2379 entering and 2379 exiting) with 343 trips (84 entering and 259 exiting) occurring during the AM peak hour and 443 trips (279 entering and 164 exiting) occurring during the PM peak hour. All of these trips will be new trips.

SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Peak hour site trips were directionally distributed based on percentages derived from Figures 3 and 5. The resulting weekday peak hour traffic assignments for the development are provided in Figure 6. The values contained in this figure were obtained by multiplying the trip generation results by the trip distribution percentages. Based on the arrangement of dwelling units within the site, it is estimated that 60% of site trips will use the two NW 147th entrances and 40% will use the CR 241 entrance.

2028 BUILD TRAFFIC VOLUMES

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the CR 241/NW 172nd Avenue intersection and the CR 241/NW 174th Avenue intersection are graphically depicted in Figures 7 and 8. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.99) and then by a corresponding annual growth factor obtained from nearby FDOT traffic counts on CR 241 (see Appendix C). The FDOT counts suggest that, since 2014, traffic volumes have actually been trending downward along CR 241. Consequently, a 0% annual growth rate was used in the analysis. The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2028 background traffic volumes.

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the US 441/NW 147th Drive intersection are graphically depicted in Figures 9 and 10. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.99) and then by a corresponding annual growth rate (5.0%) obtained from nearby FDOT traffic counts on US 441 (see Appendix C). The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2026 background traffic volumes.

TURN LANE ANALYSIS

A formal analysis was conducted to determine if an exclusive right turn lane is warranted on CR 241 at the Site Drive. The methodology contained in NCHRP Report #279 was used to conduct the right turn lane analysis. As indicated in Figure 11, right turn volumes into the Site Drive will not be high enough during weekday peak hours to warrant an exclusive right turn lane on CR 241 under 2028 Build conditions. The right turn lane warrants contained in NCHRP Report #420 support this conclusion.

Using the 2028 Build traffic volumes, a formal analysis was also made to determine if an exclusive left turn lane is warranted on CR 241 at the Site Drive. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results indicate that traffic volumes on CR 241 will not be high enough during the weekday PM peak hour to warrant a left turn lane at the site drive. The supporting analysis is provided in Figure 12.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

The unsignalized CR 241/Site Drive intersection, the unsiganlized CR 241/NW 172nd Avenue intersection, and the unsignalized CR 241/NW 174th Avenue intersection were analyzed using the two-way stop control methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Tables 3 and 4 contain the capacity analysis results with the supporting calculations provided in Appendix D. Under 2028 Build conditions all minor movements and each of these intersections are expected to operate at level of service B or better with minimal queuing and a volume-to-capacity ratio of well less than one.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

The signalized US 441/NW 147th Drive intersection was analyzed using the operational methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Existing timings were used for the existing (2019) analysis and consultant timings were used for the 2028 BUILD analysis. Both the existing timings and the planned consultant timings are provided in Appendix E. Table 5 contains the capacity analysis results with the supporting calculations provided in Appendix F. Under 2028 Build conditions with optimized splits, the intersection is expected to operate at LOS C during the weekday AM peak hour and LOS E during the weekday PM peak hour.

S = TRAFFIC SIGNAL

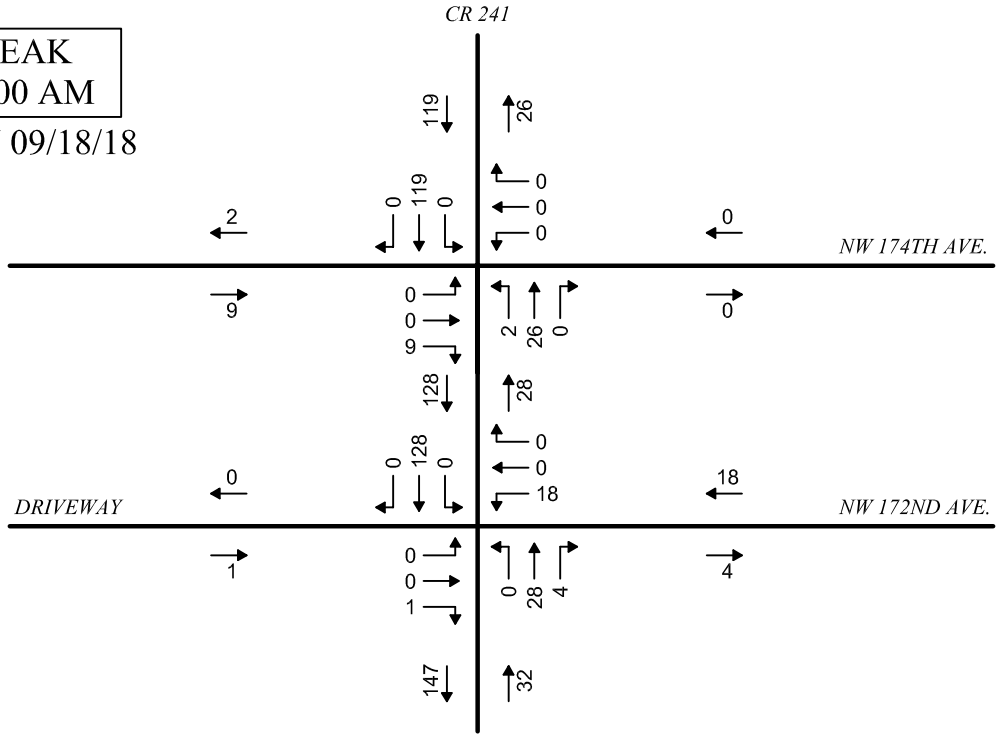
FIGURE 1

SITE LOCATION

Buckholz Traffic

M:\18-1534\CAD\FIG 01.dwg Date:09-09-19 T:17:22 By:AVDelacruz

AM PEAK
7:00-8:00 AM
TUESDAY 09/18/18



PM PEAK
4:45-5:45 PM
MONDAY 09/17/18

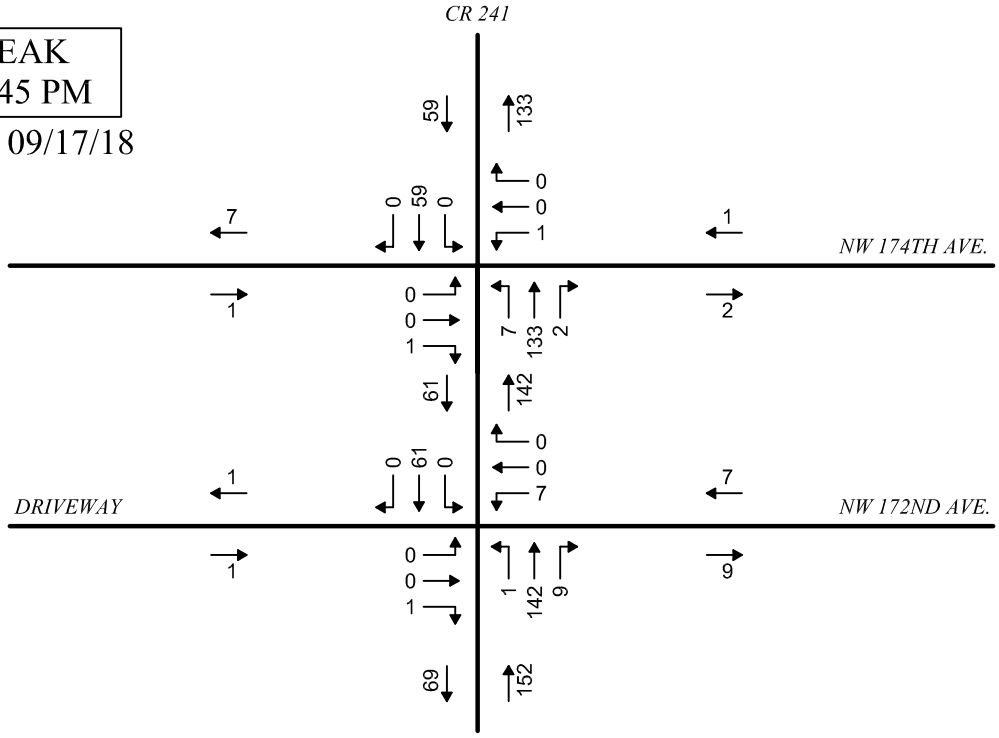


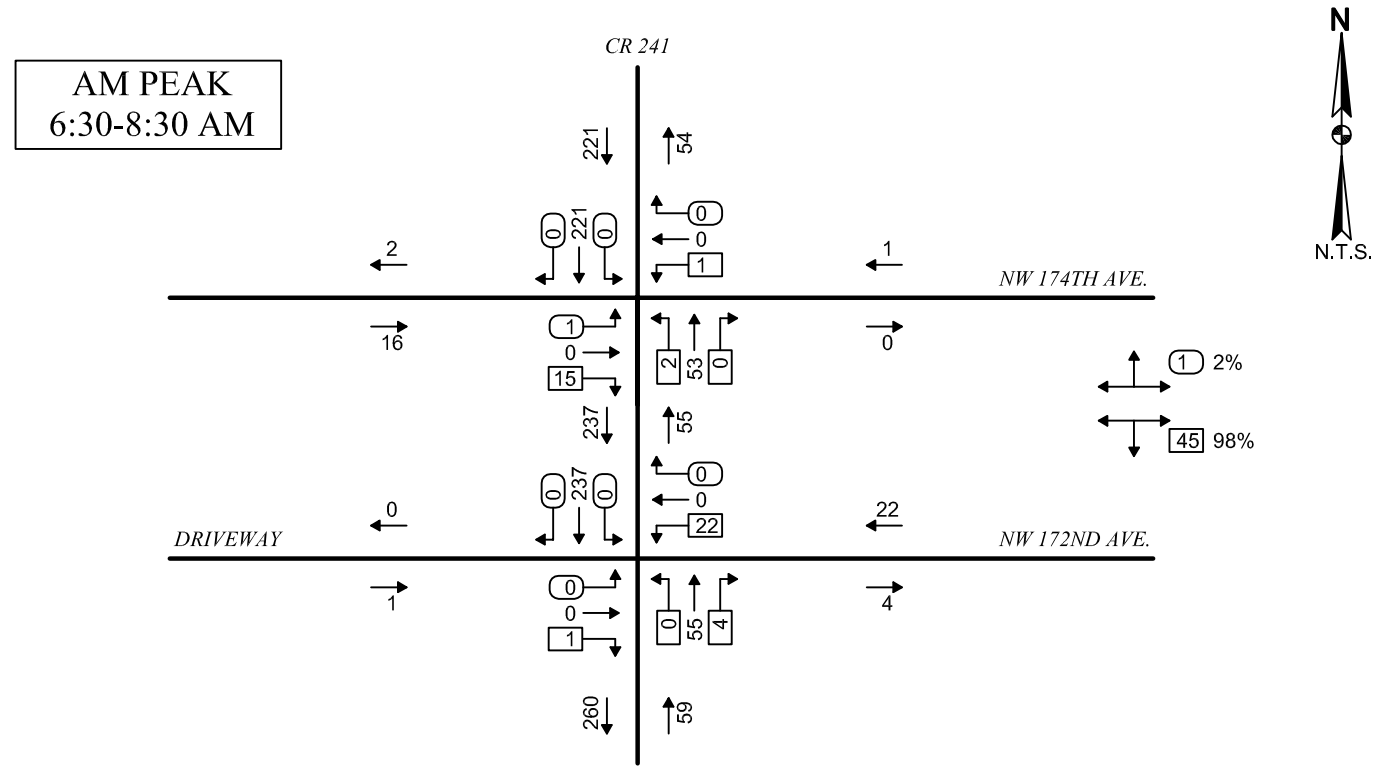
FIGURE 2

CR 241 TRAFFIC COUNTS

WEEKDAY PEAK HOURS

Buckholz Traffic

M:\18-1534\CAD\FIG 02.dwg Date:08-26-19 T:18:48 By:AVDelacruz



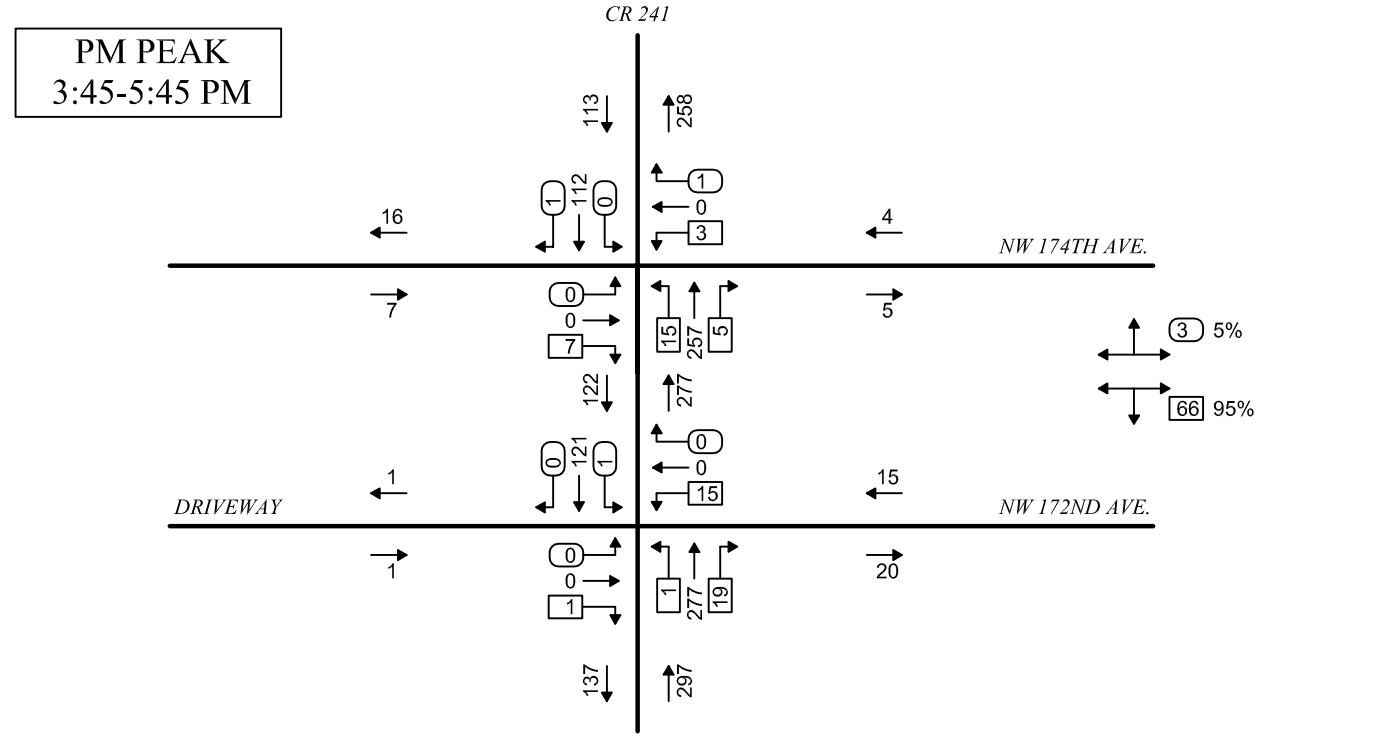


FIGURE 3

CR 241 TRAFFIC COUNTS

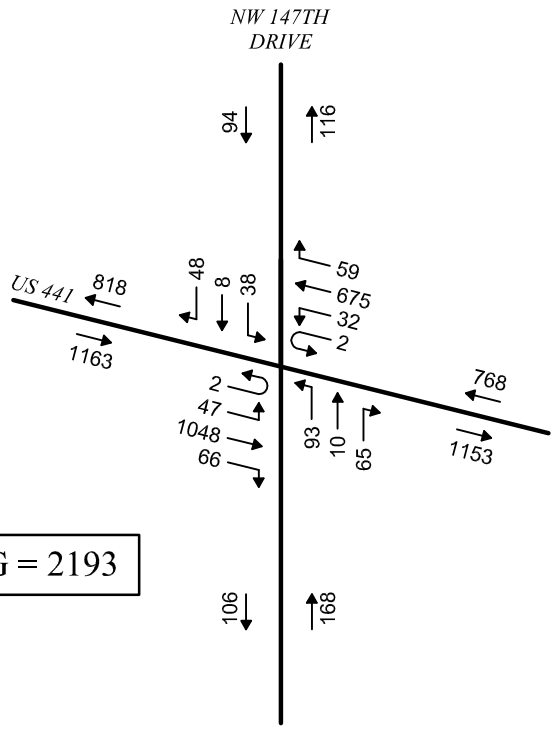
WEEKDAY PEAK PERIODS

Buckholz Traffic

M:\18-1534\CAD\FIG 03.dwg Date:09-10-19 T:17:32 By:AVDelacruz

AM PEAK HOUR

7:15-8:15 AM



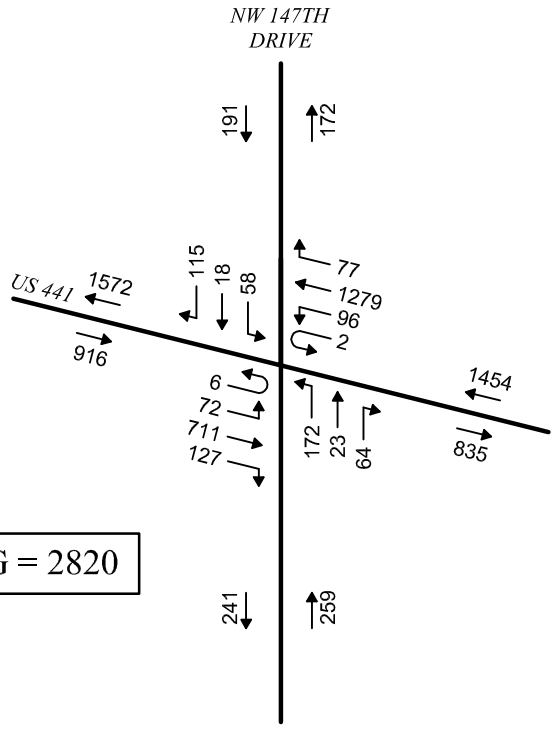
N

N.T.S.

TOTAL ENTERING = 2193

PM PEAK HOUR

4:45-5:45 PM



TOTAL ENTERING = 2820

FIGURE 4

US 441 / NW 147TH DRIVE
TRAFFIC COUNTS

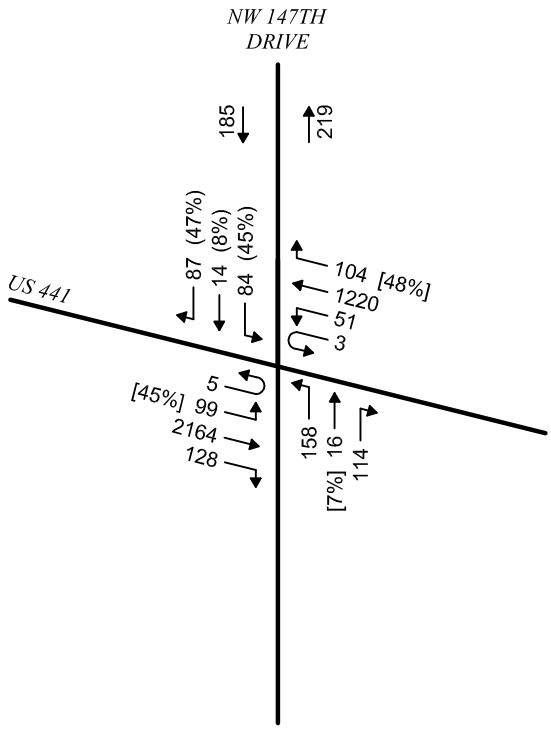
WEEKDAY PEAK HOURS

Buckholz Traffic

M:\18-1534\CAD\FIG 04.dwg Date:09-10-19 T:17:37 By:AVDelacruz

AM PEAK HOUR

6:45-8:45 AM



N

N.T.S.

PM PEAK HOUR

3:45-6:00 PM

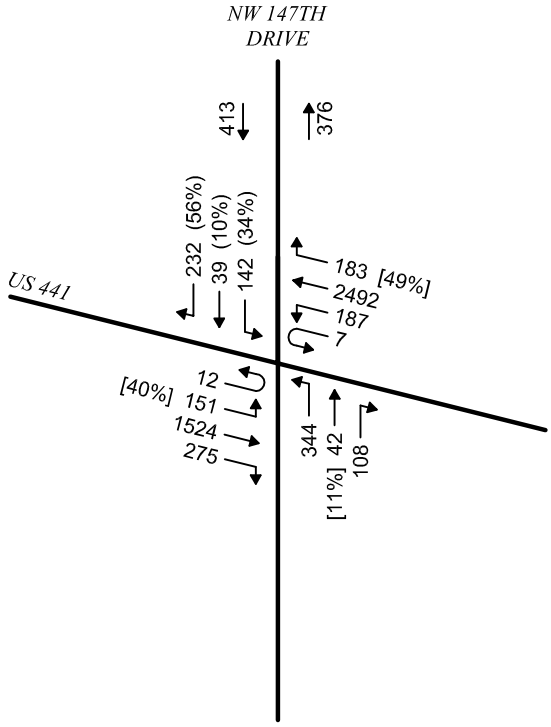


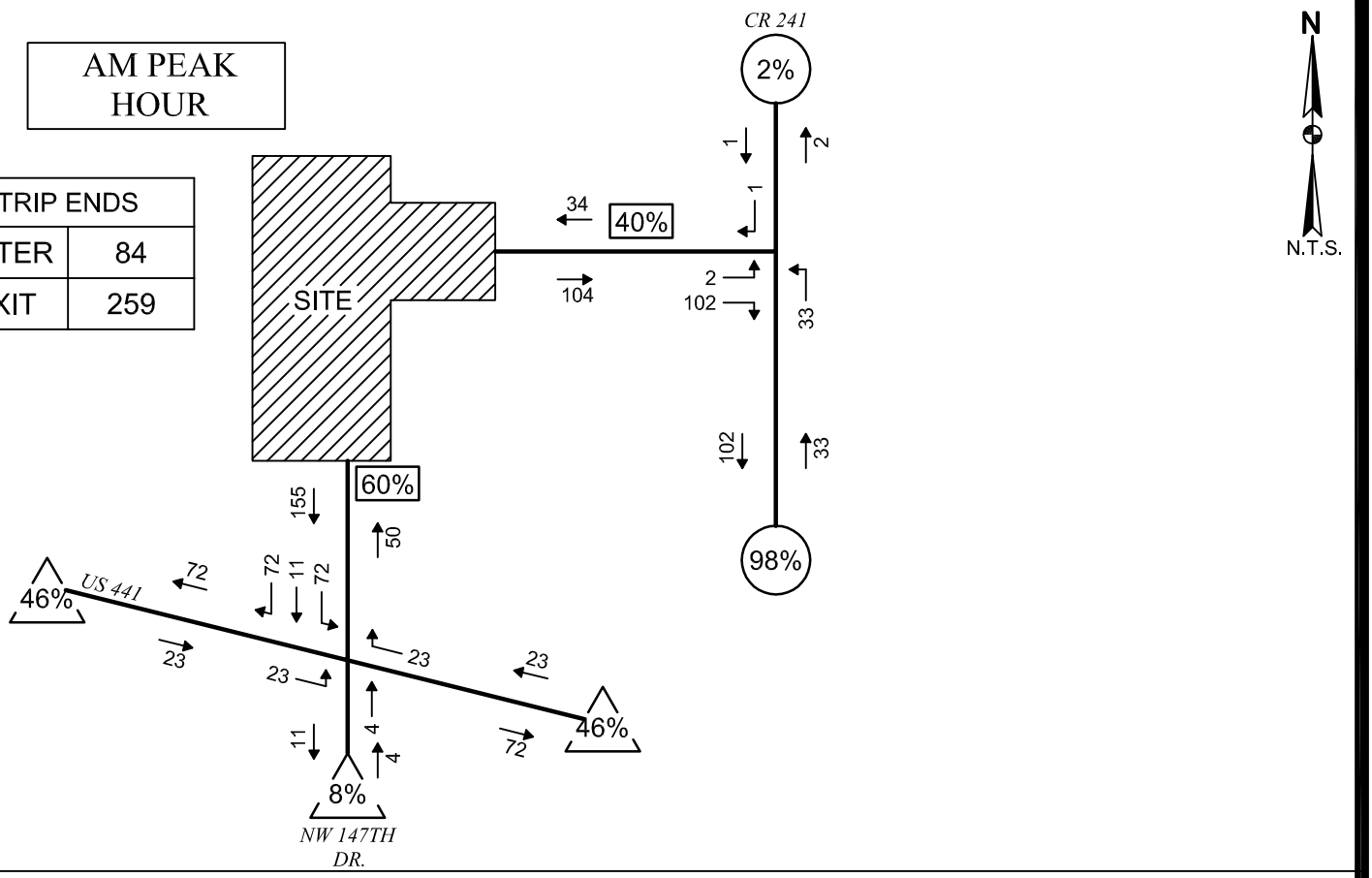
FIGURE 5

US 441 / NW 147TH DRIVE
TRAFFIC COUNTS

WEEKDAY PEAK PERIODS

Buckholz Traffic

M:\18-1534\CAD\FIG_05.dwg Date:09-10-19 T:17:33 By:AVDelacruz



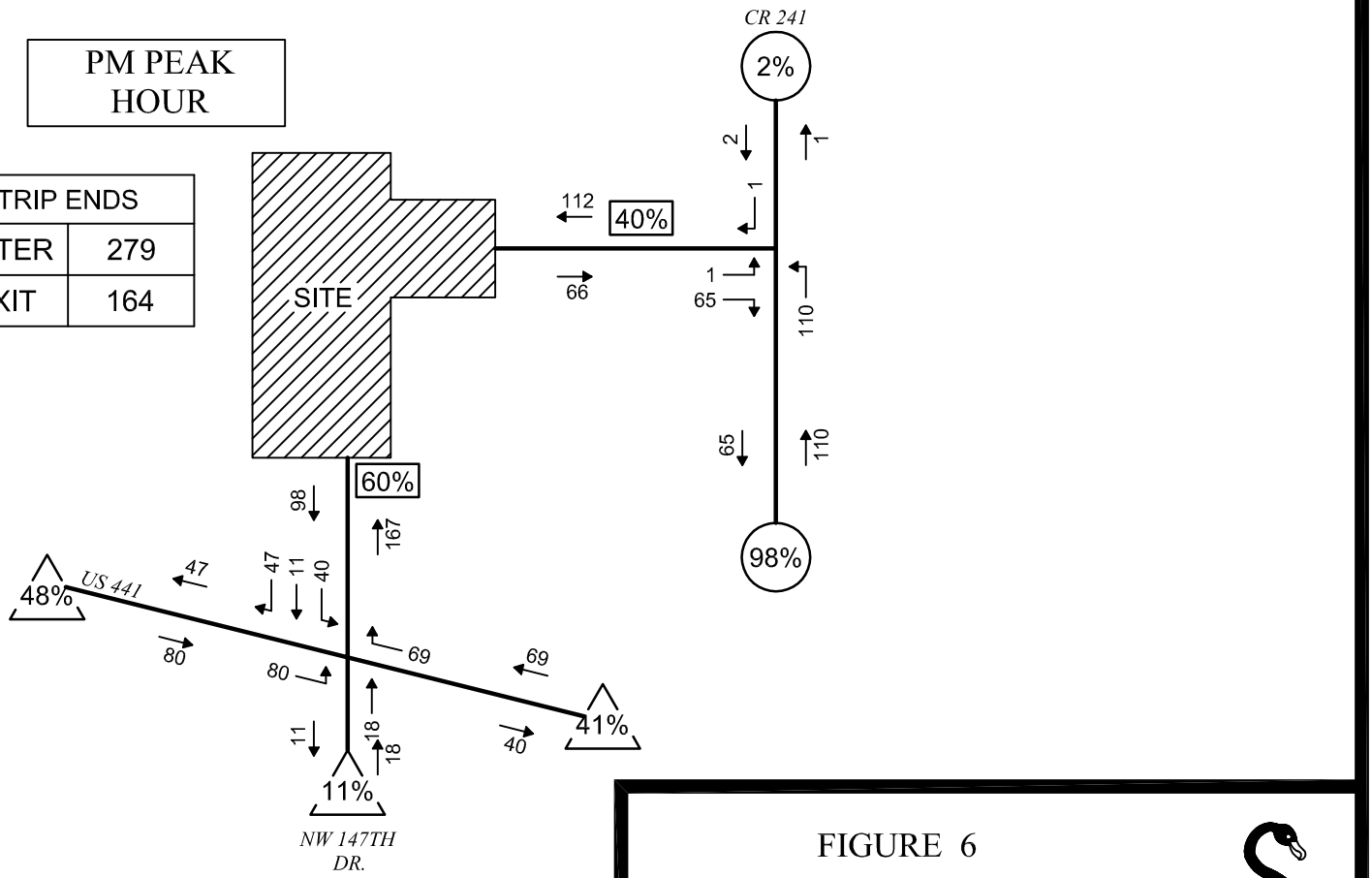
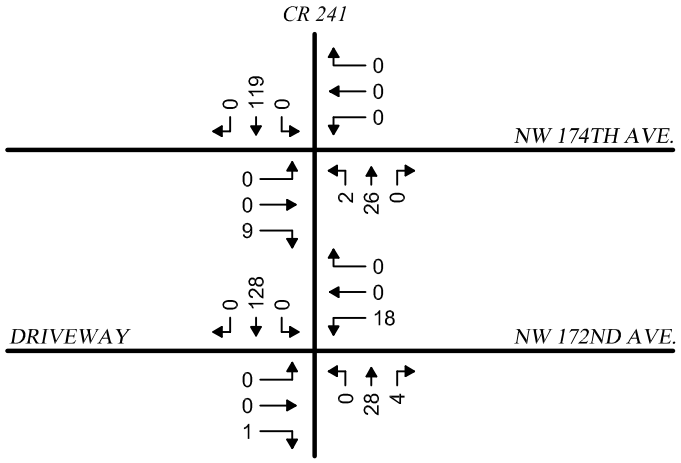


FIGURE 6

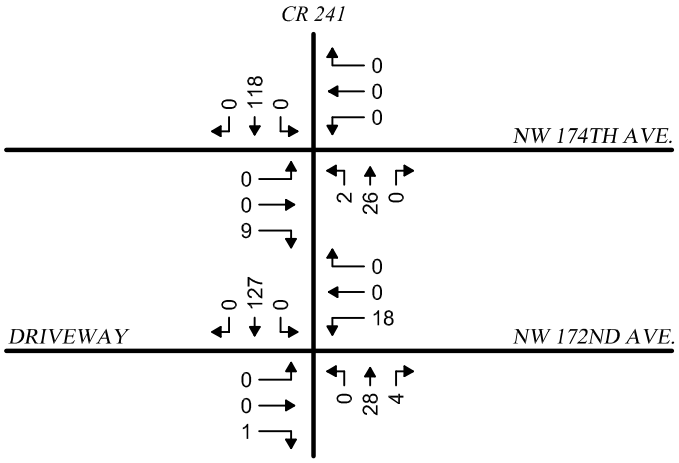
SITE TRAFFIC ASSIGNMENT

Buckholz Traffic

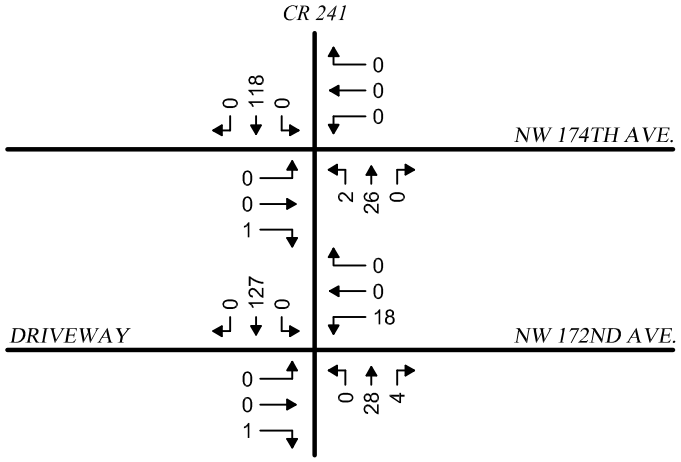
M:\18-1534\CAD\FIG_06.dwg Date:09-10-19 T:17:38 By:AVDelacruz



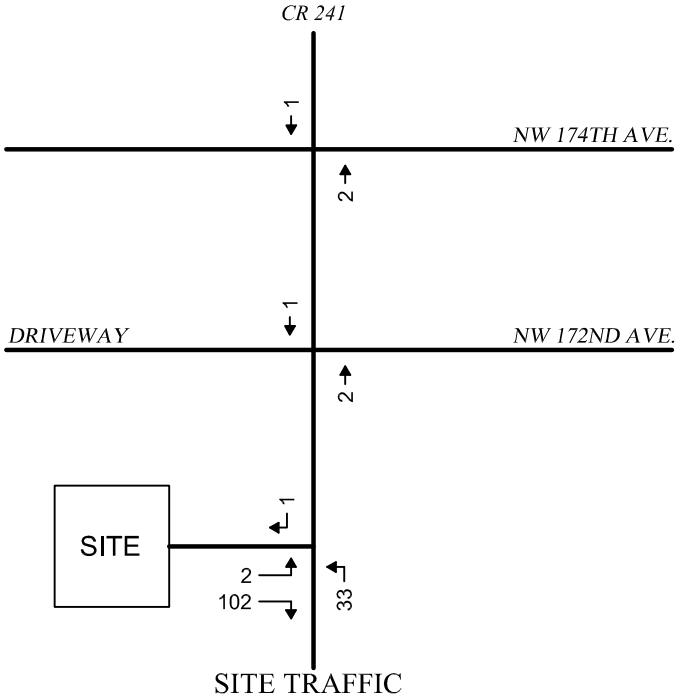
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



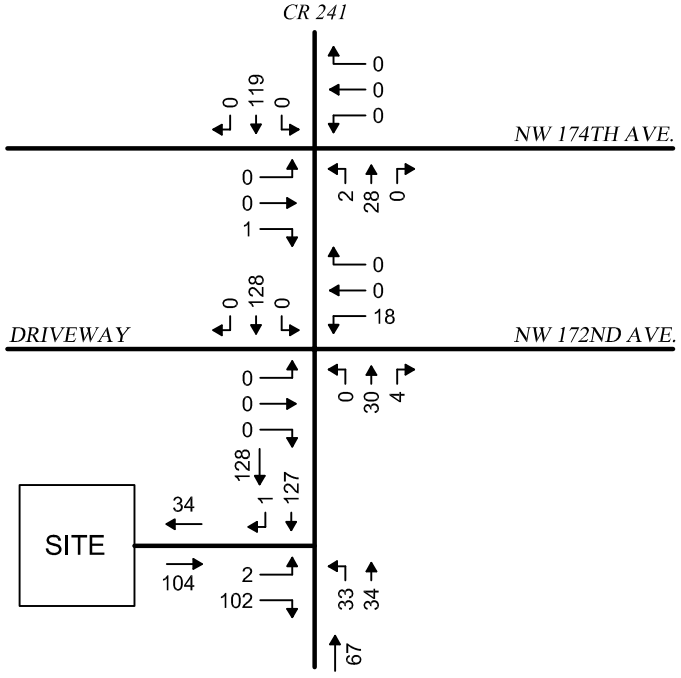
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
ANNUAL GROWTH RATE = 0%



SITE TRAFFIC



2028 BUILD TRAFFIC

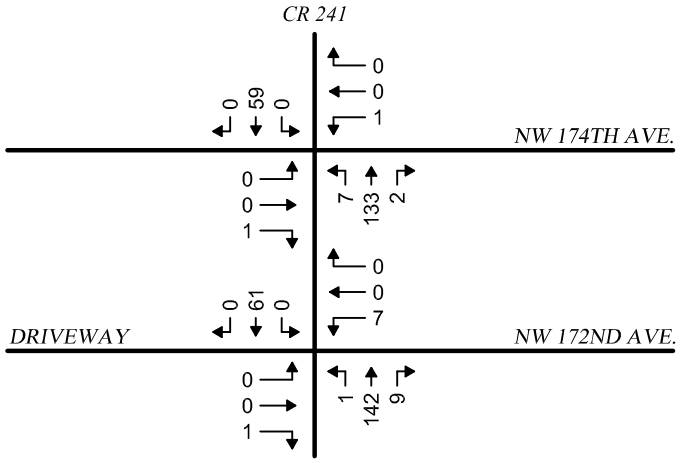
Buckholz Traffic

FIGURE 7

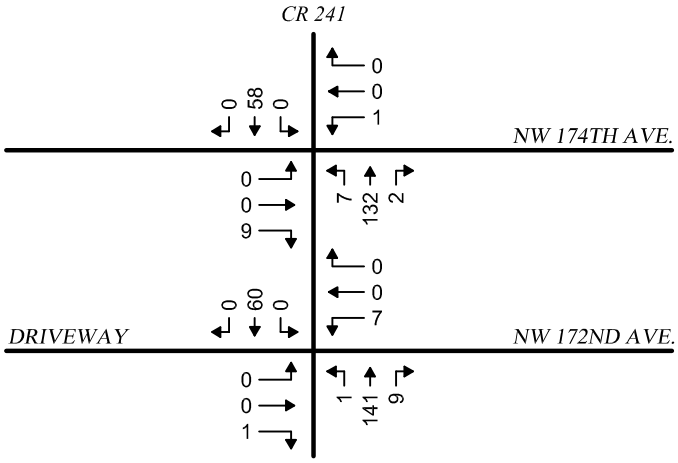
2028 BUILD TRAFFIC
CR 241

AM PEAK HOUR

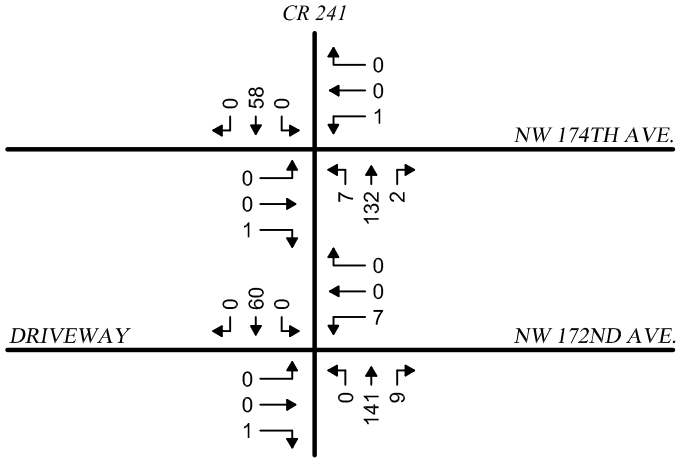
M:\18-1534\CAD\FIG_07.dwg Date:09-10-19 T:17:35 By:AVDelacruz



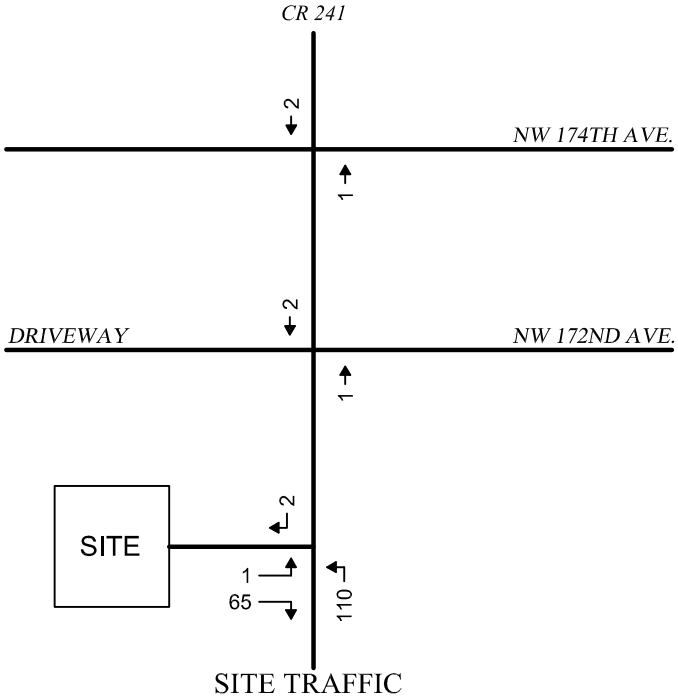
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



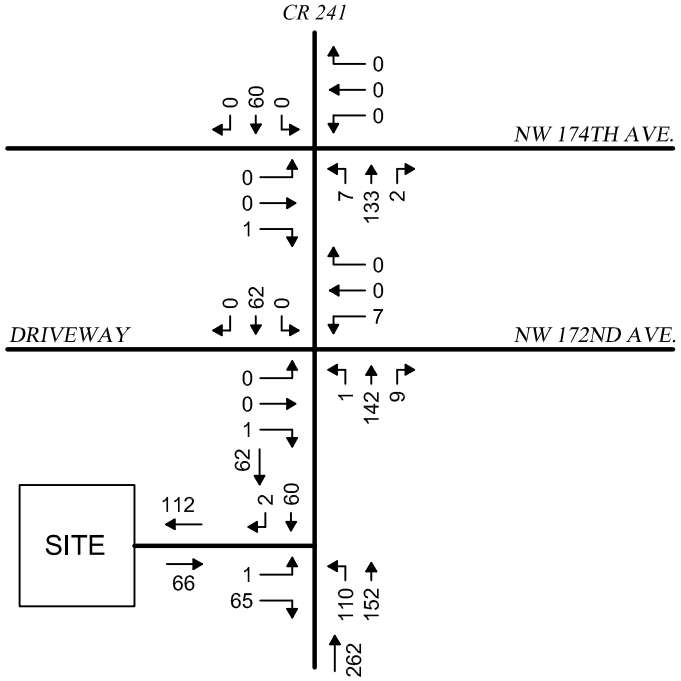
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
ANNUAL GROWTH RATE = 0%



SITE TRAFFIC



2028 BUILD TRAFFIC

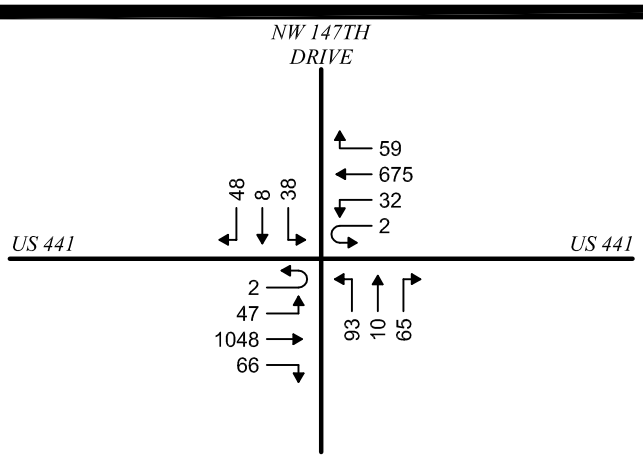
Buckholz Traffic

FIGURE 8

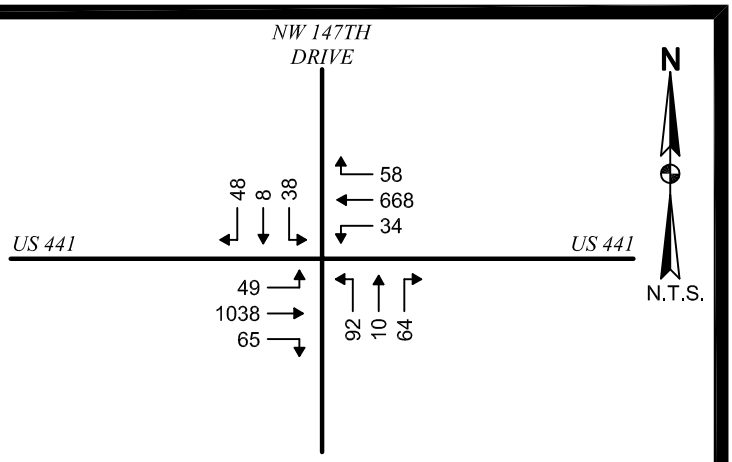
2028 BUILD TRAFFIC
CR 241

PM PEAK HOUR

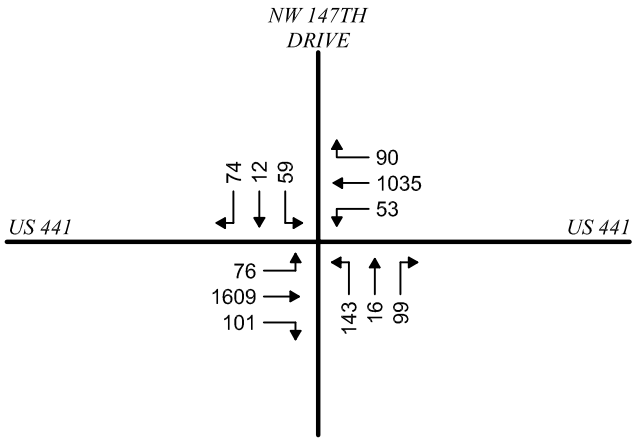
M:\18-1534\CAD\FIG 08.dwg Date:09-09-19 T:18:15 By:AVDelacruz



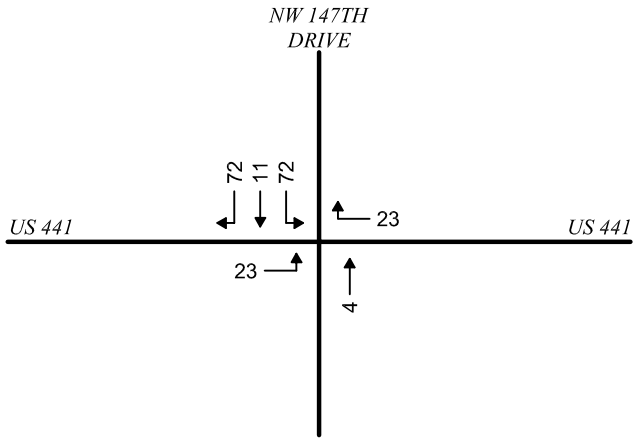
EXISTING TRAFFIC
08/28/19
7:15-8:15 AM



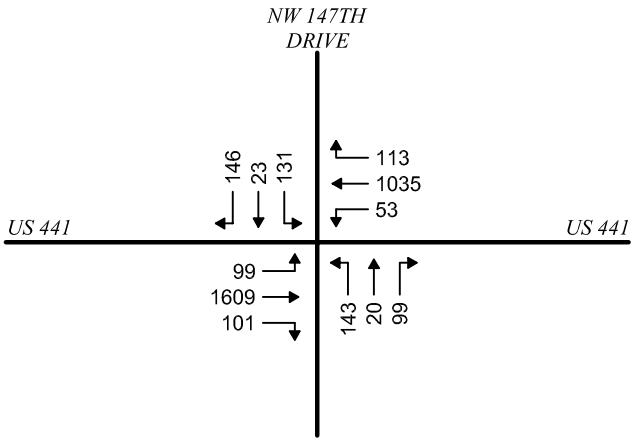
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

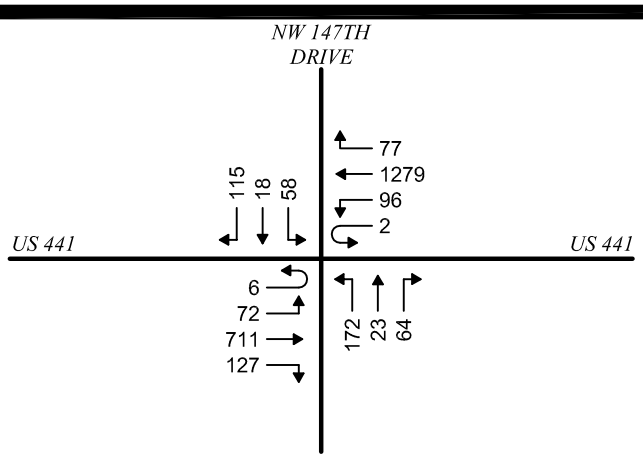
Buckholz Traffic

FIGURE 9

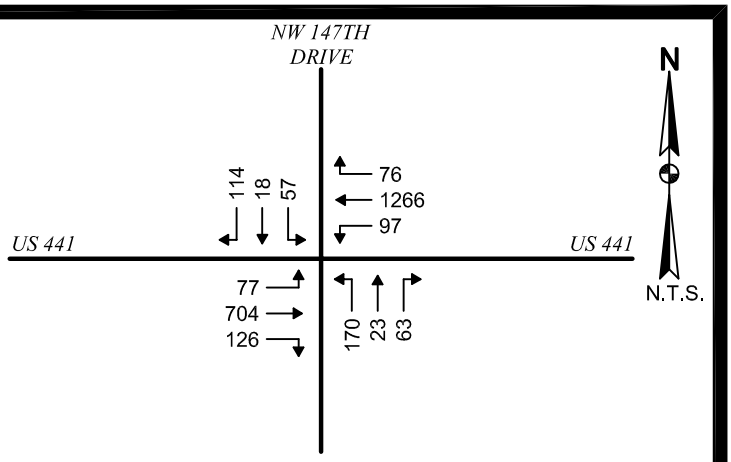
2028 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY AM PEAK HOUR

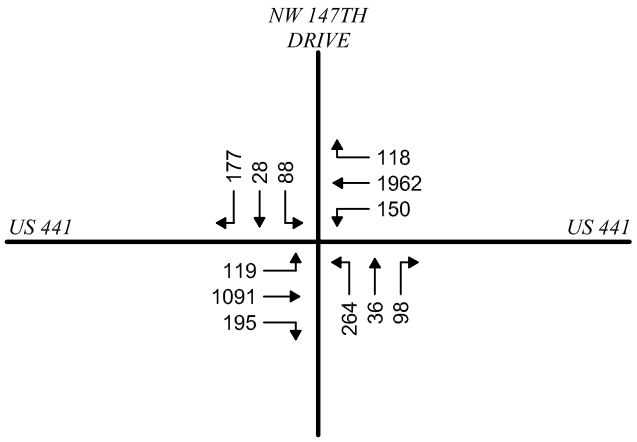
M:\18-1534\CAD\FIG_09.dwg Date: 09-09-19 T:18:24 By:AVDelacruz



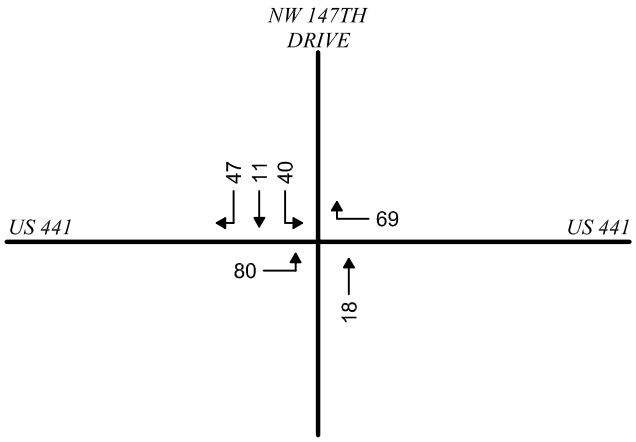
EXISTING TRAFFIC
08/26/19
4:45-5:45 PM



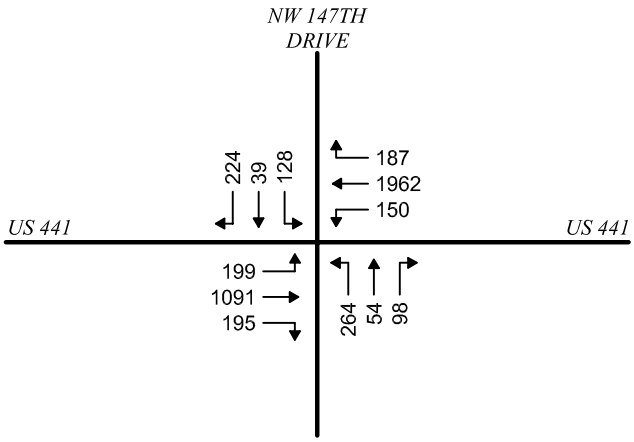
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

Buckholz Traffic

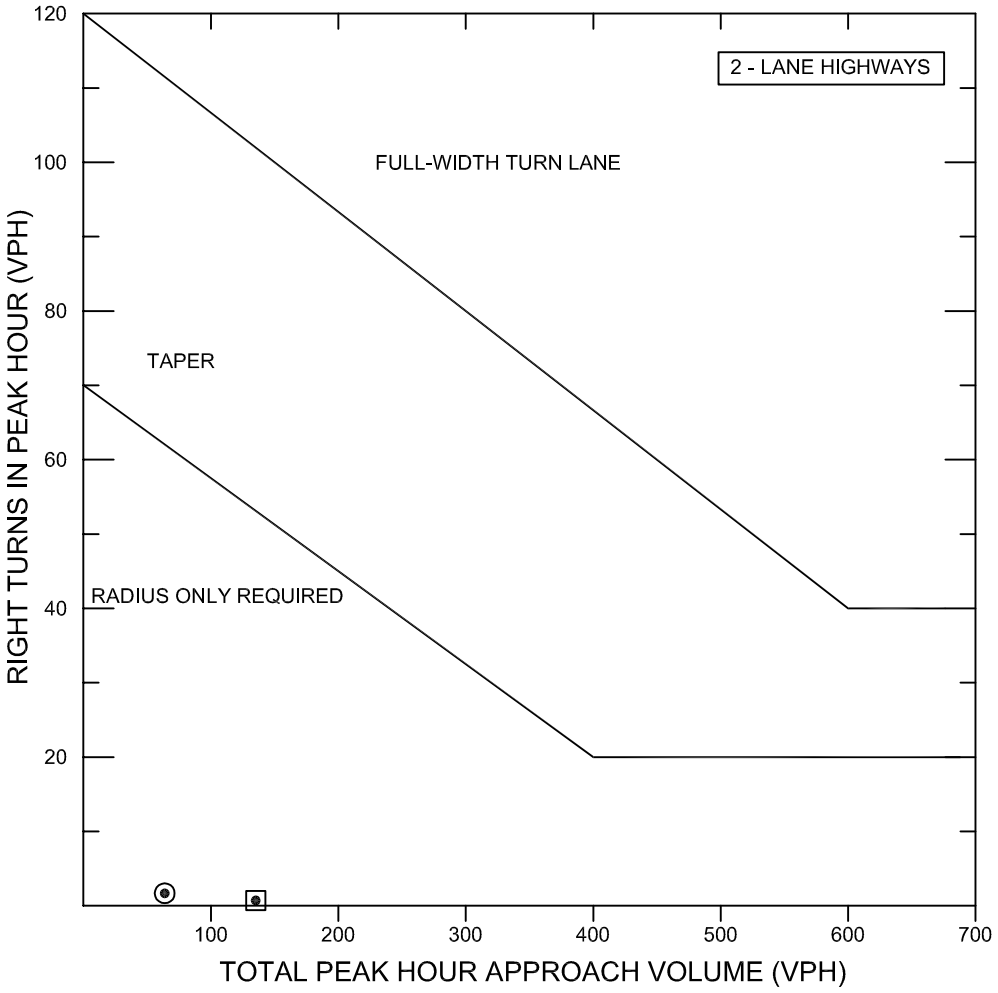
FIGURE 10

2028 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY PM PEAK HOUR

M:\18-1534\CAD\FIG_10.dwg Date:09-09-19 T:18:17 By:AVDelacruz

CR 241 @ SITE DRIVE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR	
V_A	128
V_R	1

⊙ PM PEAK HOUR	
V_A	62
V_R	2

NCHRP 420	
MULTI-LANE	> 45 MPH

30 REQUIRED > 1 & 2

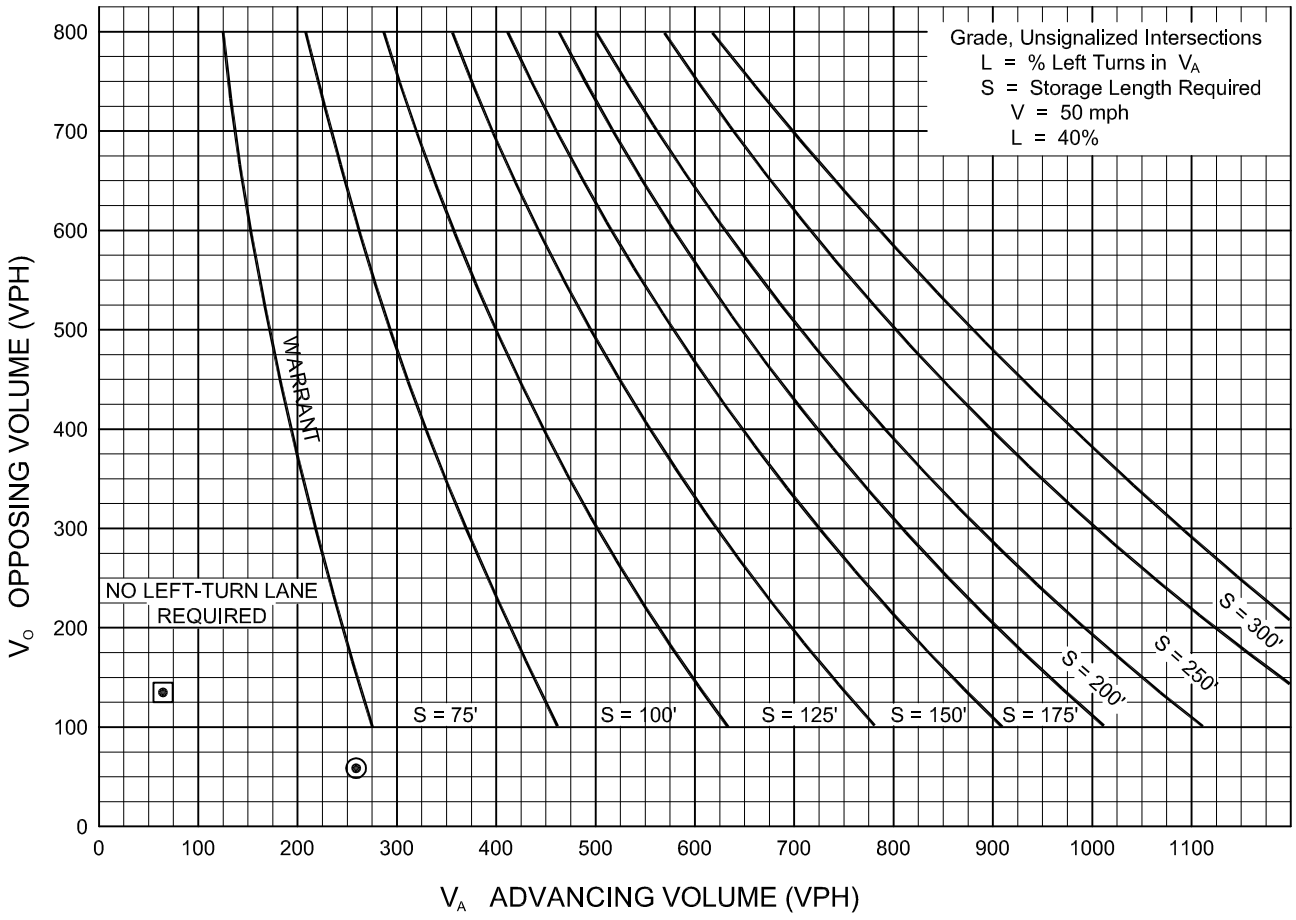
FIGURE 11

RIGHT TURN
LANE ANALYSIS

M:\18-1534\CAD\FIG_11.DWG Date:09-09-19 T:18:28 By:AVDelacruz

Buckholz Traffic

CR 241 @ SITE DRIVE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊡ AM PEAK HOUR	⊙ PM PEAK HOUR
V_A = 67	V_A = 262
V_O = 128	V_O = 62
V_L = 33	V_L = 110
%LT = $\frac{33}{67}$ = 49%	%LT = $\frac{110}{262}$ = 42%

FIGURE 12

LEFT TURN
LANE ANALYSIS

SOURCE: HARMELINK

M:\18-1534\CAD\FIG 12.dwg Date: 09-09-19 T:18:30 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 338

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	3188	50%	50%	1594	1594
AM Peak Hour	T = 0.71 (X) + 4.80	245	25%	75%	61	184
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	327	63%	37%	206	121

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 213

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	1570	50%	50%	785	785
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	98	23%	77%	23	75
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	116	63%	37%	73	43

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 3

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2026 BUILD CONDITIONS
WEEKDAY AM PEAK HOUR

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	8.4 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	9.6 sec/veh	0.02	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.02	1
Eastbound Left Turn	A	9.9 sec/veh	0.00	1
Eastbound Right Turn	A	9.4 sec/veh	0.11	1

TABLE 4

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2026 BUILD CONDITIONS
WEEKDAY PM PEAK HOUR

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	9.0 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	10.0 sec/veh	0.01	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.08	1
Eastbound Left Turn	B	12.2 sec/veh	0.00	1
Eastbound Right Turn	A	8.9 sec/veh	0.07	1

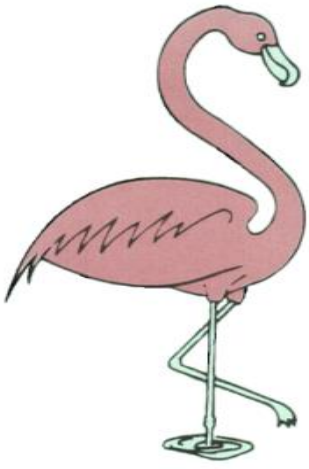
TABLE 5
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441 / NW 147th Drive

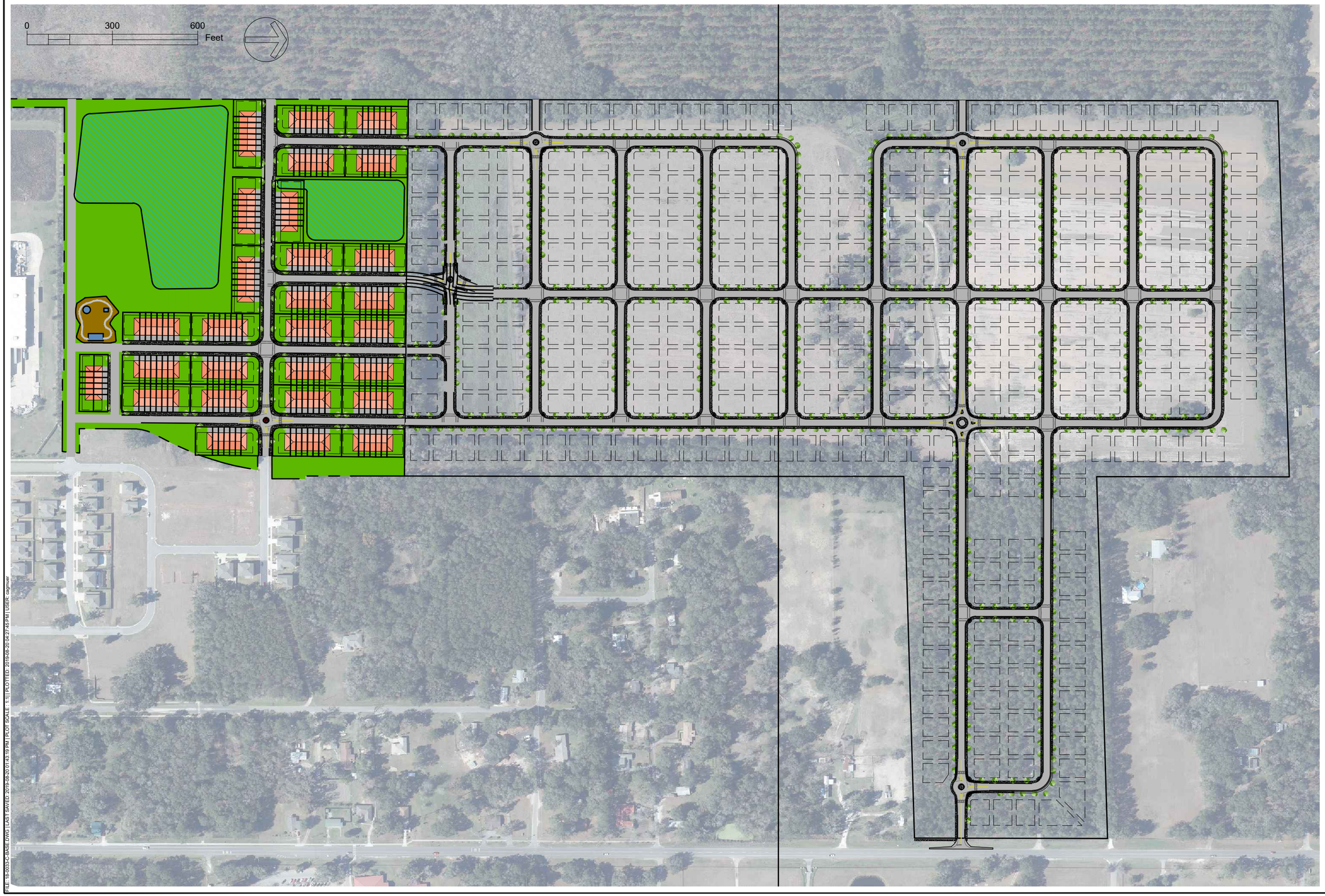
2019 EXISTING CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.71 SBRT	**1.03** NBT/RT	SBRT 83.4 sec/veh **LOS F**	11.3 sec/veh LOS B	150 sec
2019 EXISTING CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.83 SBRT	**1.10** NBT/RT	SBRT 84.5 sec/veh **LOS F**	17.1 sec/veh LOS B	160 sec

2026 BUILD CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.16** SBRT	**1.88** NBT/RT	SBRT 187.8 sec/veh **LOS F** NBT 115.6 sec/veh **LOS F**	28.3 sec/veh LOS C	130 sec
With Optimized Splits	0.95 EBT	**1.37** NBRT	SBRT 66.9 sec/veh **LOS E**	26.7 sec/veh LOS C	130 sec
2026 BUILD CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.34** WBT	**1.67** NBT/RT **1.25** EBLT	WBT 190.1 sec/veh **LOS F**	104.3 sec/veh **LOS F**	160 sec
With Optimized Splits	**1.21** WBT	**1.78** NBT/RT **1.15** EBLT	WBT 127.2 sec/veh **LOS F**	75.8 sec/veh **LOS E**	160 sec

APPENDIX A

SITE PLAN





PRELIMINARY

PRICING : BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

2019-06-13 DRAFT BLOCK
2019-08-01 REVISED LAYOUT
2019-08-07 REVISED LAYOUT
2019-08-07 REVISED LAYOUT

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-08-20

gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT :

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP #
WMD APP #
GEng PROJECT # 18-0033

TARA BAYWOOD SUBDIVISION

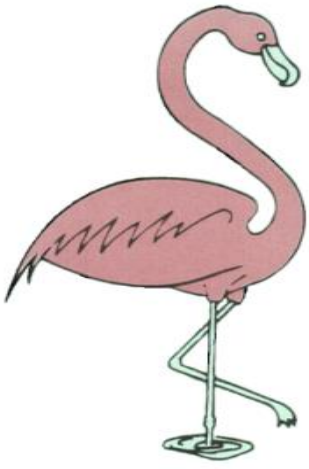
DRAFT LAYOUT

DRAFT

FILE: 18-0033-C-BASE.DWG | LAST SAVED: 2019-08-20 01:43:19 PM | PLOT SCALE: 1:1 | | PLOTTED: 2019-08-20 04:27:45 PM | USER: cagmuer

APPENDIX B

TURNING MOVEMENT COUNTS



AM PEAK PERIOD

TABLE B1
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday AM Peak Period

Tuesday, September 18, 2018

	CR 241 (Main Street)				NW 172nd Avenue				
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	All
6:30-6:45 AM	0	0	0	0	0	0	1	0	1
6:45-7:00 AM	0	0	0	0	0	0	1	0	1
7:00-7:15 AM	0	0	0	0	0	0	5	0	5
7:15-7:30 AM	0	0	0	0	0	1	2	0	3
7:30-7:45 AM	0	3	0	0	0	0	4	0	7
7:45-8:00 AM	0	1	0	0	0	0	7	0	8
8:00-8:15 AM	0	0	0	0	0	0	1	0	1
8:15-8:30 AM	0	0	0	0	0	0	1	0	1
TOTAL:	**0**	**4**	**0**	**0**	**0**	**1**	**22**	**0**	**27**

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	0	4	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	0	4	0	0	1	0	1	0	37
07:00	0	34	0	0	0	0	0	0	0	4	0	0	0	0	1	0	39
07:15	0	33	0	0	0	0	0	0	0	5	0	0	0	0	1	0	39
Hr Total	0	124	0	0	0	0	0	0	0	17	0	0	1	0	6	0	148
07:30	0	30	0	0	0	0	0	0	0	6	0	0	0	0	2	0	38
07:45	0	22	0	0	0	0	0	0	2	11	0	0	0	0	5	0	40
08:00	0	21	0	0	0	0	0	0	0	12	0	0	0	0	1	0	34
08:15	0	24	0	0	1	0	0	0	0	7	0	0	0	0	1	0	33
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	0	9	0	145
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%	
Pk total	119				0				28				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	34				0				13				5				
PHF	.88				.0				.54				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 77777777

DATE: 09/18/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/18/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs | Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	23	0	0	0	0	0	0	0	3	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	0	4	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	0	3	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	0	5	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	0	15	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	0	5	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	2	11	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	0	11	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	0	7	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138
TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%	
Pk total	112				0				26				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	31				0				13				5				
PHF	.90				.0				.50				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	7				0				2				0				
Highest	07:00				06:30				07:00				06:30				
Volume	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	3				0				1				0				
PHF	.58				.0				.50				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	0	4	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	0	4	0	0	1	0	1	0	37
07:00	0	34	0	0	0	0	0	0	0	4	0	0	0	0	1	0	39
07:15	0	33	0	0	0	0	0	0	0	5	0	0	0	0	1	0	39
Hr Total	0	124	0	0	0	0	0	0	0	17	0	0	1	0	6	0	148
07:30	0	30	0	0	0	0	0	0	0	6	0	0	0	0	2	0	38
07:45	0	22	0	0	0	0	0	0	2	11	0	0	0	0	5	0	40
08:00	0	21	0	0	0	0	0	0	0	12	0	0	0	0	1	0	34
08:15	0	24	0	0	1	0	0	0	0	7	0	0	0	0	1	0	33
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	0	9	0	145
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%	
Pk total	119				0				28				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	34				0				13				5				
PHF	.88				.0				.54				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 77777777

DATE: 09/18/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/18/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs | Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	23	0	0	0	0	0	0	0	3	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	0	4	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	0	3	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	0	5	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	0	15	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	0	5	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	2	11	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	0	11	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	0	7	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138
TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%	
Pk total	112				0				26				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	31				0				13				5				
PHF	.90				.0				.50				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	7				0				2				0				
Highest	07:00				06:30				07:00				06:30				
Volume	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	3				0				1				0				
PHF	.58				.0				.50				.0				

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION - DISTRICT TWO

Signal Retiming - City of Alachua

Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

AM PLAN			RAW DATA											
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	145	434	46	88	978	114	86	147	77	126	177	25
US 441 AND MAIN ST	2	7:00	10	532	5	13	1151	32	35	6	33	9	17	18
US 441 AND NW 147TH DR	3	7:15	25	666	34	58	1059	60	102	13	47	38	2	50
US 441 AND I-75 NB RAMP	4	7:30	57	646	128	42	898	72	59	29	15	231	37	238
US 441 AND I-75 SB RAMP	5	7:00	29	556	272	0	1660	55	2	0	85	198	13	43
US 441 AND 167TH BLVD	6	7:15	7	556	96	55	1511	0	0	0	0	94	0	10
US 441 AND NW 173RD ST (CR 235A)	7	7:15	79	440	64	30	1365	31	40	24	113	94	19	32

AM PLAN			ADJUSTED BY AGGREGATED FACTOR											1.07
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	155	464	49	94	1046	122	92	157	82	135	189	27
US 441 AND MAIN ST	2	7:00	11	569	5	14	1232	34	37	6	35	10	18	19
US 441 AND NW 147TH DR	3	7:15	27	713	36	62	1133	64	109	14	50	41	2	54
US 441 AND I-75 NB RAMP	4	7:30	61	691	137	45	961	77	63	31	16	247	40	255
US 441 AND I-75 SB RAMP	5	7:00	31	595	291	0	1776	59	2	0	91	212	14	46
US 441 AND 167TH BLVD	6	7:15	7	595	103	59	1617	0	0	0	0	101	0	11
US 441 AND NW 173RD ST (CR 235A)	7	7:15	85	471	68	32	1461	33	43	26	121	101	20	34

PM PEAK PERIOD

TABLE B2
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday PM Peak Period

Monday, September 17, 2018

	CR 241 (Main Street)				NW 172nd Avenue				
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	All
3:45-4:00 PM	0	1	0	0	0	0	2	0	3
4:00-4:15 PM	0	1	0	0	0	0	4	0	5
4:15-4:30 PM	0	3	1	0	0	0	1	0	5
4:30-4:45 PM	0	5	0	0	0	0	1	0	6
4:45-5:00 PM	0	3	0	0	0	0	0	0	3
5:00-5:15 PM	1	1	0	0	0	0	2	0	4
5:15-5:30 PM	0	2	0	0	0	1	3	0	6
5:30-5:45 PM	0	3	0	0	0	0	2	0	5
TOTAL:	**1**	**19**	**1**	**0**	**0**	**1**	**15**	**0**	**37**

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	59				1				142				1				
Highest	17:30				17:30				17:15				17:00				
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	19				1				38				1				
PHF	.78				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	14	0	0	1	0	0	0	1	30	0	0	0	0	2	0	48
16:00	0	12	0	0	0	0	0	0	1	28	0	0	0	0	2	0	43
16:15	0	8	1	0	1	0	0	0	1	29	1	0	0	0	1	0	42
16:30	0	15	0	0	0	0	1	0	5	28	1	0	0	0	1	0	51
Hr Total	0	49	1	0	2	0	1	0	8	115	2	0	0	0	6	0	184
16:45	0	7	0	0	0	0	0	0	3	29	1	0	0	0	0	0	40
17:00	0	14	0	0	0	0	0	0	2	32	0	0	0	0	1	0	49
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	18	0	0	1	0	0	0	0	36	0	0	0	0	0	0	55
Hr Total	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	200
TOTAL	0	106	1	0	3	0	1	0	15	247	4	0	0	0	7	0	384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	57				1				141				1				
Highest	17:15				17:30				17:15				17:00				
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	18				1				38				1				
PHF	.79				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				0				1				0				
Highest	16:45				15:45				17:00				15:45				
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	1				0				1				0				
PHF	.50				.0				.25				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	59				1				142				1				
Highest	17:30				17:30				17:15				17:00				
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	19				1				38				1				
PHF	.78				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	14	0	0	1	0	0	0	1	30	0	0	0	0	2	0	48
16:00	0	12	0	0	0	0	0	0	1	28	0	0	0	0	2	0	43
16:15	0	8	1	0	1	0	0	0	1	29	1	0	0	0	1	0	42
16:30	0	15	0	0	0	0	1	0	5	28	1	0	0	0	1	0	51
Hr Total	0	49	1	0	2	0	1	0	8	115	2	0	0	0	6	0	184
16:45	0	7	0	0	0	0	0	0	3	29	1	0	0	0	0	0	40
17:00	0	14	0	0	0	0	0	0	2	32	0	0	0	0	1	0	49
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	18	0	0	1	0	0	0	0	36	0	0	0	0	0	0	55
Hr Total	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	200
TOTAL	0	106	1	0	3	0	1	0	15	247	4	0	0	0	7	0	384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	57				1				141				1				
Highest	17:15				17:30				17:15				17:00				
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	18				1				38				1				
PHF	.79				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				0				1				0				
Highest	16:45				15:45				17:00				15:45				
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	1				0				1				0				
PHF	.50				.0				.25				.0				

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION - DISTRICT TWO

Signal Retiming - City of Alachua

Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

PM PLAN			RAW DATA											
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	178	1164	93	118	583	147	141	132	94	68	134	88
US 441 AND MAIN ST	2	16:45	49	1306	11	48	798	68	72	8	44	9	16	47
US 441 AND NW 147TH DR	3	16:45	131	1173	102	92	874	122	174	13	67	65	14	104
US 441 AND I-75 NB RAMP	4	17:00	45	1166	204	57	810	22	41	13	12	260	17	659
US 441 AND I-75 SB RAMP	5	17:00	45	1618	195	0	956	58	26	0	98	173	22	54
US 441 AND 167TH BLVD	6	17:00	3	1360	305	123	787	0	0	0	0	185	0	49
US 441 AND NW 173RD ST (CR 235A)	7	17:00	105	1392	116	35	711	49	83	26	107	93	20	48

PM PLAN			ADJUSTED BY AGGREGATED FACTOR											1.07
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	190	1245	100	126	624	157	151	141	101	73	143	94
US 441 AND MAIN ST	2	16:45	52	1397	12	51	854	73	77	9	47	10	17	50
US 441 AND NW 147TH DR	3	16:45	140	1255	109	98	935	131	186	14	72	70	15	111
US 441 AND I-75 NB RAMP	4	17:00	48	1248	218	61	867	24	44	14	13	278	18	705
US 441 AND I-75 SB RAMP	5	17:00	48	1731	209	0	1023	62	28	0	105	185	24	58
US 441 AND 167TH BLVD	6	17:00	3	1455	326	132	842	0	0	0	0	198	0	52
US 441 AND NW 173RD ST (CR 235A)	7	17:00	112	1489	124	37	761	52	89	28	114	100	21	51

APPENDIX C

FDOT TRAFFIC DATA

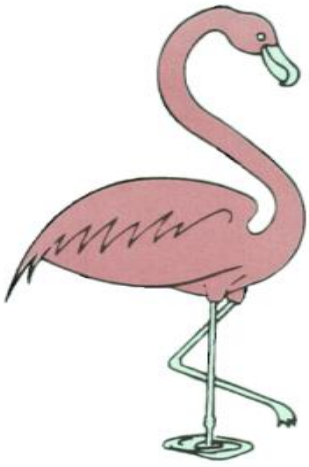
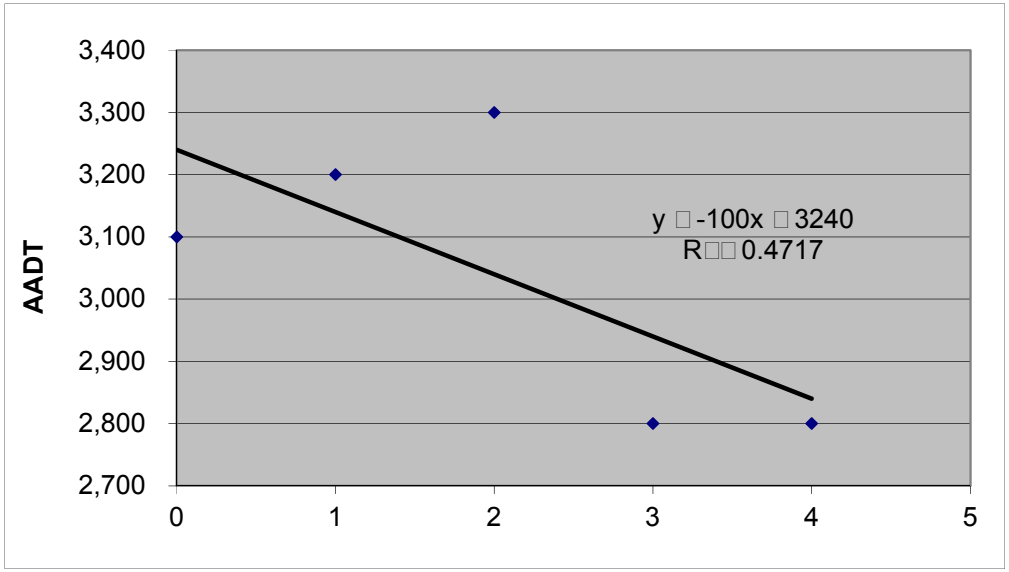


TABLE C1
LINEAR REGRESSION ANALYSIS

CR 241, North of SR 235

Year	□	Actual AADT (Y)	**Predicted AADT**
2014	0	3,100	**3,240**
2015	1	3,200	3,140
2016	2	3,300	3,040
2017	3	2,800	2,940
2018	4	2,800	2,840
2019	5		2,740
2020	6		2,640
2021	7		2,540
2022	8		2,440
2023	9		2,340
2024	10		2,240
2025	11		2,140
2026	12		**2,040**

i = - 3.8%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0240 - CR 241.1 MI. N. OF SR 235

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	2800 F	0	0	9.50	57.90	2.70
2017	2800 C	N 0	S 0	9.50	53.80	2.60
2016	3300 R	0	0	9.50	53.60	2.80
2015	3200 T	0	0	9.50	57.00	2.60
2014	3100 S			9.50	57.40	2.40
2013	3100 F	0	0	9.50	57.80	2.60
2012	3100 C	N 0	S 0	9.50	58.40	2.50

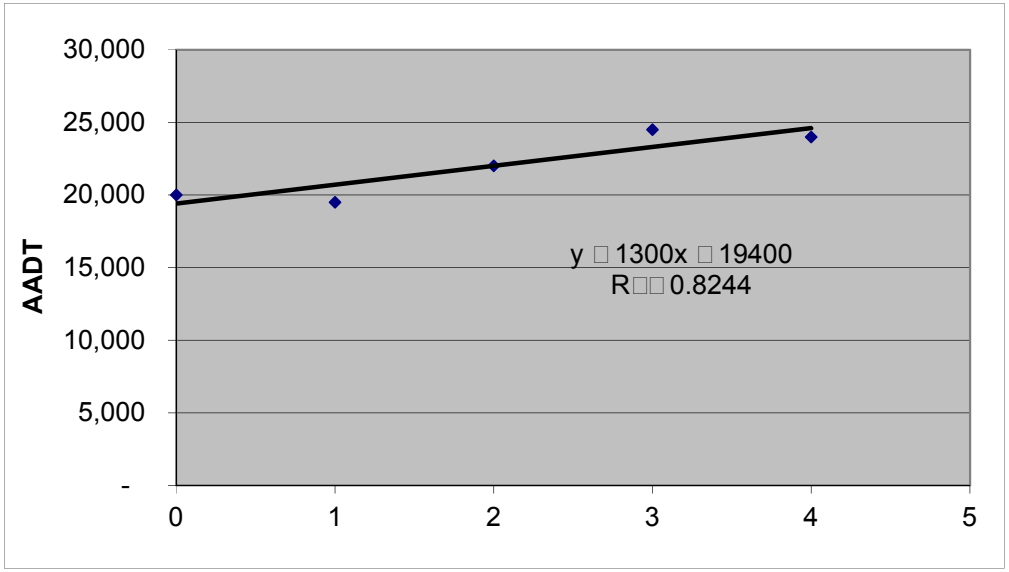
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441, Southeast of NW 147th Drive

Year	□	Actual AADT (Y)	**Predicted AADT**
2014	0	20,000	**19,400**
2015	1	19,500	20,700
2016	2	22,000	22,000
2017	3	24,500	23,300
2018	4	24,000	24,600
2019	5		25,900
2020	6		27,200
2021	7		28,500
2022	8		29,800
2023	9		31,100
2024	10		32,400
2025	11		33,700
2026	12		**35,000**

i = 5.0%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5106 - SR 20 .4 MI. NW OF SR 235

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	24000 C	N 12000	S 12000	9.50	57.90	4.90
2017	24500 C	N 12500	S 12000	9.50	53.80	4.60
2016	22000 C	N 11000	S 11000	9.50	53.60	4.90
2015	19500 C	N 9700	S 9800	9.50	57.00	5.20
2014	20000 C	N 10000	S 10000	9.50	57.40	5.40
2013	19800 C	N 9800	S 10000	9.50	57.80	5.00
2012	18900 C	N 9600	S 9300	9.50	58.40	4.90
2011	18600 C	N 9200	S 9400	9.50	58.80	5.50
2010	17600 C	N 8700	S 8900	10.13	59.87	5.10
2009	19600 C	N 9600	S 10000	10.04	57.81	6.20
2008	19400 C	N 9800	S 9600	10.17	57.73	7.30
2007	20000 C	N 10000	S 10000	10.22	58.44	5.70
2006	20500 C	N 10000	S 10500	9.98	59.05	6.70
2005	20000 C	N 10000	S 10000	10.10	58.20	19.60
2004	19900 C	N 10000	S 9900	10.20	62.30	9.10
2003	21000 C	N 10500	S 10500	10.20	59.50	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/24/2018
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	19	17	14	8	58	12	9	10	10	41	99
0100	11	8	14	11	44	1	20	13	6	40	84
0200	5	6	10	12	33	5	4	5	11	25	58
0300	6	9	8	7	30	10	8	21	15	54	84
0400	14	11	6	30	61	18	22	39	33	112	173
0500	36	39	46	38	159	59	88	114	106	367	526
0600	82	97	130	139	448	187	206	252	278	923	1371
0700	172	195	180	183	730	311	310	346	269	1236	1966
0800	185	174	123	148	630	230	304	232	159	925	1555
0900	161	158	148	142	609	206	212	195	169	782	1391
1000	172	168	179	200	719	163	149	159	156	627	1346
1100	186	184	208	222	800	191	176	203	180	750	1550
1200	213	201	187	181	782	232	188	215	220	855	1637
1300	196	203	181	205	785	228	224	212	201	865	1650
1400	225	199	208	240	872	209	159	184	184	736	1608
1500	241	235	252	282	1010	219	217	237	206	879	1889
1600	261	314	285	300	1160	226	168	267	211	872	2032
1700	327	337	348	277	1289	241	215	220	174	850	2139
1800	282	202	177	166	827	174	156	147	123	600	1427
1900	171	147	119	116	553	130	102	100	92	424	977
2000	123	124	102	76	425	117	113	95	74	399	824
2100	66	68	59	48	241	74	75	57	61	267	508
2200	40	36	26	30	132	43	23	25	25	116	248
2300	21	17	20	18	76	23	15	10	6	54	130
24-HOUR TOTALS:					12473					12799	25272

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	743	645	1245	700	1966
P.M.	1645	1312	1630	934	1645	2199
DAILY	1645	1312	645	1245	1645	2199

GENERATED BY SPS 5.0.53P

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/25/2018
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	12	11	9	12	44	20	13	17	13	63	107
0100	8	7	13	8	36	12	19	7	7	45	81
0200	8	11	9	6	34	10	14	5	9	38	72
0300	11	13	12	5	41	7	9	18	11	45	86
0400	11	21	8	32	72	14	29	17	35	95	167
0500	38	45	54	48	185	59	96	114	123	392	577
0600	73	106	102	104	385	160	221	246	269	896	1281
0700	161	206	182	180	729	331	311	344	261	1247	1976
0800	185	185	151	119	640	265	258	245	187	955	1595
0900	137	167	133	169	606	169	171	190	141	671	1277
1000	151	151	152	178	632	158	141	147	176	622	1254
1100	150	240	207	247	844	205	193	216	220	834	1678
1200	220	202	221	246	889	231	215	252	210	908	1797
1300	197	190	205	186	778	223	194	210	182	809	1587
1400	203	237	195	226	861	187	189	190	197	763	1624
1500	225	233	257	290	1005	212	239	207	201	859	1864
1600	281	296	306	348	1231	204	190	196	213	803	2034
1700	332	322	282	271	1207	214	214	192	184	804	2011
1800	259	195	184	181	819	182	165	167	135	649	1468
1900	159	128	145	128	560	127	130	105	109	471	1031
2000	134	145	109	103	491	107	96	90	97	390	881
2100	92	75	63	42	272	73	91	63	61	288	560
2200	49	38	32	34	153	35	35	34	27	131	284
2300	20	30	27	15	92	29	21	18	10	78	170
24-HOUR TOTALS:					12606					12856	25462

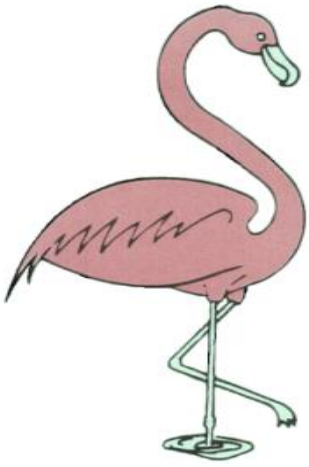
PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	753	645	1255	700	1976
P.M.	1630	1308	1200	908	1630	2145
DAILY	1630	1308	645	1255	1630	2145

GENERATED BY SPS 5.0.53P

APPENDIX D

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

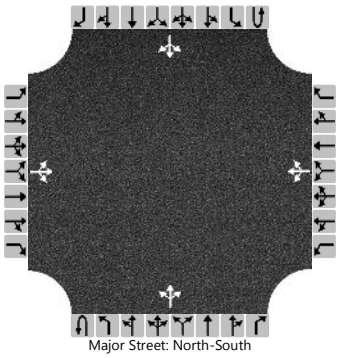
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		2	28	0		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			2				0		
Capacity, c (veh/h)			924				1052			1467				1598		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.9				8.4			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				8.4				0.5				0.0			
Approach LOS	A				A											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

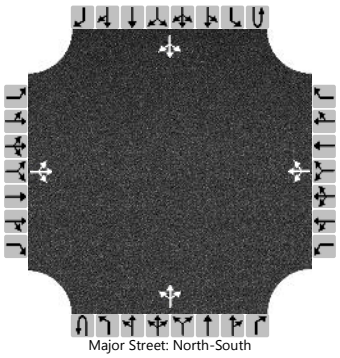
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		18	0	0		0	30	4		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				18			0				0		
Capacity, c (veh/h)			924				805			1467				1590		
v/c Ratio			0.00				0.02			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.1			0.0				0.0		
Control Delay (s/veh)			8.9				9.6			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				9.6				0.0				0.0			
Approach LOS	A				A											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

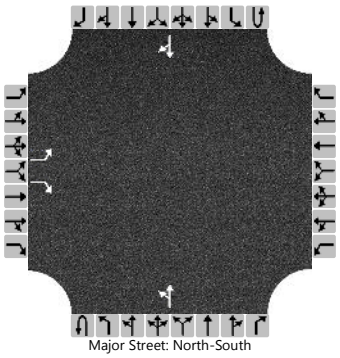
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		2		102						33	34				127	1
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		104						34						
Capacity, c (veh/h)		738		920						1455						
v/c Ratio		0.00		0.11						0.02						
95% Queue Length, Q_{95} (veh)		0.0		0.4						0.1						
Control Delay (s/veh)		9.9		9.4						7.5						
Level of Service (LOS)		A		A						A						
Approach Delay (s/veh)		9.4								3.8						
Approach LOS		A														

Copyright © 2019 University of Florida. All Rights Reserved.

PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

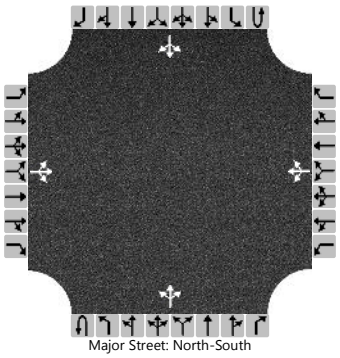
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		7	133	2		0	60	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			8				0		
Capacity, c (veh/h)			1004				905			1549				1446		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				9.0			7.3				7.5		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.6				9.0				0.4				0.0			
Approach LOS	A				A											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

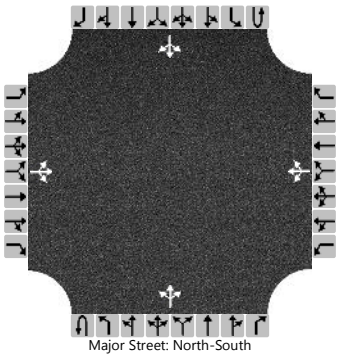
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		7	0	0		1	142	9		0	62	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				8			1				0		
Capacity, c (veh/h)			1001				726			1546				1424		
v/c Ratio			0.00				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				10.0			7.3				7.5		
Level of Service (LOS)			A				B			A				A		
Approach Delay (s/veh)	8.6				10.0				0.1				0.0			
Approach LOS	A				B											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

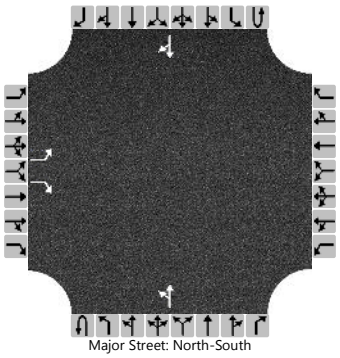
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		1		65						110	152				60	2
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

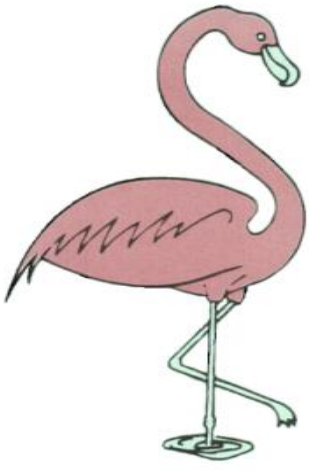
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1		71						121						
Capacity, c (veh/h)		500		996						1533						
v/c Ratio		0.00		0.07						0.08						
95% Queue Length, Q_{95} (veh)		0.0		0.2						0.3						
Control Delay (s/veh)		12.2		8.9						7.5						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)		8.9								3.6						
Approach LOS		A														

Copyright © 2019 University of Florida. All Rights Reserved.

APPENDIX E

SIGNAL TIMINGS



EXISTING TIMINGS

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Phase [1.1.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Ped Clearance	0	28	0	31	0	19	0	31	0	0	0	0	0	0	0	0
Min Green	4	20	4	6	4	20	4	6	0	0	0	0	0	0	0	0
Passage	2	3.5	2	3	2	3.5	2	3	0	0	0	0	0	0	0	0
Max1	15	50	15	30	15	50	15	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow	4.8	4.9	3.8	4	4.9	4.9	4	4	0	0	0	0	0	0	0	0
Red	2	2	2.6	3.1	2	2	2.1	3.1	0	0	0	0	0	0	0	0
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Exit		ON				ON										
Rest In Walk																

Phase Option [1.1.2]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

City of Gainesville Timing Sheet 8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Backup Time	Red Revert	Console Timeout	Tone Disable	Feature Profile	Phase Mode	Diamond Mode	SDLC Retry Time	TS2 Det Faults	Cycle Fault Action	Max Cycle Time	Max Seek Track Time	Max Seek Dwell Time	Enable Run	Local Flash Start	Start Red Time	Disable Init Ped	Yellow 3 Second Disable	Omit Yellow Enable	Free Ring Sequence
	OFF	900	3	10	OFF		STD8	4PH		OFF	ALARM				ON	ON		OFF	OFF	OFF	1

Comm, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	Port	System-Up	Sys-Down	PC/Print	Aux 232
160			OFF					

Port Parameters [6.2]

Comm	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	OFF	ON	OFF

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1																	NORMAL		3.5	1.5
Overlap 2	1								2								R-T/OTH		5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4	3								4								R-T/OTH		4	1
Overlap 5																	NORMAL		3.5	1.5
Overlap 6	5								6								R-T/OTH		5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8	7								8								R-T/OTH		4	1

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds									
Overlap 1																									OFF	OFF
Overlap 2																									OFF	ON
Overlap 3																									OFF	OFF
Overlap 4																									OFF	ON
Overlap 5																									OFF	OFF
Overlap 6																									OFF	ON
Overlap 7																									OFF	OFF
Overlap 8																									OFF	ON

Detector, Vehicle Parameters 1-16 [5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	1	6	8	3	2	5	4	7	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	2	2	4	4	6	6	8	8	9	10	11	12	2	4	6	8								
Type	OLP	VEH	OLP	VEH	OLP	VEH	OLP	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Flash 1-2 Hertz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Alt Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [1.3.3]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2_V14	ON	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1		1									1	1			
2		1		1							1	1			
3	1								1	1					
4	1		1						1	1					
5				1											
6		1		1											
7			1												
8	1		1												
9															
10															
11															
12															
13		1													
14	1														
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac								Detector								MMU	Diag
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
Present	ON	ON							ON								ON	
Peer to Peer																		

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

City of Gainesville | Timing Sheet | 8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash						
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1	4	2	3	4	2	1
Dwell P2	8	6	8	7	5	6
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						

27	ON
28	ON
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	ON
60	
61	ON
62	
63	
64	

27	ON
28	ON
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	
60	
61	
62	
63	
64	

Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6						
Dwell Ped7						
Dwell Ped8						
Exit R1	4	2	4	4	2	2
Exit R2	8	6	8	8	6	6
Exit R3						
Exit R4						

Alarms, Parameters [1.4.1]
Auto Flash Parameter

Yellow	Red	Mode	Source
4	2	VOT_MON	TEST B

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled
ON	ON

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases	2	6										
Overlaps												

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable	ON	ON	ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MIN	MIN	MIN	MIN	MIN	MIN
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1			4	8	6	2
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						

Dwell Over 12						
Ped Clear						
Yellow	4	4	4	4	4	4
Red	1	1	1	1	1	1
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX INH	FLOAT

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active	
FRC	TIMED	TIMED	NO_RECYCLE	ON	OFF	ON	OFF	OFF	0	+	OFF	ON

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	150	130	160	110	130	130	150									
Offset Time	20	93		10	58	58	35									
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Coordination, Splits [2.7.1]

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	84	22	22	22	84	22	22								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	72	18	22	18	72	22	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	67	19	56	22	63	26	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	50	19	23	18	50	24	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	45	19	48	18	45	18	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	69	19	20	18	73	19	20								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	59	18	55	22	55	24	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON

Coord-Ph		ON														

Split Table 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

TB Coor, Advanced Scheduler [4.3]

	Month												Day of Week							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
5																																																	5
6																																																	6
7																																																	7
8																																																	8
9																																																	9
10																																																	10
11																																																	11
12																																																	12
13																																																	13
14																																																	14
15																																																	15
16																																																	16
17																																																	17
18																																																	18

| | | |

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

TB Coor, Action Table [4.5]

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1											
2	2											
3	3											
4	4											
5	5											
6	6											
7	7											
8	8											
9	9											
10	10											
11	11											
12	12											
13	13											
14	14											
15	15											
16	16											
17	17											
18	18											
19	19											
20	20											
21	21											
22	22											
23	23											
24	24											
25	25											
26	26											
27	27											
28	28											
29	29											
30	30											
31	31											
32	32											
33	33											
34	34											
35	35											
36	36											
37	37											
38	38											
39	39											
40	40											
41	41											
42	42											
43	43											
44	44											
45	45											
46	46											
47	47											
48	48											
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												
61												
62												
63												
64												
99												
100	255											

CONSULTANT (FUTURE) TIMINGS

Time of Day Plan

Designed By:	J.M.
Date:	4/19/2019
Checked By:	R. A. A
Date:	4/19/2019

Section:	26020000
Corridor:	US 441
From:	NW 140th St/SR 235
To:	NW 173rd St/CR 235A

TIME OF DAY

Day	Plan	Time		Pattern	Cycle Length
Monday Thru Friday	FREE	0:00	6:00	-	FREE
	AM	6:00	10:00	1	130
	MIDDAY	10:00	16:15	2	130
	PM	16:15	18:15	3	160
	NT	18:15	21:30	4	110
	FREE	21:30	0:00	-	FREE
Saturday	FREE	0:00	7:00	-	FREE
	NT	7:00	9:00	4	110
	WKN OffPk	9:00	12:30	6	130
	WKN	12:30	18:00	5	130
	NT	18:00	21:00	4	110
	FREE	21:00	0:00	-	FREE
Sunday	FREE	0:00	9:00	-	FREE
	NT	9:00	11:00	4	110
	WKN OffPk	11:00	17:30	6	130
	NT	17:30	21:00	4	110
	FREE	21:00	0:00	-	FREE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	18.481	**Node**	3
Date:	4/19/2019	**Sig ID**	160	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	10
Date:	4/19/2019	**Min. Street**	NW 147th Dr	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Speed Limit (mph)	*45*	*45*	*25*	*30*	*45*	*45*	*30*	*25*	
Vehicle Traversed Width	*116*	*111*	*109*	*130*	*104*	*109*	*115*	*128*	
Approach Grades	*0.3%*	*-0.9%*	*-7.2%*	*-4.4%*	*-0.9%*	*0.3%*	*-4.4%*	*-7.2%*	
Ped-X (curb to curb)		*95*		*106*		*64*		*106*	
Crossing Time		*28*		*31*		*19*		*31*	
Ped-X (button to curb)		*6*		*12*		*13*		*13*	
Ped-X (button to far curb)		101		118		77		119	
Crossing Time (to far curb)		*34*		*40*		*26*		*40*	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Turn Type	*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		
Min Green	*4*	*20*	*4*	*6*	*4*	*20*	*4*	*6*	
Ext	*2.0*	*3.5*	*2.0*	*3.0*	*2.0*	*3.5*	*2.0*	*3.0*	
Yellow Change Interval	*4.8*	*4.9*	*3.8*	*4.0*	*4.9*	*4.8*	*4.0*	*3.8*	
Red Clearance Interval	*2.0*	*2.0*	*2.6*	*2.5*	*2.0*	*2.0*	*2.1*	*3.1*	
Max I	*15*	*50*	*15*	*30*	*15*	*50*	*15*	*30*	
Max II									
Walk		*7*		*7*		*7*		*7*	
Flashing Don't Walk		*28*		*31*		*19*		*31*	
Min Splits	*11.0*	*42.0*	*11.0*	*45.0*	*11.0*	*33.0*	*11.0*	*45.0*	
Detector Memory		*ON*				*ON*			
Det. Cross Switch.	*ON*		*ON*		*ON*		*ON*		
Recall		*Min*				*Min*			
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*75*	*19*	*18*	*18*	*75*	*19*	*18*	*130*	*37*	*1*
MIDDAY	***2***		*18*	*74*	*18*	*20*	*18*	*74*	*20*	*18*	*130*	*93*	*1*
PM	***3***		*18*	*71*	*19*	*52*	*22*	*67*	*26*	*45*	*160*	*1*	*1*
PM Alt	***7***		*18*	*63*	*18*	*51*	*22*	*59*	*24*	*45*	*150*	*35*	*1*
NT	***4***		*18*	*55*	*19*	*18*	*18*	*55*	*19*	*18*	*110*	*10*	*1*
WKN	***5***		*18*	*49*	*19*	*44*	*18*	*49*	*18*	*45*	*130*	*99*	*1*
WKN OffPk	***6***		*22*	*69*	*19*	*20*	*18*	*73*	*19*	*20*	*130*	*99*	*1*

Notes

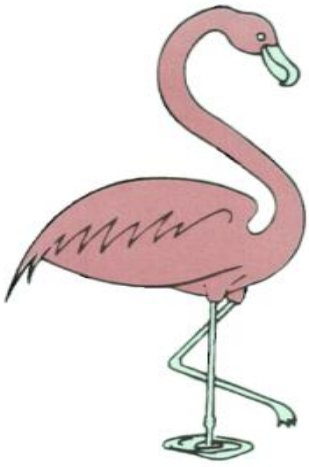
1. Offset referenced to end of first through movement 2 & 6
2. Program float force-offs
3. Program Max Inhibit during coordination

All Patterns

Ring-1	1	2	3	4
Ring-2	5	6	7	8

APPENDIX F

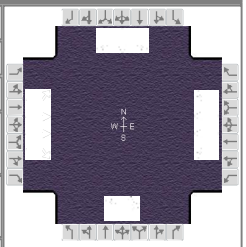
SIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

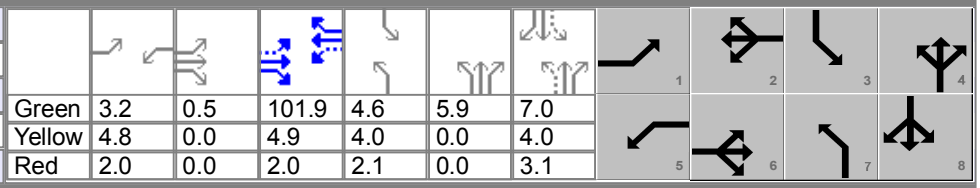
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_AM_US441_NW147.xus		
Project Description	2019 AM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1048	66	34	675	59	93	10	65	38	8	48

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.2	0.5	101.9	4.6	5.9	7.0			
Yellow	4.8	0.0	4.9	4.0	0.0	4.0			
Red	2.0	0.0	2.0	2.1	0.0	3.1			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.5	109.3	10.0	108.8	16.6	20.0	10.7	14.1
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	3.5		3.0		10.3	9.7	5.5	6.9
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.1	0.2	0.0	0.1
Phase Call Probability	0.90		0.80		0.99	1.00	0.83	1.00
Max Out Probability	0.00		0.00		0.04	0.00	0.00	0.00

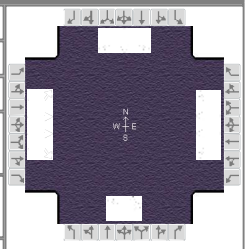
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	55	1178	66	38	758	60	104	84		43	9	48
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1579		1739	1707	1447
Queue Service Time (g_s), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Cycle Queue Clearance Time (g_c), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Green Ratio (*g/C*)	0.70	0.68	0.68	0.70	0.68	0.68	0.12	0.09		0.08	0.05	0.05
Capacity (*c*), veh/h	522	2354	1031	383	2323	966	226	136		128	80	68
Volume-to-Capacity Ratio (*X*)	0.106	0.500	0.064	0.100	0.326	0.062	0.462	0.619		0.332	0.112	0.712
Back of Queue (*Q*), ft/ln (95 th percentile)	24.4	95.5	33.6	15.8	61.2	32.3	173.2	154.6		73.7	17.2	103.4
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	3.6	1.3	0.6	2.3	1.2	6.8	5.9		2.8	0.6	3.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.08	0.00	0.13	0.08	0.00	0.00	0.00	1.03		0.33	0.00	0.26
Uniform Delay (d_1), s/veh	6.9	2.5	7.9	7.2	2.5	8.1	61.1	66.2		65.5	68.5	70.5
Incremental Delay (d_2), s/veh	0.0	0.8	0.1	0.0	0.4	0.1	0.5	4.5		0.6	0.6	12.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.9	3.3	8.0	7.3	2.9	8.2	61.6	70.7		66.1	69.1	83.4
Level of Service (LOS)	A	A	A	A	A	A	E	E		E	E	F
Approach Delay, s/veh / LOS	3.7	A		3.4	A		65.7	E		74.7	E	
Intersection Delay, s/veh / LOS	11.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

HCS7 Signalized Intersection Results Summary

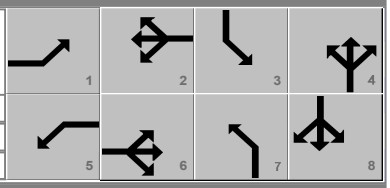
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.5	1.9	73.8	11.8	0.2	11.4	
Yellow	4.9	0.0	4.9	3.8	0.0	4.0	
Red	2.0	0.0	2.0	2.6	0.0	3.1	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.3	82.6	10.4	80.7	18.5	18.8	18.2	18.5
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	5.6		3.8		12.6	12.9	11.9	13.4
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.02		0.00		1.00	1.00	1.00	1.00

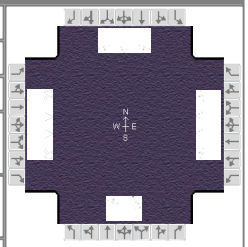
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Cycle Queue Clearance Time (g_c), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Green Ratio (*g/C*)	0.61	0.58	0.58	0.59	0.57	0.57	0.18	0.09		0.18	0.09	0.09
Capacity (*c*), veh/h	317	2007	879	151	1940	807	328	143		214	150	127
Volume-to-Capacity Ratio (*X*)	0.351	0.901	0.116	0.394	0.599	0.142	0.490	0.938		0.689	0.172	1.158
Back of Queue (*Q*), ft/ln (95 th percentile)	61.3	463.6	63.7	37.8	237.6	79.9	212.2	282.1		214.1	40.3	394.2
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3	17.7	2.4	1.5	9.0	2.9	8.3	10.8		8.2	1.5	14.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.20	0.00	0.25	0.19	0.00	0.00	0.00	1.88		0.95	0.00	0.99
Uniform Delay (d_1), s/veh	12.6	11.8	12.2	23.9	9.2	13.2	47.6	58.8		48.4	54.9	59.3
Incremental Delay (d_2), s/veh	0.2	7.0	0.3	0.6	1.4	0.4	0.4	56.8		6.6	0.5	128.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	12.8	18.8	12.4	24.5	10.6	13.6	48.0	115.6		55.0	55.5	187.8
Level of Service (LOS)	B	B	B	C	B	B	D	F		D	E	F
Approach Delay, s/veh / LOS	18.1	B		11.5	B		78.7	E		116.0	F	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

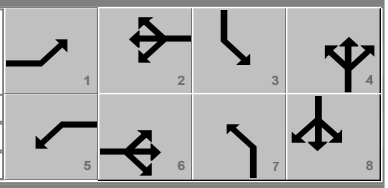
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.6	2.3		69.4	11.7	0.3	15.6					
Yellow	4.9	0.0		4.9	3.8	0.0	4.0					
Red	2.0	0.0		2.0	2.6	0.0	3.1					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.7	78.5	10.5	76.3	18.3	22.9	18.1	22.7
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	5.9		3.9		12.2	12.5	11.5	15.0
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.3	0.5	0.2	0.6
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Cycle Queue Clearance Time (g_c), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Green Ratio (*g/C*)	0.58	0.55	0.55	0.56	0.53	0.53	0.22	0.12		0.21	0.12	0.12
Capacity (*c*), veh/h	293	1900	832	124	1825	759	370	194		243	205	173
Volume-to-Capacity Ratio (*X*)	0.379	0.951	0.123	0.480	0.637	0.151	0.434	0.691		0.606	0.126	0.849
Back of Queue (*Q*), ft/ln (95 th percentile)	67.8	643.6	69.7	43.8	281.3	87.8	205	205.4		195.7	38.5	248.7
Back of Queue (*Q*), veh/ln (95 th percentile)	2.5	24.6	2.6	1.8	10.7	3.1	8.0	7.9		7.5	1.4	9.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.28	0.22	0.00	0.00	0.00	1.37		0.87	0.00	0.62
Uniform Delay (d_1), s/veh	15.1	15.7	14.1	29.9	12.1	15.4	44.0	54.7		45.0	51.1	56.1
Incremental Delay (d_2), s/veh	0.3	12.0	0.3	1.1	1.7	0.4	0.3	4.4		0.9	0.3	10.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	15.4	27.7	14.4	31.0	13.8	15.8	44.3	59.1		45.9	51.4	66.9
Level of Service (LOS)	B	C	B	C	B	B	D	E		D	D	E
Approach Delay, s/veh / LOS	26.3	C		14.8	B		51.0	D		56.0	E	
Intersection Delay, s/veh / LOS	26.7						C					

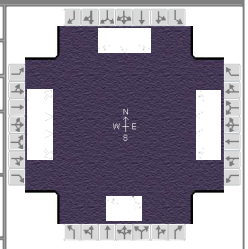
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

PM PEAK HOUR

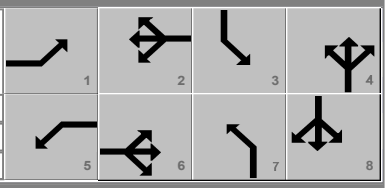
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_PM_US441_NW147.xus		
Project Description	2019 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	78	711	127	98	1279	77	172	23	64	58	18	115

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	4.6	0.7	101.3	6.7	6.2	13.5			
Yellow	4.9	0.0	4.9	4.0	0.0	4.0			
Red	2.0	0.0	2.0	2.1	0.0	3.1			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	108.2	12.2	108.9	19.0	26.8	12.8	20.6
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	4.6		5.3		14.6	10.3	7.1	13.0
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.3	0.1	0.4
Phase Call Probability	0.98		0.99		1.00	1.00	0.94	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

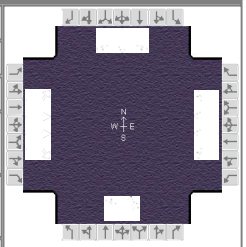
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	84	765	123	105	1375	74	185	94		62	19	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1678		1781	1900	1585
Queue Service Time (g_s), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Cycle Queue Clearance Time (g_c), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Green Ratio (*g/C*)	0.66	0.63	0.63	0.67	0.64	0.64	0.17	0.12		0.13	0.08	0.08
Capacity (*c*), veh/h	296	2219	1004	520	2234	1002	289	206		196	160	133
Volume-to-Capacity Ratio (*X*)	0.283	0.344	0.122	0.203	0.616	0.074	0.639	0.453		0.318	0.121	0.831
Back of Queue (*Q*), ft/ln (95 th percentile)	46.3	111.6	80.4	57.3	211.5	46.9	57.6	164.9		107	34	218.7
Back of Queue (*Q*), veh/ln (95 th percentile)	1.8	4.3	3.2	2.3	8.2	1.8	2.3	6.6		4.2	1.4	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.15	0.00	0.32	0.29	0.00	0.00	0.00	1.10		0.48	0.00	0.55
Uniform Delay (d_1), s/veh	11.3	5.2	11.7	9.6	5.8	11.0	61.5	65.2		63.4	67.8	72.2
Incremental Delay (d_2), s/veh	0.2	0.4	0.2	0.1	1.3	0.1	3.6	1.6		0.3	0.3	12.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	11.5	5.6	11.9	9.7	7.1	11.2	65.2	66.7		63.7	68.1	84.5
Level of Service (LOS)	B	A	B	A	A	B	E	E		E	E	F
Approach Delay, s/veh / LOS	6.9	A		7.5	A		65.7	E		76.1	E	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

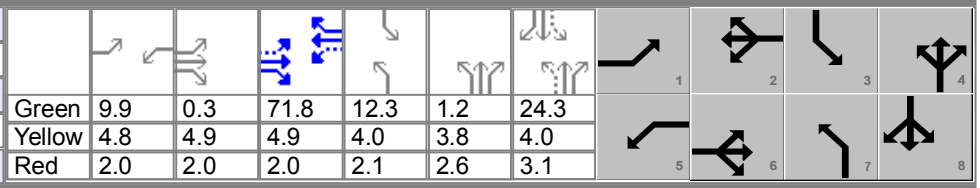
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	2028_B_PM_US441_NW147.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information													
Cycle, s	160.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On										
Force Mode	Fixed	Simult. Gap N/S	Off										
				Green	9.9	0.3	71.8	12.3	1.2	24.3			
				Yellow	4.8	4.9	4.9	4.0	3.8	4.0			
				Red	2.0	2.0	2.0	2.1	2.6	3.1			



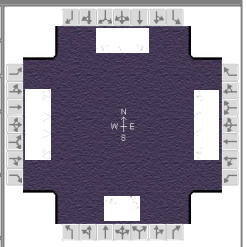
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	23.9	85.9	16.7	78.7	26.0	39.0	18.4	31.4
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	16.8		9.7		21.6	15.6	12.3	23.5
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.0	0.5	0.0	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (g_s), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Cycle Queue Clearance Time (g_c), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Green Ratio (*g/C*)	0.57	0.49	0.49	0.51	0.45	0.45	0.29	0.20		0.23	0.15	0.15
Capacity (*c*), veh/h	236	1730	782	289	1573	706	444	339		307	289	241
Volume-to-Capacity Ratio (*X*)	0.908	0.678	0.241	0.559	1.341	0.256	0.639	0.482		0.449	0.145	0.902
Back of Queue (*Q*), ft/ln (95 th percentile)	376.3	442.8	192	148.2	2280.1	202.2	37.9	250.9		209.8	68	382
Back of Queue (*Q*), veh/ln (95 th percentile)	14.9	17.2	7.6	5.9	88.4	7.9	1.5	10.0		8.3	2.7	15.0
Queue Storage Ratio (*RQ*) (95 th percentile)	1.25	0.00	0.77	0.74	0.00	0.00	0.00	1.67		0.93	0.00	0.95
Uniform Delay (d_1), s/veh	54.4	19.5	23.3	24.7	32.1	27.5	48.9	56.7		51.8	58.8	66.7
Incremental Delay (d_2), s/veh	19.6	2.2	0.7	0.6	158.0	0.9	2.4	1.1		0.4	0.2	16.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	74.0	21.7	24.0	25.3	190.1	28.3	51.3	57.8		52.2	59.1	83.5
Level of Service (LOS)	E	C	C	C	F	C	D	E		D	E	F
Approach Delay, s/veh / LOS	29.1	C		167.4	F		53.7	D		70.1	E	
Intersection Delay, s/veh / LOS	104.3						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

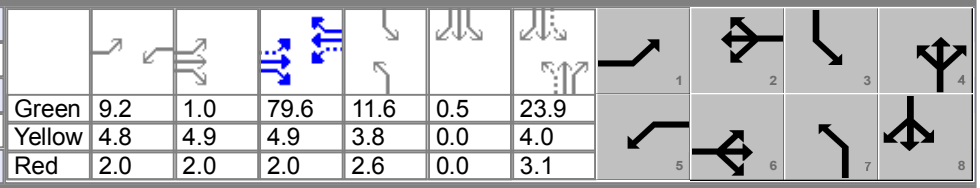
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_PM_US441_NW147.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	9.2	1.0	79.6	11.6	0.5	23.9			
Yellow	4.8	4.9	4.9	3.8	0.0	4.0			
Red	2.0	2.0	2.0	2.6	0.0	3.1			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	24.0	94.4	16.0	86.5	18.0	31.0	18.5	31.5
Change Period, (*Y+R c*), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (*g s*), s	16.8		9.0		13.6	16.5	12.4	23.5
Green Extension Time (*g e*), s	0.3	0.0	0.2	0.0	0.0	0.6	0.1	0.9
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (*g s*), s	14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5
Cycle Queue Clearance Time (*g c*), s	14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5
Green Ratio (*g/C*)	0.62	0.55	0.55	0.56	0.50	0.50	0.22	0.15		0.23	0.15	0.15
Capacity (*c*), veh/h	237	1917	867	327	1743	782	340	254		256	290	242
Volume-to-Capacity Ratio (*X*)	0.904	0.612	0.217	0.493	1.210	0.231	0.836	0.643		0.538	0.144	0.897
Back of Queue (*Q*), ft/ln (95 th percentile)	345.9	329.1	168.1	131.8	1851.9	183.4	294.5	267.1		210.7	67.9	369.8
Back of Queue (*Q*), veh/ln (95 th percentile)	13.7	12.8	6.6	5.2	71.8	7.2	11.6	10.7		8.3	2.7	14.6
Queue Storage Ratio (*RQ*) (95 th percentile)	1.15	0.00	0.67	0.66	0.00	0.00	0.00	1.78		0.94	0.00	0.92
Uniform Delay (*d 1*), s/veh	56.0	13.4	18.6	19.3	27.0	22.8	60.9	64.0		52.5	58.7	66.5
Incremental Delay (*d 2*), s/veh	5.1	1.5	0.6	0.4	100.3	0.7	15.6	2.7		0.7	0.2	11.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	61.1	14.8	19.2	19.8	127.2	23.5	76.5	66.7		53.2	58.9	77.8
Level of Service (LOS)	E	B	B	B	F	C	E	E		D	E	E
Approach Delay, s/veh / LOS	21.6	C		112.5	F		72.9	E		67.3	E	
Intersection Delay, s/veh / LOS	75.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Creative Environmental Solutions, Inc.
Geologists ▸ Engineers ▸ Environmental Scientists
700 DeSoto Avenue ● Brooksville, FL ● 34601

July 18, 2021

Christopher Potts, P.E.
Director of Engineering
JB Pro
3530 NW 43rd Street
Gainesville, FL 32606

RE: 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site, Alachua County Environmental Resources Assessment

Dear Christopher:

This letter report and attachments are Creative Environmental Solutions, Inc. (CES) Environmental Resources Assessment of the 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood site. The study site is in Alachua County, Florida in Sections 3 and 10, Township 8 South, Range 18 East.

The following are attachments to this report:

Figure 1: Vicinity Aerial
Figure 2: Quad Map
Figure 3: Habitat Map
Figure 4: Listed Species Map
Figure 5: Soil Map
Figures 6 and 6B: Historical Aerials
Figure 7: Wetland Delineation Map
Figure 8: Flood Map
Figure 9: Topo Map
Figure 10: Parcels Map
Figure 11: Site Photos
Figure 12: FNAI Report
Table 1: Probability of Occurrence of Listed Wildlife Species
Alachua County Environmental Resources Assessment Checklist
Literature Reviewed

CES completed the assessment of the referenced site in accordance with Alachua County Environmental Resources Assessment Checklist requirements, a copy of which is attached. Our study identified and mapped habitat communities, and the use and/or likely presence of fauna or flora species listed as endangered, threatened, or species of special concern by either federal or state agencies. The listed species study was preliminary and an overview, and was not a complete study for any one listed fauna or flora species. The report provides confirmation of the presence of listed fauna or flora species encountered and/or the likelihood of fauna and flora species occurring on the site at the time of the inspection(s), based on known habitat preferences and geographical distribution.

The site inspections were conducted on May 5, 2021, June 11, 2021 and July 12, 2021.

The following outlines the checklist and provides discussion on each issue:

HABITAT CHARACTERIZATION

Site Overview

The site abuts silvercultural property to the west, rural residential to the north, NW 140th Street (CR 241) and residential developments to the east, and US 441 and commercial developments to the south. Based on Figures 6 and 6B and the site inspections, the site has been historically used for silvercultural and agricultural uses for many years (80 year at least). A habitable house and two old barns exist on the site. Most of the site was in planted pines before timbering took place between 2014 and 2019.

Land Covers

Eight (8) land covers were identified within the study site in accordance with the Florida Land Cover Classification System (FLCCS), (Sept. 2018). These land covers are delineated on Figure 3.

These land covers were:

CLC Class[1]	Habitat Type	Ac.
1110	Upland Hardwood Forest	32.0
1400	Mixed Hardwood-Pine	21.0
1831	Rural Open	14.0
1832	Rural Structure (Driveway, House, Barn)	12.0
1870	Extractive (Clay Pit)	3.8
2123	Floodplain Marsh	0.2
183312	Former Hay Field (Old-field Successive)	70.0
183332	Coniferous Plantations (Clear-cut)	225.0
	Total	378.0

Surface Waters (ponds, lakes, streams, springs, etc.)

No surface waters exist on the site, although a small (0.2± acre) floodplain marsh (see Photo 6) encroaches the site along its west boundary. This marsh is further discussed in the Wetlands portion of the report below.

Wetlands

2123: Floodplain Marsh

A small portion (0.2± acre) of a floodplain marsh (see Photo 6) encroaches the site along its west boundary. This area was disturbed from recent logging activities. This area is a portion of a larger marsh system created by tail-waters from a nearby creek (Mill Creek) west of the site.

Dominant vegetation in the onsite and offsite portions of this area consisted of Bahiagrass (*Paspalum notatum*) stressed from recent water inundation, buttonweed *(Diodia virginiana*), flatsedge (*Cyperus haspan*), smartweed (*Polygonum punctatum*), maidencane (*Panicum hemitomon*), dog fennel (*Eupatorium spp.*) and soft-rush (*Juncus effusus*). CES flagged the wetland lines on the project site per Chapter 62-340, Florida Administrative Code. Onsite and adjacent wetland delineations are shown on Figure 7.

Uplands

1110: Upland Hardwood Forest

Dominant trees in this area consisted of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), sweet gum (*Liquidambar styraciflua*), black cherry(*Prunus serotina*), water oak (*Quercus nigra*), and

magnolia (*Magnolia grandifolia*). Green briar (*Smilax spp*.), grapevine (*Vitis spp.*), and beautybush (*Callicarpa americana*), Carolina cherry laurel (*Prunus caroliniana*), and hog plum (*Prunus umbellata*) were dominant ground and shrub cover species.

1400: Mixed Hardwood-Pine
Dominant trees in this area consisted of loblolly pine (*Pinus taeda*), laurel oak, live oak, sweet gum, black cherry, water oak and magnolia. Green briar, grapevine, and beautybush were dominant ground and shrub cover species.

1831: Rural Open
This area was disturbed from past land uses. The vegetation was dense ground cover mainly consisting of Bahiagrass, blackberry, grapevine, hairy indigo (*Indigofera hirsuta*), showy rattlebox (*Crotalaria spectabilis*), ragweed (*Ambrosia artemisiifolia*), beggarticks (*Bidens alba*) and broomsedge (*Andropogon spp.*).

1832: Rural Structure (Driveway, House, Barn)
A house and an old barn are in this area. Vegetation in the open areas mainly consisted of laurel oak, live oak and Bahiagrass. A potable well and septic system are within this area.

1870: Extractive (Clay Pit)
A 3.8± acre apparent clay pit was observed in the southeast portion of the site. Based on Figures 6 and 6B, the pit was excavated in 2007 for construction material for adjacent residential and commercial (Lowes) developments.

434: Upland Hardwood-Pine Mixed
Dominant trees in this area consisted of sweet gum, laurel oak, water oak, live oak, loblolly pine and magnolia (*Magnolia grandifolia*). Saw palmetto (*Serenoa repens*), green briar (*Smilax spp*.), grapevine, and beautybush (*Callicarpa americana*) were dominant ground and shrub cover species.

183312: Former Hay Field (Old-field Successive)
Two former apparent hay field areas were noted on the site. It appeared, based on Figures 6 and 6B and the site inspections, these areas have been out of use since approximately 2018. Dominant vegetation in this area consisted of Bahiagrass, Bernudagrass, dog fennel, blackberry, and beggertick.

183332: Coniferous Plantations (Clear-cut)
This land cover made up the major portion of the site. Based on Figures 6 and 6B and the site inspections, clear-cutting of this land cover type occurred between 2014 and 2019. This area is very disturbed with a dense dominant vegetative cover of catbriar, dog fennel, grapevine, and groundsel tree (*Baccharis halimifolia*) as well as sweet gum, laurel oak, blackcherry, Chinese tallow (*Sapium sebiferum*), and Chinaberry (*Melia azedarach*) saplings.

Non-native Invasive Species
Our inspection included identifying and estimating percent coverage non-native invasive plants species listed by the Florida Exotic Pest Plant Council (FLEPPC). A copy of the list can be found at:

http://www.fleppc.org/list/list.htm

The following defines Categories I and II per FLEPPC:

CATEGORY I
Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives.

CATEGORY II
Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species.

The following is a list of non-native plants observed on the site and FLEPPC Category designation:

Non-native Invasive Plants Observed on the Site			
Common Name	**Latin Name**	**Listed**	**Comment**
Chinaberry	*Melia azedarach*	II	Found scattered within clear-cut area. Estimated Coverage: <2%)
Air-potato	*Dioscorea bulbifera*	I	Found scattered throughout the site. Estimated Coverage: <3%)
Silktree	*Albizia julibrissin*	I	Found scattered throughout the site. Estimated Coverage: <1%)
Chinese tallow	*Sapium sebiferum*	I	Found scattered within clear-cut area. Estimated Coverage: <1%)
*Listed by the FLEPPC I = Category I, II Category II, NL = Not Listed			

Surface Water or Wetland Buffers
Surface water and wetland buffers will be established in accordance with county and state regulations.

Floodplains (100-year)
According to a Alachua County Department of Growth Management Wetlands and Floodplains map (Figure 8), floodplain exist along the western boundary of the site and in the souther portion of the site.

Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
The site is not within or near a Special Area Study Resource Protection Area.

Strategic Ecosystems (within or adjacent to mapped areas)
The site is not within or adjacent to a Strategic Ecosystem.

Significant Habitat (biologically diverse natural areas)
The site is not within or adjacent to Significant Habitat (biologically diverse natural areas).

Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)

No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey of potential onsite GT habitats, we estimate 6.8 (7) GTs inhabit the site. Figure 4 summarizes the gopher tortoise survey on the site. A copy of a FNAI report is attached. A table listing the estimated probability of occurrence with comments of the listed fauna species is attached as Table 1.

Recreation/Conservation/Preservation Lands
The site is not within or adjacent to Recreation/Conservation/Preservation Lands.

Significant Geological Features (caves, springs, sinkholes, etc.)
No Significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site. A sinkhole was observed adjacent to the southwest corner of the site. Figure 3 shows the location of the sinkhole.

High Aquifer Recharge Areas
According to a Alachua County Aquifer Recharge Area map, the site is within a "Perforated" zone. No surface features indicating a direct connection to the Floridan aquifer were observed on the site during the inspections.

Wellfield Protection Areas
The site is not within a Wellfield Protection Area.

Wells
A residential or private well exists on the site adjacent to the house. A septic system also exists in this area.

Soils
The following table summarizes onsite soil series, acreage and percentage of each soils series on the site, and their descriptions:

Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fs, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

A soil map is attached as Figure 5.

Mineral Resource Areas
According to Alachua County Comprehensive Plan, the site is not within a mineral resource area.

Topography/Steep Slopes
According to a Alachua County Department of Growth Management topographical map (Figure 9) at 2 foot intervals, elevations on the site range from approximately 162 feet in the northeastern portion of the site to 45 feet in the southwestern portion of the site. Based on Figure 9, the general flow of surface waters on the site would be to the west and southwest towards Mill Creek.

Historical and Paleontological Resources
No cultural sites or other historical/archaeological resources are recorded on or immediately adjacent to this property. No evidence was observed of human burials, middens, old building sites or other evidence that historical or archaeological sites exist on the site.

Hazardous Materials Storage Facilities and Contamination (soil, surface water, ground water)
No evidence was observed of hazardous material storage or facilities exist or existed on the site. Based on historical aerial review, no red-flag warnings of the site being used for hazardous material storage, production, or use was discerned. Copies of historical aerials is attached as Figures 6 and 6B. No evidence of contaminated soils, surface water, or groundwater was observed during the site inspection.

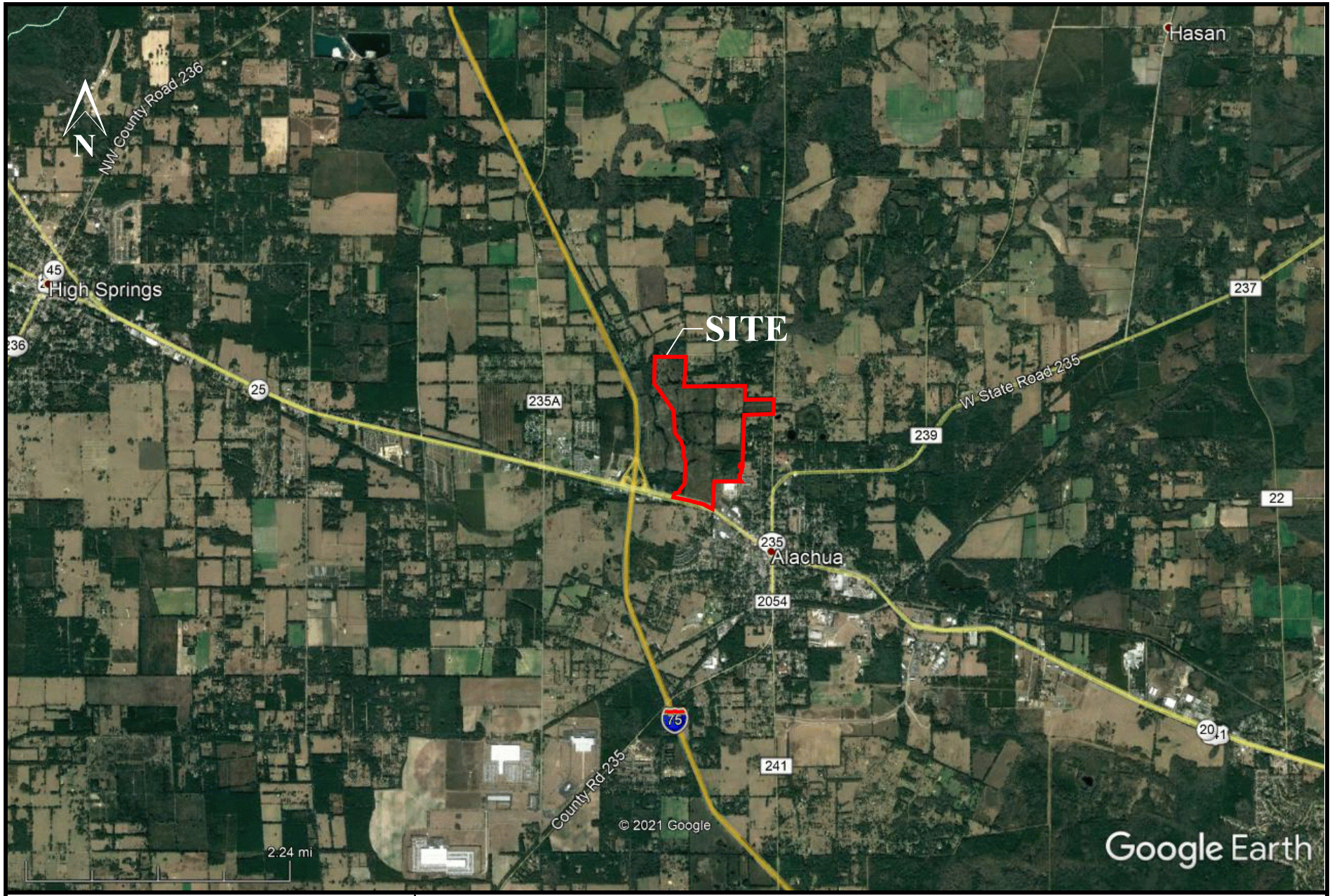
We appreciate the opportunity to provide our services. If you have any questions, please contact me.

Sincerely,

George Foster
President

Tel: 352.796.3374 ● Fax: 352.796.2449
info@creativeenvironmental.com

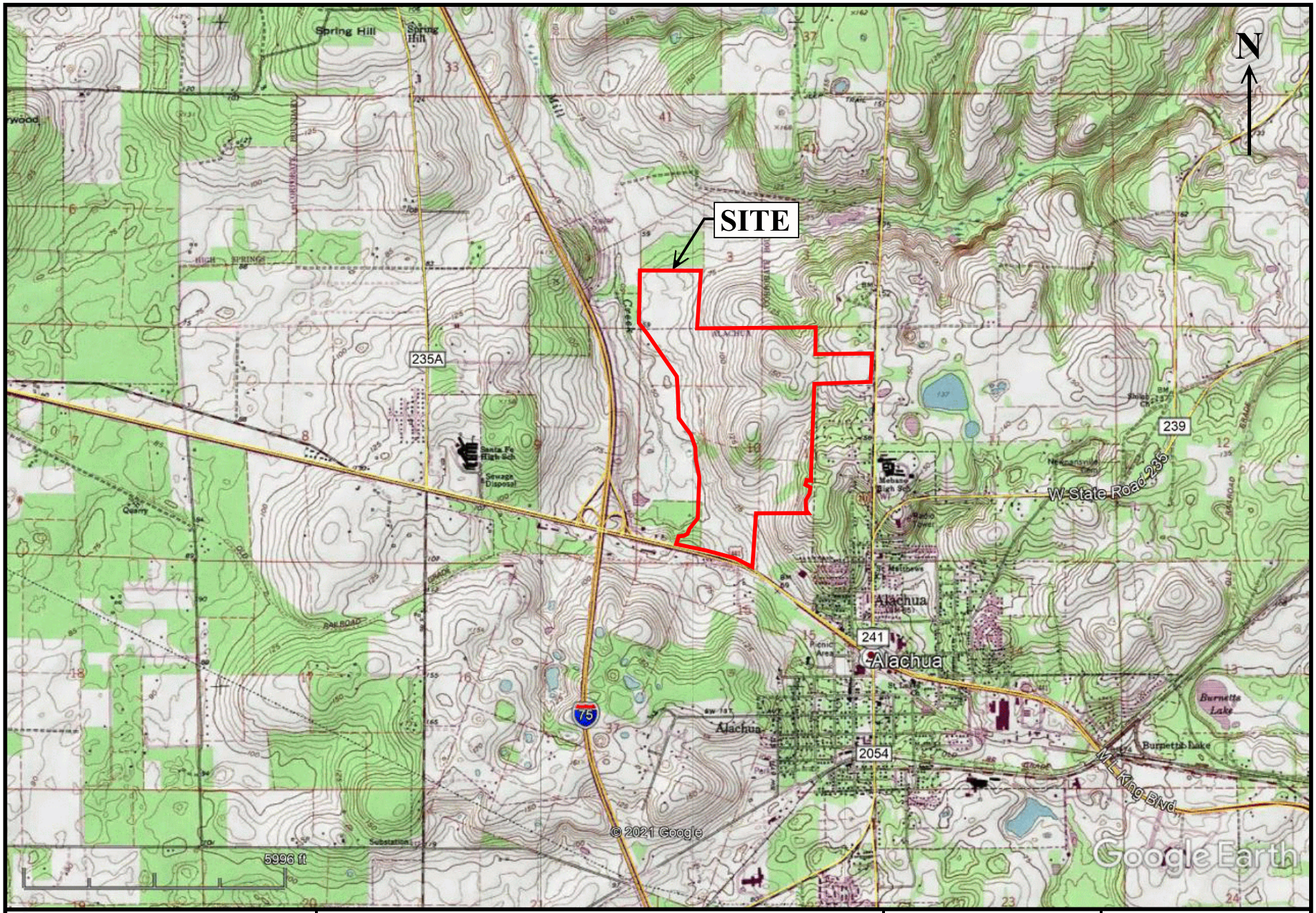
Figures



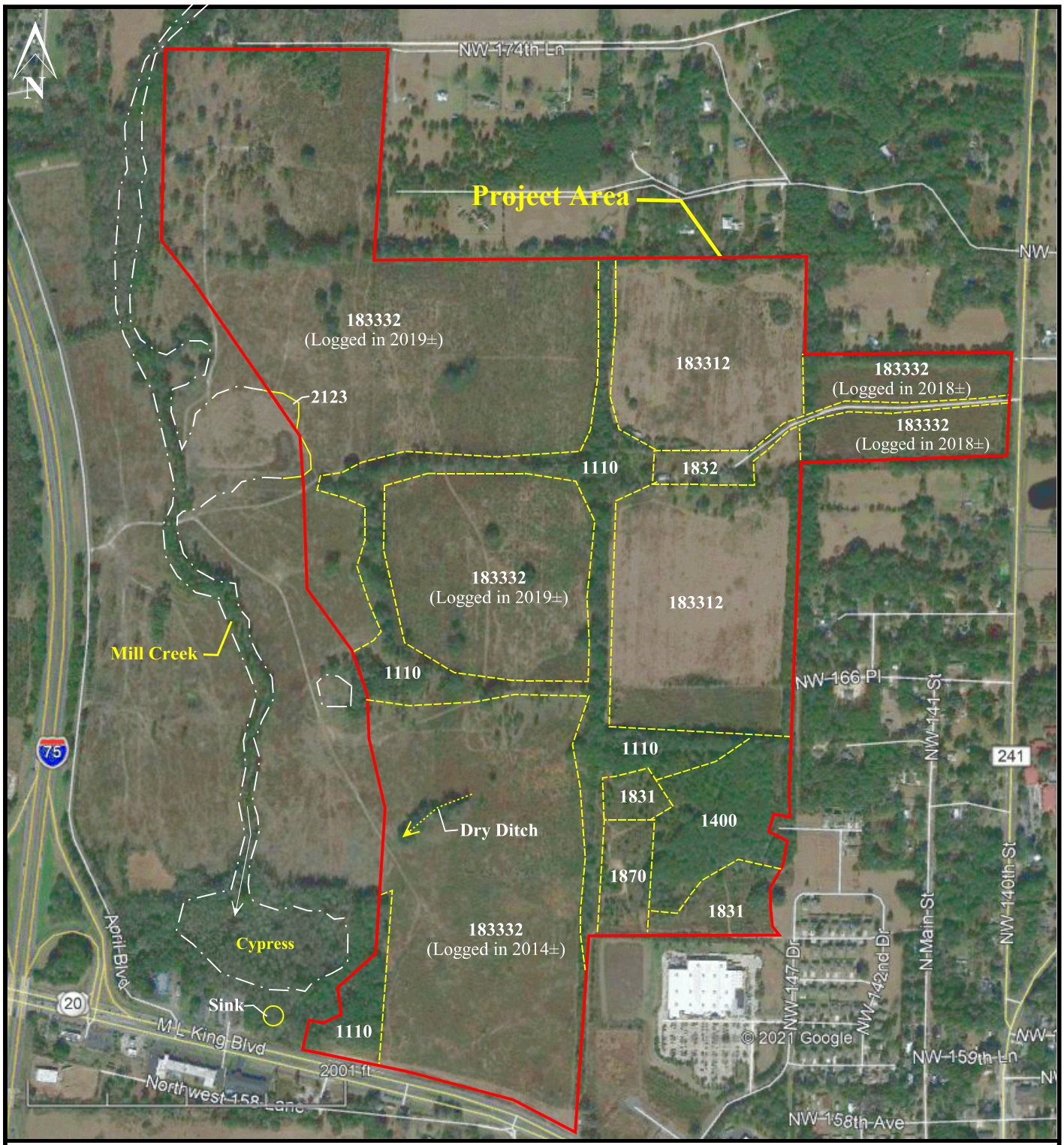
Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 1: Vicinity Aerial



Creative Environmental Solutions, Inc. Engineers, Environmental Scientists, and Geologists 700 Desoto Ave., Brooksville, FL 34601	*378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site* **Alachua County**	**High Springs and Alachua, Fla Quad Maps**	**Figure 2: Quad Map** Sec 3 & 10 , T8-S, R-18E



CLC	Class[1]	Habitat Type	Ac.
1110		Upland Hardwood Forest	32.0
1400		Mixed Hardwood-Pine	21.0
1831		Rural Open	14.0
1832		Rural Structure (Driveway, House, Barn)	12.0
1870		Extractive (Clay Pit)	3.8
2123		Floodplain Marsh	0.2
183312		Former Hay Field (Old-field Successive)	70.0
183332		Coniferous Plantations (Clear-cut 2014-19)	225.0
		Total	378.0

1. The Florida Cooperative Land Cover Map, (Sept. 2018)

LEGEND

CLC Code

Habitat Delineation

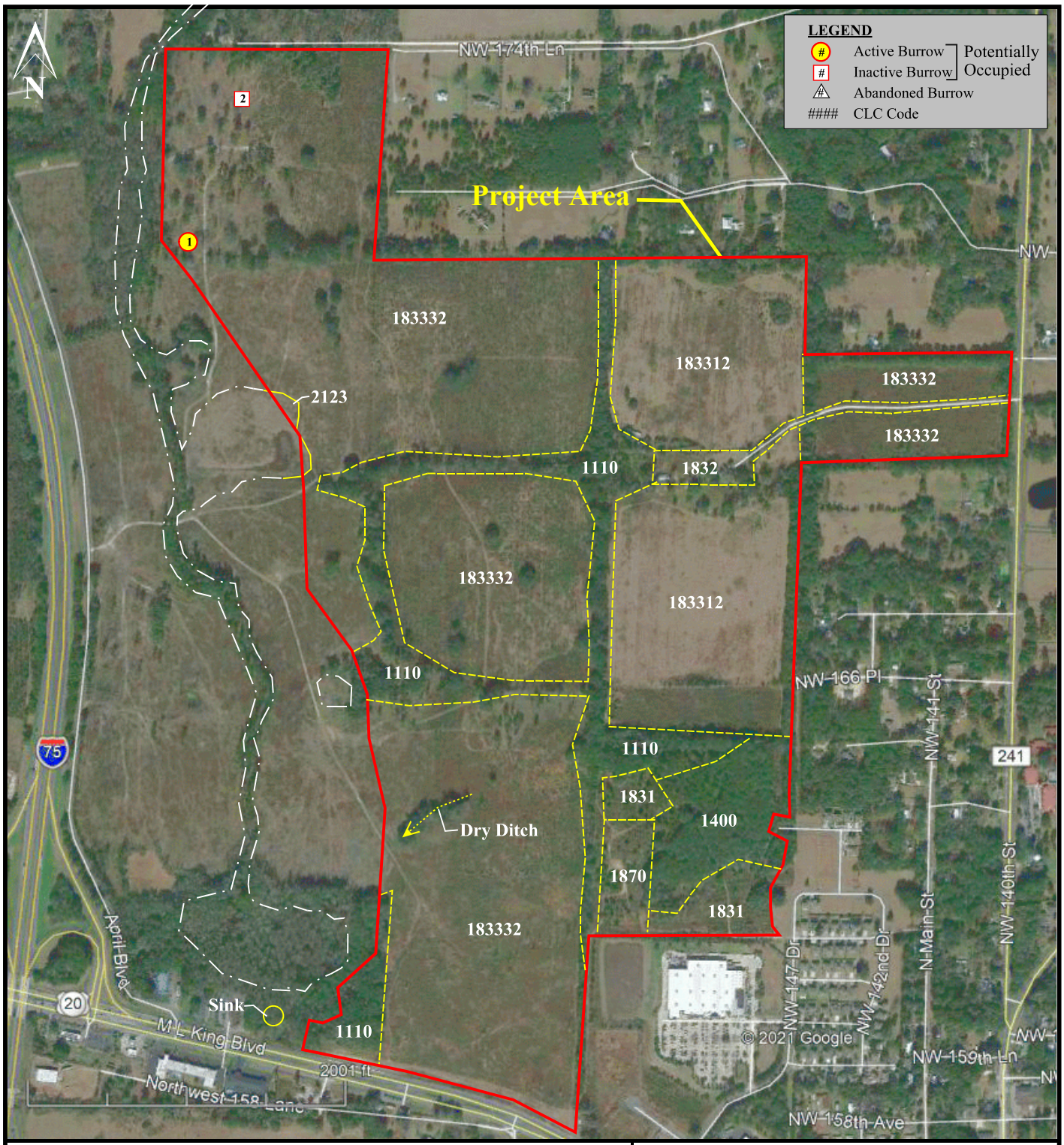
Flagged Wetland Line

Offsite Wetland Line

Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 3 Habitat Map
Image Date: 1/18/21



GOPHER TORTOISE SURVEY RESULTS

CLC Class[1]	Habitat Type	Ac.	%Cover	Sample Ac	POB[2]	GTs[3]	GT/Ac	GTs[4]
1110	Upland Hardwood Forest	32.0	15	4.8	0	0	0	0
1400	Mixed Hardwood-Pine	21.0	15	3.2	0	0	0	0
1831	Rural Open	14.0	15	2.1	0	0	0	0
1832	Rural Structure	12.0	100	12.0	0	0	0	0
1870	Extractive (Clay Pit)	3.8	100	3.8	0	0	0	0
2123	Floodplain Marsh	0.2	0	0	0	0	0	0
183312	Former Hay Field	70.0	15	10.5	0	0	0	0
183332	Coniferous Plantations	225.0	15	33.8	2	1	0.03	6.8
	Total	378.0	NA	NA	NA	NA	NA	6.8

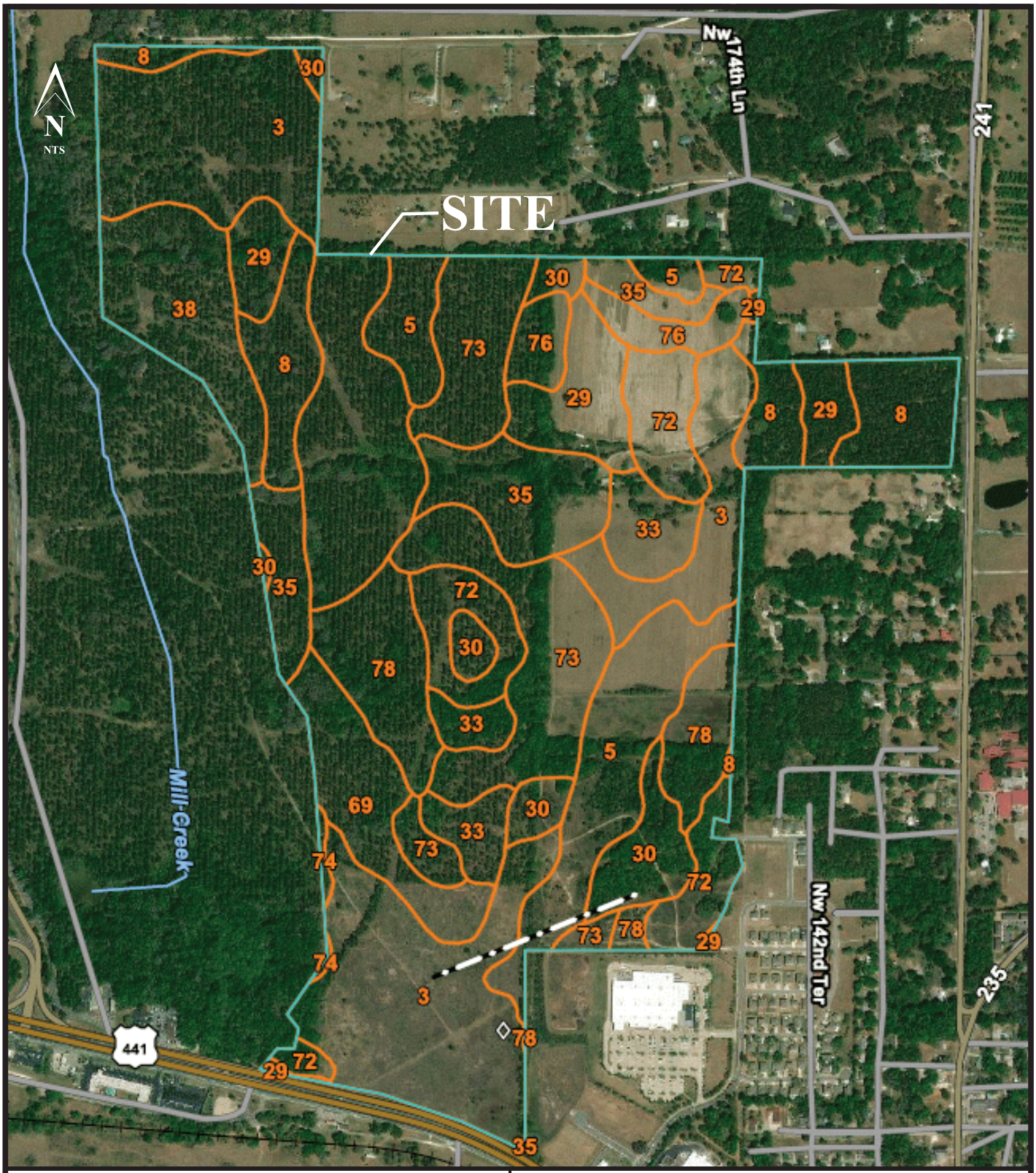
Survey Summary:
The site was inspected on 5/521, 6/11/21, and 7/12/21. No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey (see table) of potential onsite GT habitat, we estimate 6.8 (≈7) GTs inhabit the site.

Table Footnotes:
1. The Florida Cooperative Land Cover Map, (Sept. 2018)
2. Potentially Occupied Burrow (Active and Inactive Burrows)
3. PO Burrows X 0.5 = Estimated GTs
4. Estimated Number of GTs Extrapolated Over Habitat

Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 4 Listed Species Map
Image Date: 1/18/21



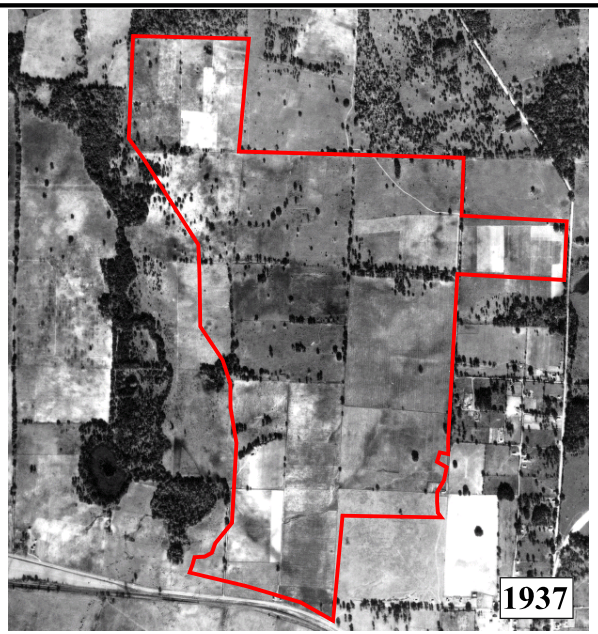
Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fine sand, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA

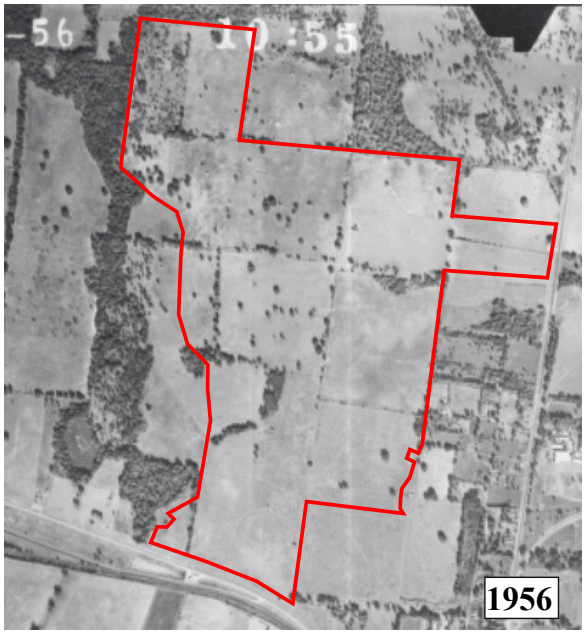
Soil I.D.	Name	Ac.	Description
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

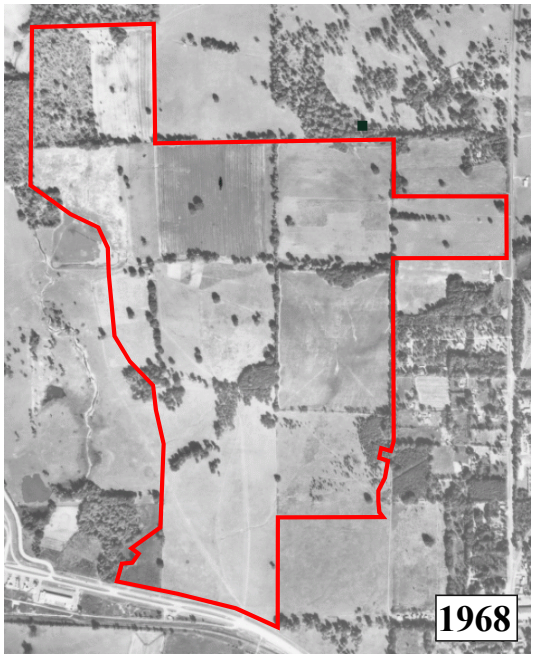
Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

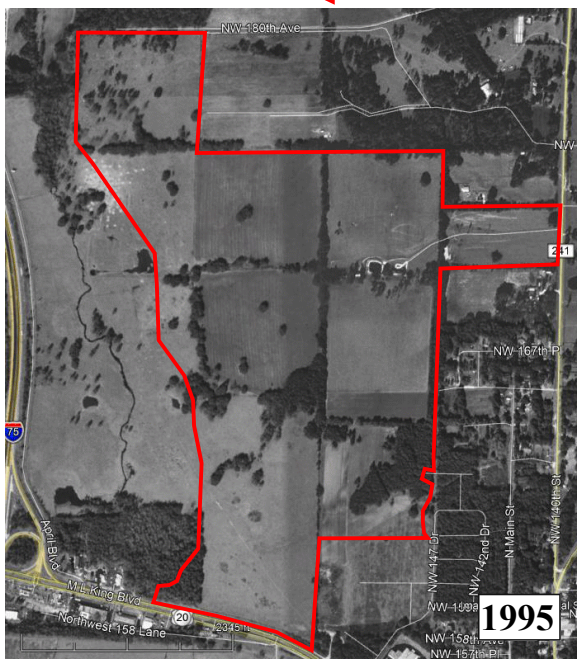
378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

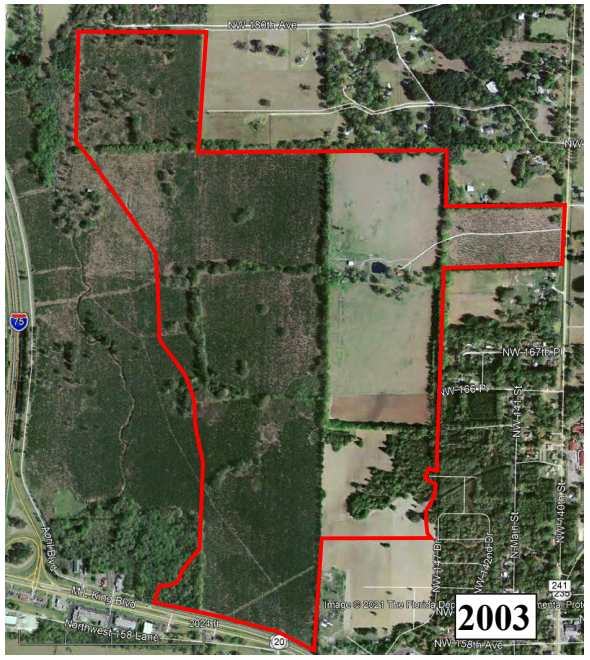
Figure 5: Soil Map
From USDA Web Soil Survey
http://websoilsurvey.nrcs.usda.gov







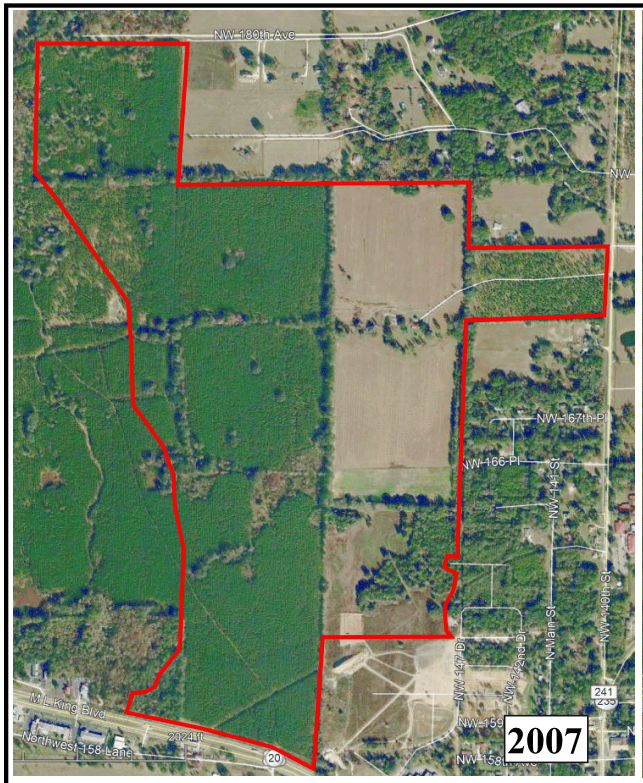


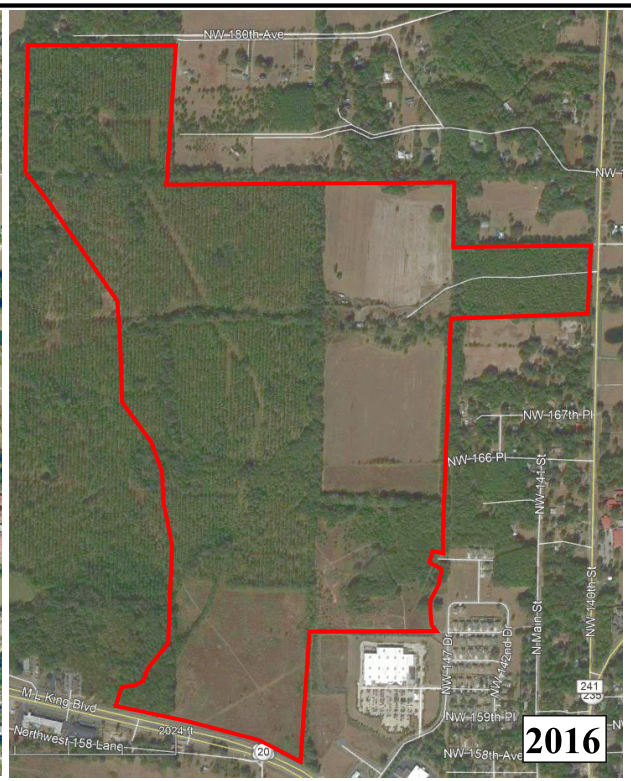


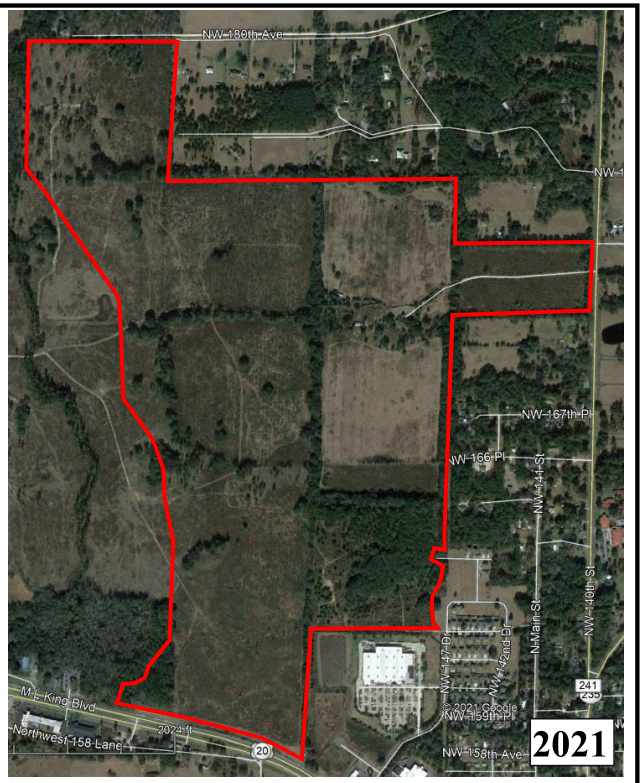
Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
611 N. Broad Street • Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 6 Historical Aerials
Images From: The University of Florida Map & Digital Imagery Library and Google Earth



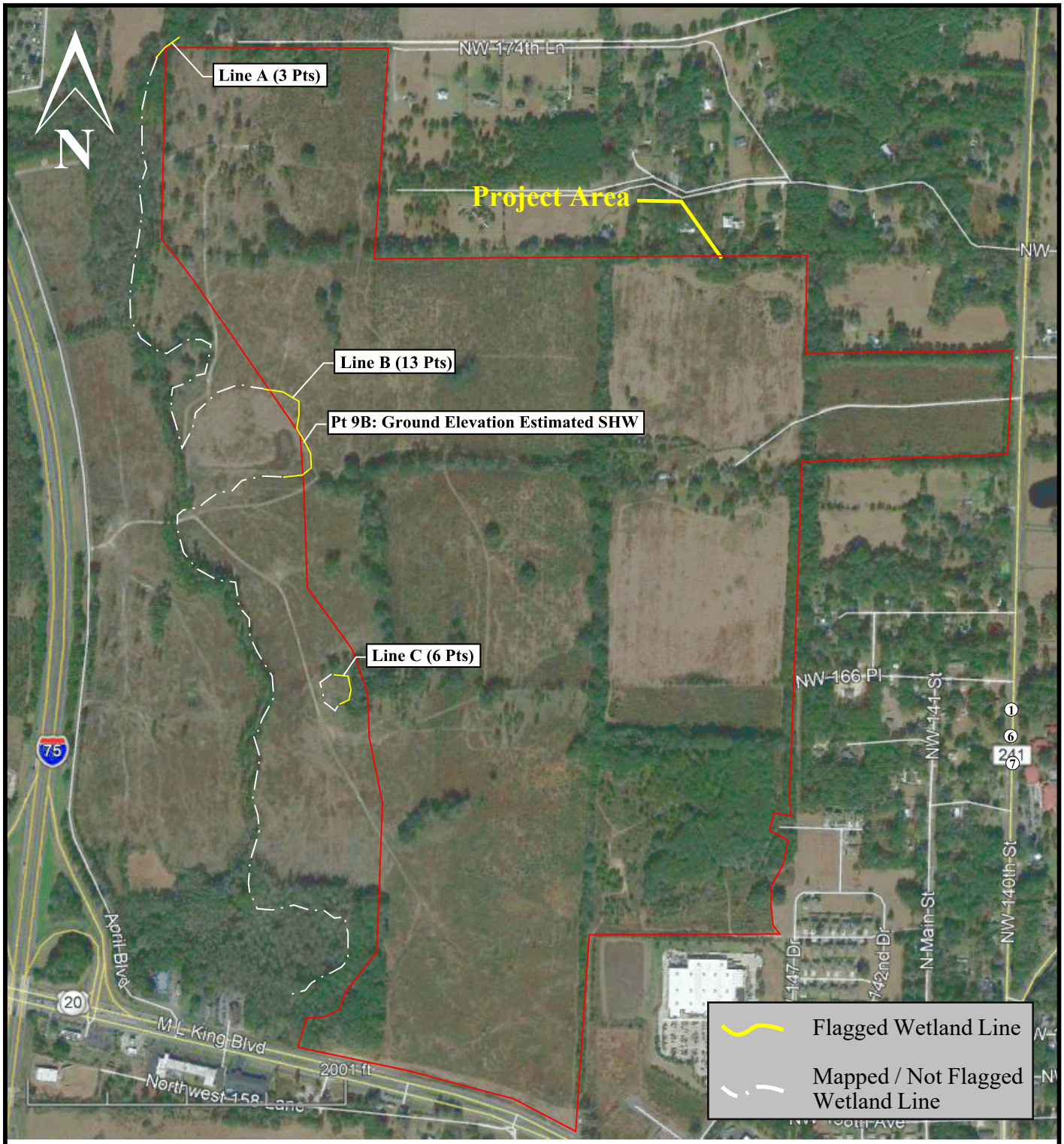




Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
611 N. Broad Street • Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 6B Historical Aerials
Images From: The University of Florida Map & Digital Imagery Library and Google Earth

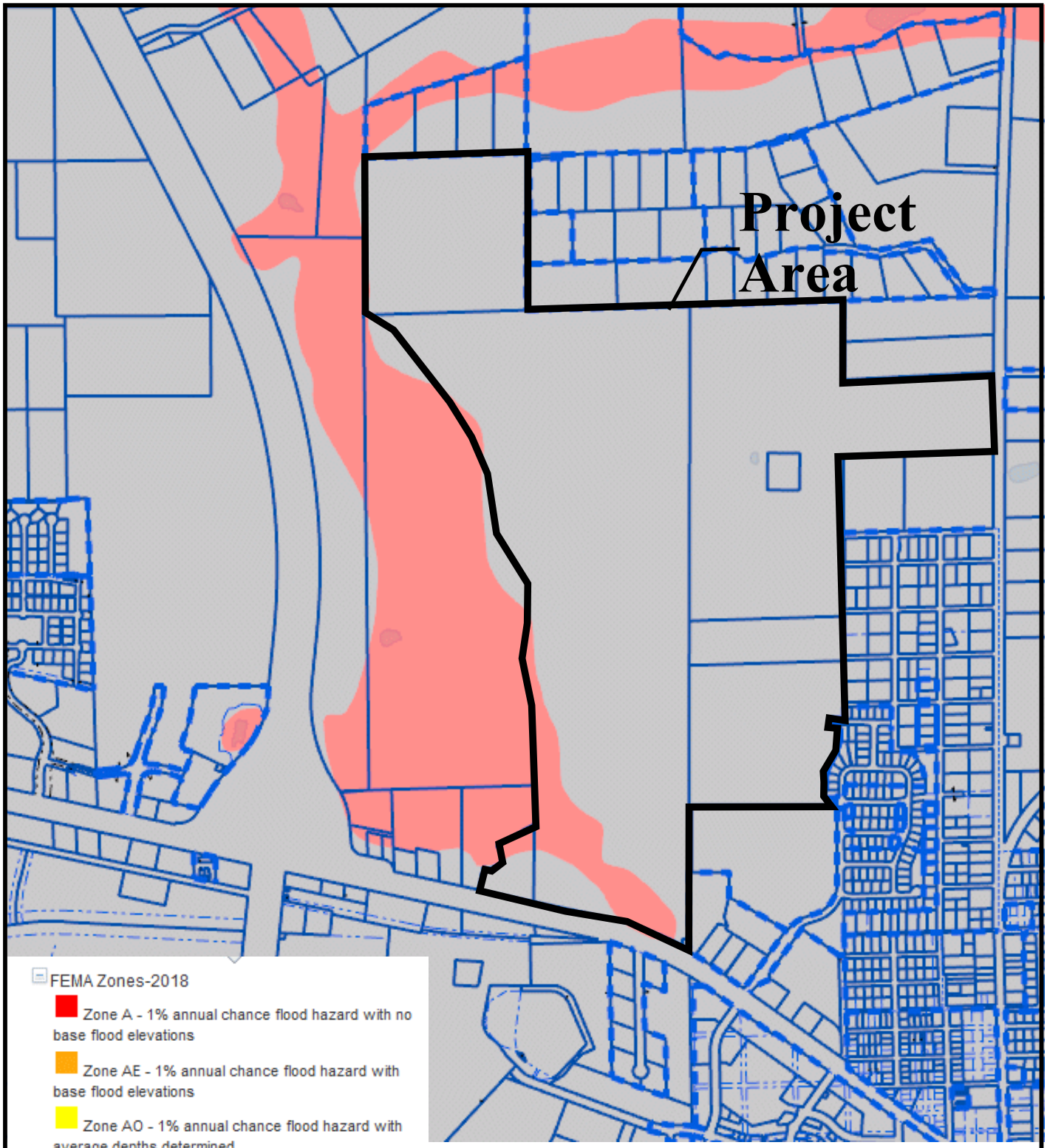


Wetland Delineation Notes:
Wetland lines were delineated on 6/11/21. The wetland lines were marked with orange ribbons.

Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
611 N. Broad Street • Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

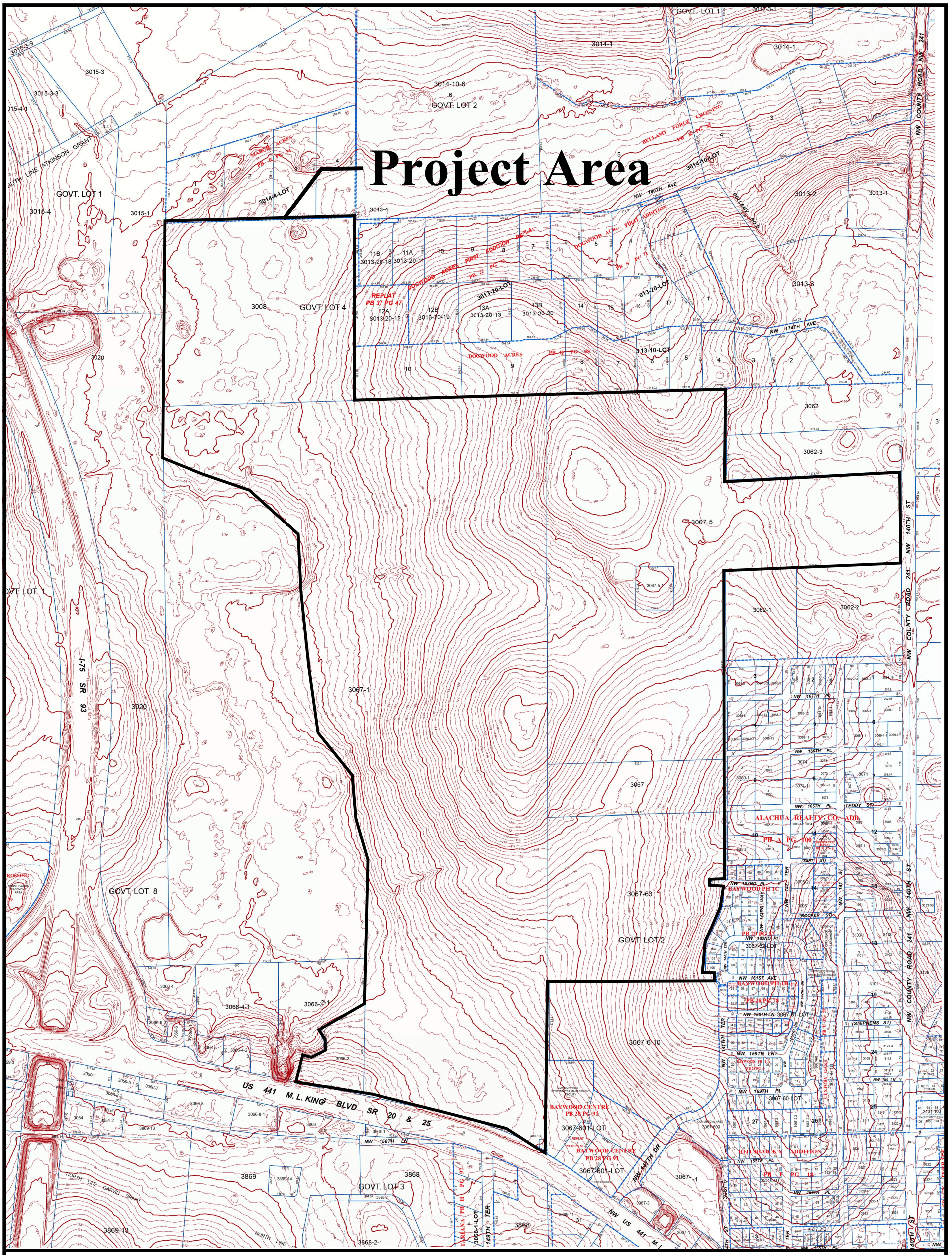
Figure 7: Wetland Delineation Map
Image Date: 1/18/21

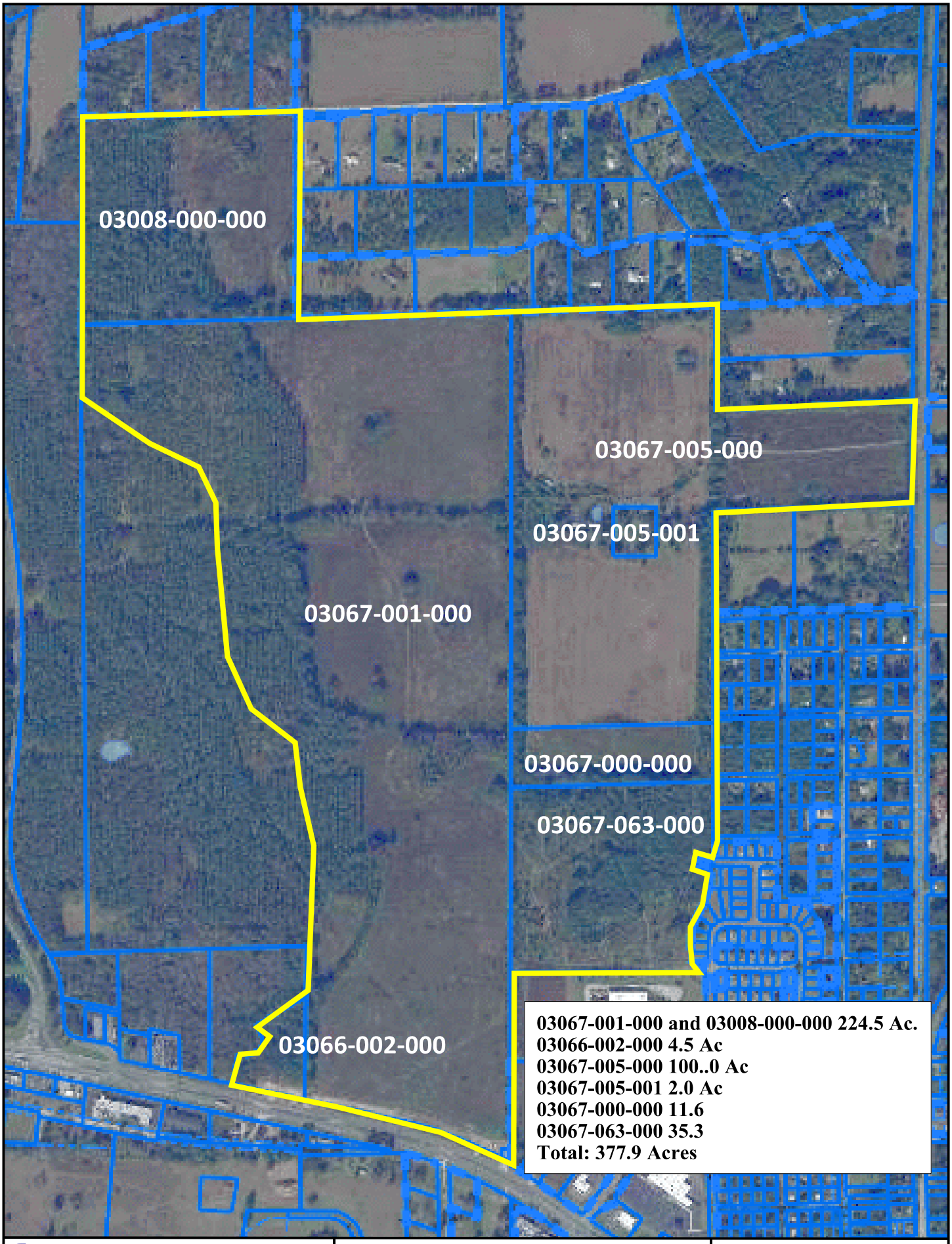


Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 8: Flood Map


Project Area
GOVT. LOT 1
GOVT. LOT 2
GOVT. LOT 4
GOVT. LOT 8
GOVT. LOT 3
3014-1
3014-10-6
3014-4-LOT
3015-1
3015-3
3015-3-3
3015-3-9
3015-4
3013-4
3013-2
3013-1
3013-8
3008
3020
3062
3062-3
3062-1
3062-2
3067-5
3067-5-1
3067-1
3067
3067-63
3067-62-LOT
3067-6-10
3066-4-1
3066-2-1
3066-2
3066-4
3066-6-2
3066-5
3066-4-2
3066-8
3066-8-1
3066-1
3059-1
3059-5
3066-7
3066-8-2
3054
3054-2
3869-13
3869
3869-14
3868
3868-2
3868-1-LOT
3869-11
3067-1
3067-3
3067-601-LOT
3067-60-LOT
3067-6-LOT
3067-1-5
3067-1-LOT
3067-3-2
3067-1-1
3067-2
3067-2-1
3067-2-2
3067-1-2
3067-1-3
3067-1-4
3067-1-6
3067-1-7
3067-1-8
3067-1-9
3067-1-10
3067-1-11
3067-1-12
3067-1-13
3067-1-14
3067-1-15
3067-1-16
3067-1-17
3067-1-18
3067-1-19
3067-1-20
3067-1-21
3067-1-22
3067-1-23
3067-1-24
3067-1-25
3067-1-26
3067-1-27
3067-1-28
3067-1-29
3067-1-30
3067-1-31
3067-1-32
3067-1-33
3067-1-34
3067-1-35
3067-1-36
3067-1-37
3067-1-38
3067-1-39
3067-1-40
3067-1-41
3067-1-42
3067-1-43
3067-1-44
3067-1-45



Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 10: Parcels Map

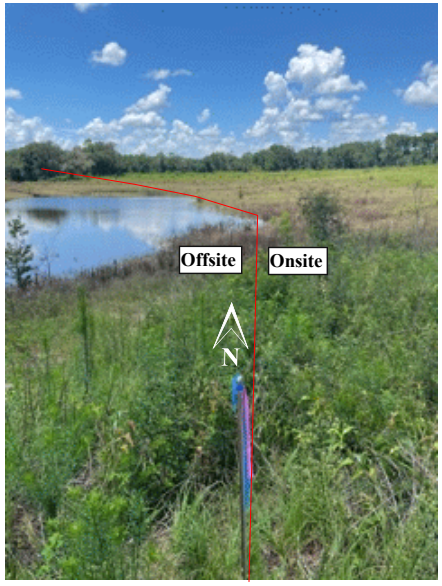
1.Typical upland onsite hardwood forest

2. Typical former onsite hay field

3. Typical onsite clear-cut planted pine habitat with successive hardwood species

4. Typical onsite clear-cut pine habitat

5. Offsite clear-cut pine floodplain to west of site



6. Where floodplain marsh encroaches site.

7. Typical former onsite hay field

8. An onsite bush-hog trail through clear-cut planted pine habitat

Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 11 Site Photos

Imagte Date: 7/12/21

Table 1: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FWC/USFWS[1]	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Little Blue Heron	*Egretta caerulea*	SSC/---		X		Feeding habitat present in wetlands. Not typical nesting habitat (estuarine)
Tricolored Heron	*Egretta tricolor*	SSC/---		X		Feeding habitat present in wetlands. Nesting usually occurs February through April. No shrub wetlands onsite, preferred nesting habitat.
FL. Sandhill Crane	*Grus canadensis pratensis*	T/--		X		Feeding habitat present in wetlands. Nesting usually occurs January through May. No nests observed. No marsh onsite, preferred nesting habitat. Lake Lona water levels probably fluctuates too much for nesting.
Wood Stork	*Mycteria americanca*	E/E		X		Feeding habitat present in wetlands. Wetland areas not for nesting, prefer cypress and mangrove. Nesting usually occurs November through April.
Southeastern Amer. Kestrel	*Falco sparverius paulus*	T/--		X		The open areas (hay field and timbered pine areas) could provide habitat for this species. No kestrels or potential nest sites were observed on or adjacent the site.
Bald Eagle	*Haliaeetus leucocephalus*	NL/NL		X		Potential nesting and feeding habitat present. No nest observed. Closest recorded eagle nest is over 3 miles from the site.
MAMMALS						
Sherman's Fox Squirrel	*Sciurus niger shermani*	SSC/--		X		Somewhat preferred habitat present. None observed.
REPTILES						
Eastern Indigo Snake	*Drymarchon corais couperi*	T/T		X		Potential habitat present, gopher tortoise burrows present, a known retreat. Reclusive.
Gopher Tortoise	*Gopherus polyphemus*	T/--	X			Tortoise burrows noted onsite.
Florida Pine Snake	*Pituophis melanoleucus m.*	SSC/--		X		Marginal onsite habitat. Pocket gopher activity noted onsite, a preferred prey.
Short-tailed Snake	*Stilosoma extenuatum*	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	*Rana capito aesopus*	SSC/--		X		Tortoise burrows onsite, known preferred dwelling. None seen at entrances.

1. FWC = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern, NL = Not listed / de-listed, but protected.

Fig 12 FNAI Biodiversity Matrix

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

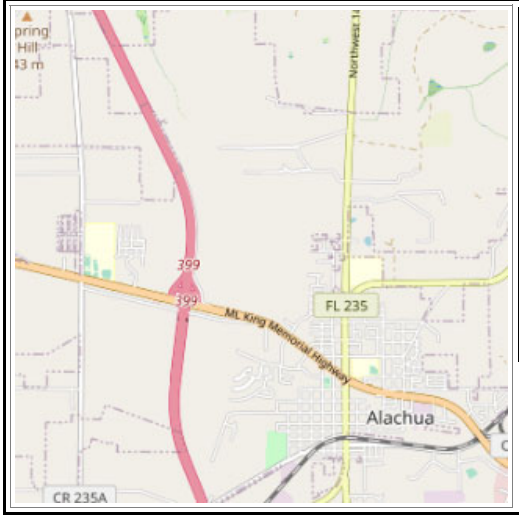
UNOFFICIAL REPORT

Created 7/18/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 24587 , 24588



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24587

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24588

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 24587 , 24588

27 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Aquatic cave	G3	S3	N	N
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC

Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Hartwrightia floridana Hartwrightia	G2	S2	N	T
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Podomys floridanus Florida Mouse	G3	S3	N	SSC
Procambarus pallidus Pallid Cave Crayfish	G2G3	S2S3	N	N
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

Literature Reviewed

Ashton, R.E. and Moler, P.E. (1992). *Rare and Endangered Biota of Florida: Volume III. Amphibians and Reptiles*. Gainesville, FL: University Press of Florida.

Barnwell, Mary (June 2003). *Chassahowitzka Black Bear Study Stats and Summary*. Southwest Florida Water Management District. Brooksville.

Behler, John L. and King, L. Wayne (1992). *The Audubon Society Field Guide to North American Reptiles and Amphibians*. Alfred A. Knopf, Inc. New York.

Bell, R.C. and Taylor, B.J. (1982). *Florida Wild Flowers and Roadside Plants*. Chapel Hill: Laurel Hill Press.

Cox, James, Kautz, Randy, MacLaughlin, Maureen, and Gilbert, Terry. *Closing the Gaps in Florida's Wildlife Habitat Conservation System.* 1994.

Department of the Army. *Corps of Engineers Wetlands Delineation Manual*. (1987). Vicksburg, MS: Environmental Laboratory.

FFWCC - Florida Fish and Wildlife Conservation Commission. *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List,* (July 2009). http://myfwc.com/docs/WildlifeHabitats/Threatened_Endangered_Species.pdf

FFWCC (Aug. 2003) Florida Fish and Wildlife Conservation Commission. Management Plan Red-cockaded Woodpecker, *Picoides borealis.* http://myfwc.com/media/214360/RCW.pdf

FFWCC (2004), Florida's Breeding Bird Atlas: a collaborative study of Florida's birdlife, http://www.wildflorida.org/bba/maps.htm

FFWCC - Florida Fish and Wildlife Conservation Commission. Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated For Large-Scale Development in Florida (Dec 1987). Technical Report #4.

FFWCC - Florida Fish and Wildlife Conservation Commission. Website information on Burrowing Owls (*Athene cunicularia floridana*). http://myfwc.com/WILDLIFEHABITATS/BirdSpecies_BurrowingOwl.htm

FFWCC - Florida Fish and Wildlife Conservation Commission. Gopher Tortoise Permitting Guidelines (*Gopherus polyphemus*, April 2008 (Revised April 2009). http://www.myfwc.com/docs/LicensesPermits/PW_GopherTortoisePermitGuidelines.pdf

FFWCC Eagle Nest Locator: http://myfwc.com/eagle/eaglenests/#criterialocator

FGFWFC - Florida Game and Fresh Water Fish Commission. *Florida Atlas of Breeding Sites for Herons and Their Allies*. Nongame Wildlife Program, Technical Report No. 10. September 1991.

FDOT - Florida Department of Transportation. *Florida Land Use, Cover and Form Classification System*. (second addition), September, 1985.

FNAI - Florida Natural Areas Inventory Internet Data. *Matrix of Habitat and Distribution of Rare/Endangered Species in Sumter County, Florida*.

Fritzpatrick, John W., Woolfenden, Glen E. and Kopeny, Mark T. *Ecological and Development-Related Habitat Requirements of the Florida Scrub Jay (Aphelocoma coerulescens coerulescens)*. Nongame Wildlife Program, Technical Report No. 8. April 1991.

Godfrey, R.K. and Wooten, J.W. (1981). *Aquatic and Wetland Plants of the Southeastern United States*. Athens, GA: The University of Georgia Press.

Hersom, Matt. University of Florida IFAS Extension. Publication ID: AN 155. May 2011. http://edis.ifas.ufl.edu/pdffiles/AN/AN15500.pdf

Kale, H.W. and Maehr, D.S. (1990). *Florida's Birds: A Handbook and Reference*. Sarasota, FL: Pineapple Press.

Lakela, O. and Long R.W. (1976). Ferns of Florida: An Illustrated Manual and Identification Guide. Miami, FL: Banyan Books.

Larkin, Jeffery L., Maehr, David S., Hoctor, Thomas S., Orlando, Michael A. and Whitney, Karen. Landscape linkages and conservation planning for the black bear in west-central Florida. Animal Conservation (2004) 7, 112 C 2004, The Zoological Society of London. Printed in the United Kingdom. or <http://www.wildflorida.org/bear/Reports/Landscape_Linkages.pdf>

Moler, Paul E. *Home Range and Seasonal Activity of the Eastern Indigo Snake, Drymarchon corais couperi, in Northern Florida.*

National Audubon Society 2011. Important Bird Areas in the U.S. Myakka State Park Watershed http://iba.audubon.org/iba/profileReport.do?siteId=82

Niering, William A. The Audubon Society Nature Guides. *Wetlands*. 1989.

Stys, B. (1993). *Ecological and habitat protection needs of the southeastern American kestrel (Falco sparverius paulus) on large-scale development sites in Florida*. Florida Game and Fresh Water Fish Commission, Nongame Wildlife program Technical Report No. 13, Tallahassee, FL. 35 pp.

Stys, B. (1997). *Ecology of the Florida sandhill crane.* Florida Game and Fresh Water Fish Commission, Nongame Wildlife program Technical Report No. 15, Tallahassee, FL. 20 pp.

U.S. Fish & Wildlife Service. *Habitat Management Guidelines for the Bald Eagle in the Southeast Region*. Third Revision (January 1987) or internet site: http://www.fws.gov/northflorida/BAldEagles/bald-eagles.htm

Wunderlin, R.P. 1997. *Guide to the Vascular Plants of Florida*. A University of South Florida book.

Environmental Resources Assessment Checklist

Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
Website: https://growth-management.alachuacounty.us

Submit application to: **Development Review**
Tel. 352.374.5249
Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:
Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.
Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	☐	N/A	☒	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	☒	N/A	☐	Wetlands
Yes	☒	N/A	☐	Surface Water or Wetland Buffers
Yes	☒	N/A	☐	Floodplains (100-year)
Yes	☐	N/A	☒	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)
Yes	☐	N/A	☒	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	☐	N/A	☒	Significant Habitat (biologically diverse natural areas)
Yes	☒	N/A	☐	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	☒	N/A	☐	Non-native Invasive Species
Yes	☐	N/A	☒	Recreation/Conservation/Preservation Lands
Yes	☐	N/A	☒	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	☒	N/A	☐	High Aquifer Recharge Areas
Yes	☐	N/A	☒	Wellfield Protection Areas
Yes	☒	N/A	☐	Wells
Yes	☒	N/A	☐	Soils
Yes	☐	N/A	☒	Mineral Resources Areas
Yes	☐	N/A	☒	Topography/Steep Slopes
Yes	☐	N/A	☒	Historical and Paleontological Resources
Yes	☐	N/A	☒	Hazardous Materials Storage Facilities
Yes	☐	N/A	☒	Contamination (soil, surface water, ground water)

Signed: _____ **Project #:** _____ **Date:** 7/18/21

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx or contact ACEPD at (352) 264-6800.

TARA BAYWOOD PHASE 1

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:

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

Plat Book ____ , Page ____
Sheet One of Four

LEGAL DESCRIPTION - BY THIS FIRM

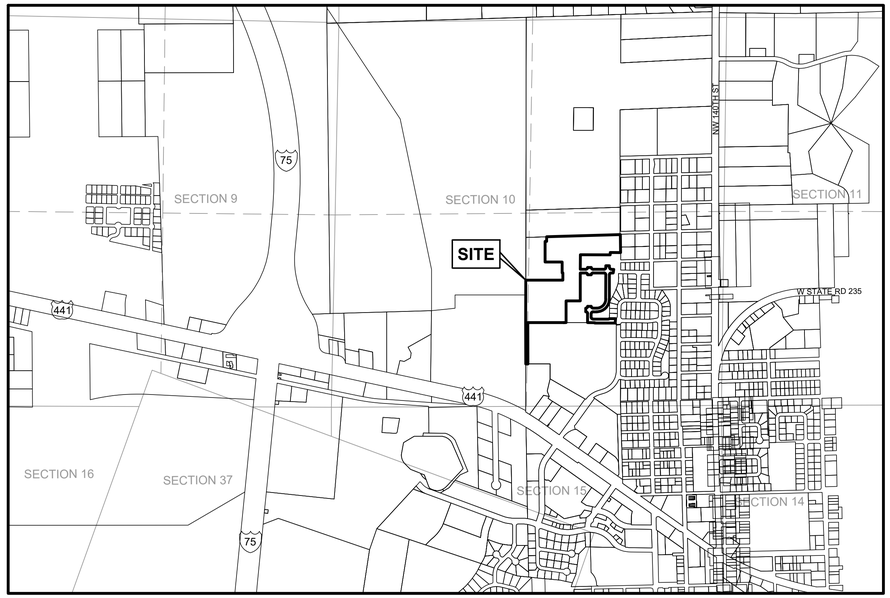
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°56'50" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BAYWOOD PHASE 1C A DISTANCE OF 85.50 FEET TO A NORTHWEST CORNER OF BAYWOOD PHASE 1B AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 04°52'19" WEST ALONG THE WEST LINE OF SAID PLAT OF BAYWOOD PHASE 1B A DISTANCE OF 60.27 FEET TO A SOUTHWEST CORNER OF SAID PLAT OF BAYWOOD PHASE 1B; THENCE DEPARTING SAID PLAT, RUN NORTH 89°54'58" WEST, A DISTANCE OF 280.91 FEET; THENCE RUN NORTH 01°44'31" WEST, A DISTANCE OF 4.97 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 123.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE NORTH 00°0503" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 176.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 334.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 384.65 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 195.26 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 298.90 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 26.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 88°15'26" WEST, 7.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.60 FEET; THENCE RUN NORTH 89°54'28" WEST, A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'34" WEST ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTER AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°57'21" WEST ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD CENTER A DISTANCE OF 29.75 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BAYWOOD CENTER; THENCE DEPARTING SAID NORTH LINE OF SAID PLAT OF BAYWOOD CENTER, RUN NORTH 00°03'20" EAST ALONG THE WEST BOUNDARY OF SAID 30 FOOT EASEMENT, A DISTANCE OF 576.97 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 583.26 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 519.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 234.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 73.48 FEET TO A POINT ON THE NORTH LINE OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°26'48" EAST, A DISTANCE OF 1029.73 FEET TO A POINT ON THE WEST BOUNDARY OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA AS PER THE PLAT RECORDED IN PLAT BOOK A, PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, A DISTANCE OF 233.30 FEET; THENCE DEPARTING WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 88°46'12" WEST, A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 01°01'24" WEST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 141.50 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°51'25" EAST, A DISTANCE OF 34.64 FEET; THENCE RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET; THENCE RUN SOUTH 89°11'58" WEST, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 334.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 247.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'02" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 213.49 FEET; THENCE RUN NORTH 63°07'23" EAST, A DISTANCE OF 13.41 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND TO THE POINT OF BEGINNING.

CONTAINING 20.25 ACRES, MORE OR LESS.

NOTES

1. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, NORTH FLORIDA ZONE, NAD-83 (CORS96, EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE WEST BOUNDARY OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AS BEING N00°05'03"E.
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY R.M. BARRINEAU AND ASSOCIATES, INC., COMPLETED ON SEPTEMBER 4, 2019.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. THIS PLAT IS COMPRISED OF 4 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEET 3 IS A LOT DETAIL SHEET. SHEET 4 SHOWS THE SOUTH ROAD RIGHT-OF-WAYS IN DETAIL.
10. CONNECTIONS TO ADJACENT LANDS WILL BE CONVERTED TO A TRAFFIC CALMING DEVICE AT THE TIME OF CONNECTION.
11. THIS DEVELOPMENT CONNECTS TO OFF-SITE UTILITIES. PUBLIC UTILITY EASEMENTS FOR THESE OFF-SITE UTILITIES HAVE BEEN OBTAINED AND RECORDED. THE EXISTING 30' PUBLIC UTILITY EASEMENT EXTENDING OFF-SITE TO LIFT STATION 25 IS RECORDED PER O.R.B. 3810, PG. 340.
12. THE OFFSITE EASEMENTS SHOWN HEREON ARE NOT PART OF THIS PLAT.



VICINITY MAP
SCALE: 1" = 1000'

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENTS, THAT TARA BAYWOOD, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA BAYWOOD PHASE 1" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES, OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE TARA BAYWOOD HOMEOWNERS ASSOCIATION, INC. ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA BAYWOOD HOMEOWNERS ASSOCIATION, INC., WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA BAYWOOD, LLC

WITNESS _____ BY: _____

PRINT NAME _____

WITNESS _____ _____

PRINT NAME _____ SAYED MOUKHTARA
AUTHORIZED MEMBER

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SAYED MOUKHTARA, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF TARA BAYWOOD, LLC. SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Consent of Mortgage:

WE, THE UNDERSIGNED, HOLDERS OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 5011, PAGE 0885, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT.

WITNESS _____

PRINT NAME _____

WITNESS _____ SCOTT KEILING
VICE PRESIDENT
LENNAR HOMES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY

PRINT NAME _____

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SCOTT KEILING, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE VICE PRESIDENT OF LENNAR HOMES, LLC. SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA BAYWOOD PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 9/4/2019 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____

TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON_____, CHRISTOPHER A. POTTS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 73842, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____

CHRISTOPHER A. POTTS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 73842

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____

AND

APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____

ATTEST: _____

CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

_____

ALACHUA COUNTY CLERK OF THE COURT DATE
J.K."JESS" IRBY

SUBDIVIDER
TARA BAYWOOD, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4020 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 788-9999
Toll Free: (877) JBrown (877) 527-6926 | E-mail: contact@jbpro.com

TARA BAYWOOD PHASE 1

SITUATED IN

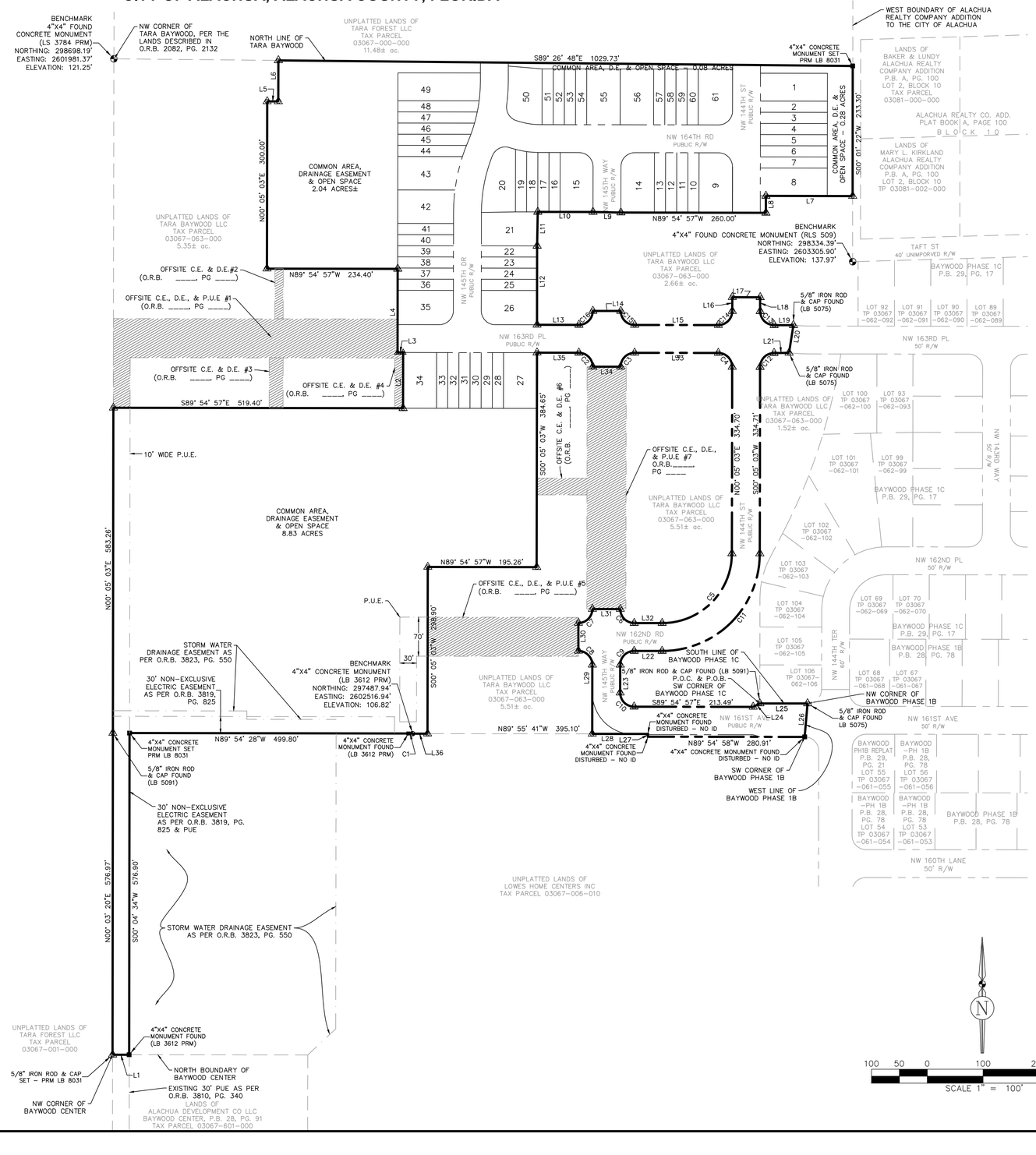
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

Plat Book ____ , Page ____
Sheet Two of Four

Line Table		
Line#	Direction	Length
L1	S89°57'21"W	29.75'
L2	N00°05'03"E	100.00'
L3	N89°54'57"W	10.00'
L4	N00°05'03"E	150.00'
L5	S89°54'57"E	20.00'
L6	N00°05'03"E	73.48'
L7	N89°54'57"E	155.54'
L8	S00°05'03"W	30.25'
L9	N88°46'12"W	50.01'
L10	N89°54'57"W	99.00'
L11	S01°01'24"W	61.01'
L12	S00°05'03"W	141.50'
L13	S89°54'57"E	75.00'
L14	S89°54'56"E	50.00'
L15	S89°54'57"E	150.00'
L16	N00°05'03"E	25.00'
L17	S89°54'57"E	50.00'
L18	S00°05'03"W	25.00'
L19	S89°51'25"E	34.64'
L20	S08°59'15"W	50.15'
L21	S89°11'58"W	26.88'
L22	N89°54'57"W	50.00'
L23	S00°05'02"W	50.00'
L24	N63°07'23"E	13.41'
L25	N89°56'50"E	85.50'
L26	S04°52'19"W	60.27'
L27	N01°44'31"W	4.97'
L28	N89°55'41"W	99.84'
L29	N00°05'03"E	123.84'
L30	N00°05'03"E	50.00'
L31	S89°54'57"E	50.00'
L32	S89°54'57"E	50.00'
L33	N89°54'57"W	150.00'
L34	N89°54'57"W	50.00'
L35	N89°54'57"W	75.00'
L36	N89°55'41"W	26.79'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	7.60'	115.00'	3°47'06"	3.80'	N88°15'26"W	7.60'
C2	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C3	39.33'	24.86'	90°38'18"	25.14'	S45°05'07"W	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C5	196.30'	125.00'	89°58'36"	124.95'	N45°05'45"E	176.74'
C6	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C7	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C8	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W	35.36'
C9	39.27'	25.00'	90°00'01"	25.00'	S45°05'03"W	35.36'
C10	39.27'	25.00'	89°59'59"	25.00'	S44°54'57"E	35.36'
C11	274.89'	175.00'	90°00'00"	175.00'	S45°05'03"W	247.49'
C12	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C14	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C15	39.27'	25.00'	89°59'59"	25.00'	S44°54'57"E	35.36'
C16	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'



SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- BENCHMARK
- CONCRETE MONUMENT
- 5/8" IRON ROD & CAP SET "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE

ABBREVIATIONS

D.E. = DRAINAGE EASEMENT
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
TP = TAX PARCEL

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3580 NW 43rd Street | Gainesville, Florida 32606
4020 LEG-1 St, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 373-3541 | St. Augustine: (904) 788-3599
Toll Free: (877) JBPRO-1 | Fax: (352) 377-7158 | E-mail: contact@jbpro.com

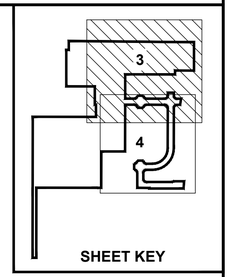
TARA BAYWOOD PHASE 1

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

Plat Book ____ , Page ____
Sheet Three of Four



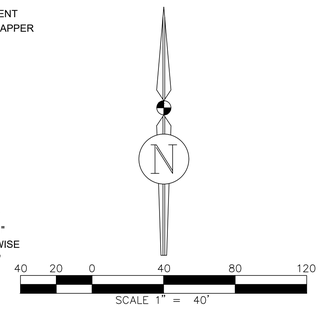
SHEET KEY

ABBREVIATIONS

D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- BENCHMARK
- CONCRETE MONUMENT
- 5/8" IRON ROD & CAP SET "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031"
- (8) LOT NUMBER



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	7.60'	115.00'	3°47'06"	3.80'	N88°15'26"W	7.60'
C2	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C3	39.33'	24.86'	90°38'18"	25.14'	S45°05'07"W	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C14	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C15	39.27'	25.00'	89°59'59"	25.00'	S44°54'57"E	35.36'
C16	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'

Line Table		
Line#	Direction	Length
L2	N00°05'03"E	100.00'
L3	N89°54'57"W	10.00'
L4	N00°05'03"E	150.00'
L7	N89°54'57"E	155.54'
L8	S00°05'03"W	30.25'
L9	N88°46'12"W	50.01'
L10	N89°54'57"W	99.00'
L11	S01°01'24"W	61.01'
L12	S00°05'03"W	141.50'
L13	S89°54'57"E	75.00'
L14	S89°54'56"E	50.00'
L15	S89°54'57"E	150.00'
L16	N00°05'03"E	25.00'
L17	S89°54'57"E	50.00'
L18	S00°05'03"W	25.00'
L19	S89°51'25"E	34.64'
L20	S08°59'15"W	50.15'
L33	N89°54'57"W	150.00'
L34	N89°54'57"W	50.00'
L35	N89°54'57"W	75.00'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C17	20.29'	275.00'	4°13'40"	10.15'	N09°44'31"E	20.29'
C18	20.61'	275.00'	4°17'38"	10.31'	N14°00'10"E	20.60'
C19	21.07'	275.00'	4°23'20"	10.54'	N18°20'39"E	21.06'
C20	12.34'	275.00'	2°34'14"	6.17'	N21°49'27"E	12.34'
C21	130.61'	325.00'	23°01'30"	66.20'	S11°35'49"W	129.73'
C22	120.56'	300.00'	23°01'30"	61.10'	S11°35'49"W	119.75'
C23	95.20'	275.00'	19°50'02"	48.08'	S10°00'04"W	94.72'
C24	9.23'	325.00'	1°37'35"	4.61'	S22°17'46"W	9.23'
C25	21.22'	325.00'	3°44'30"	10.62'	S19°36'44"W	21.22'
C26	61.49'	325.00'	10°50'23"	30.84'	S12°19'17"W	61.39'
C27	38.67'	325.00'	6°49'02"	19.36'	S03°29'34"W	38.65'
C28	34.44'	125.00'	15°47'11"	17.33'	S82°01'21"E	34.33'
C29	41.33'	150.00'	15°47'11"	20.80'	S82°01'21"E	41.20'
C30	48.22'	175.00'	15°47'11"	24.26'	S82°01'21"E	48.06'
C31	34.44'	125.00'	15°47'11"	17.33'	S82°01'21"E	34.33'
C32	110.51'	275.00'	23°01'31"	56.01'	N11°35'48"E	109.77'
C33	120.56'	300.00'	23°01'31"	61.10'	N11°35'48"E	119.75'
C34	20.40'	175.00'	6°40'39"	10.21'	N78°46'40"W	20.38'
C35	20.07'	175.00'	6°34'19"	10.05'	N85°24'09"W	20.06'
C36	3.75'	175.00'	1°13'38"	1.87'	N89°18'08"W	3.75'
C37	91.59'	300.00'	17°29'30"	46.15'	N08°49'48"E	91.23'
C38	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C39	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C40	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C41	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C42	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C43	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C44	50.33'	325.00'	8°52'24"	25.22'	N04°31'15"E	50.28'
C45	28.97'	300.00'	5°32'00"	14.50'	N20°20'34"E	28.96'
C46	35.69'	25.00'	81°47'12"	21.65'	S33°14'10"E	32.73'
C47	36.97'	25.00'	84°43'45"	22.80'	S62°16'57"W	33.69'
C48	36.21'	275.00'	7°32'38"	18.13'	N03°51'22"E	36.18'

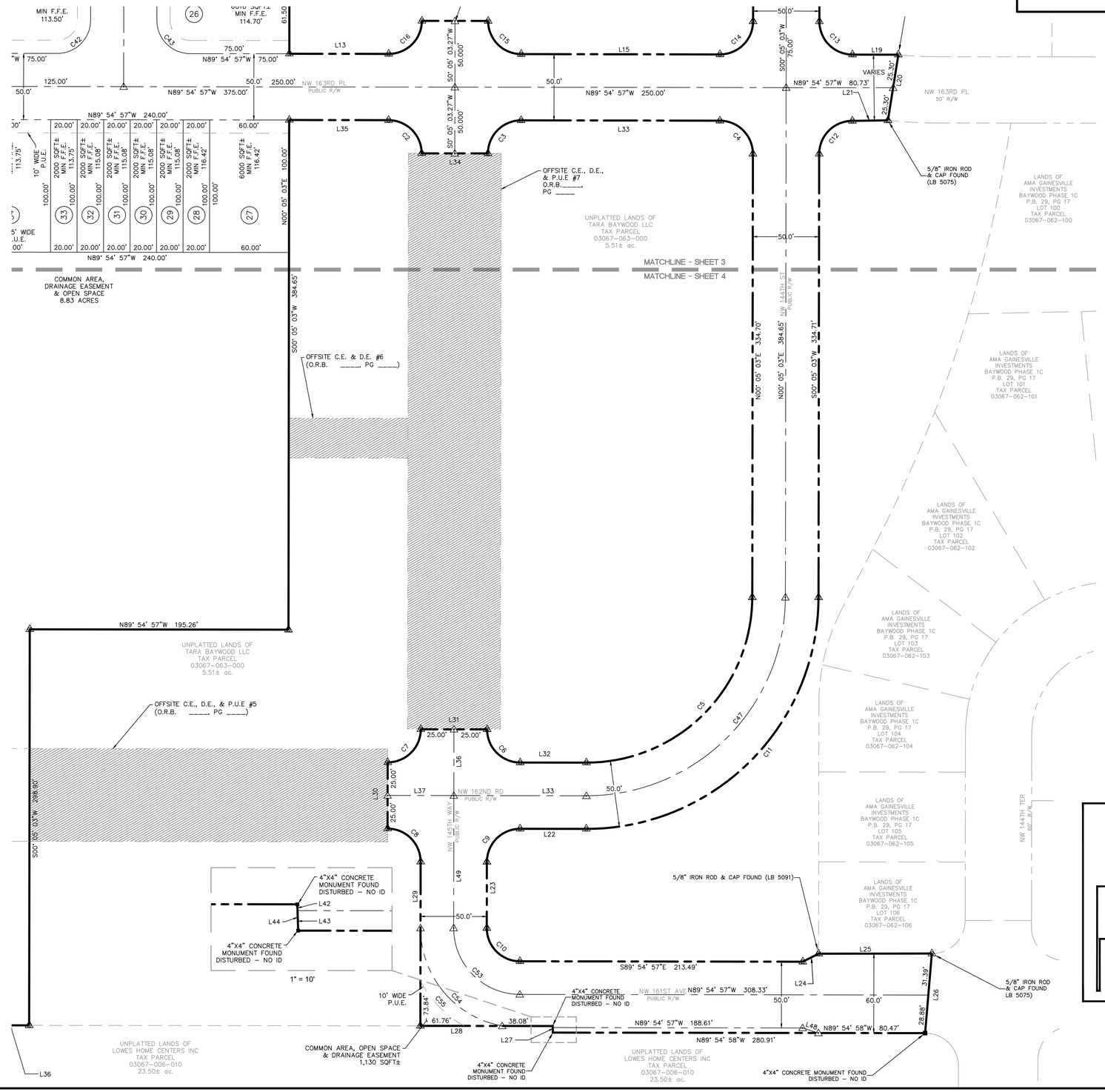
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4729 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 376-1821 | St. Augustine: (904) 797-8099
Toll Free: (855) JBrown1 | E-mail: contact@jbpro.com

TARA BAYWOOD PHASE 1

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

Plat Book ____ , Page ____
Sheet Four of Four



Line Table		
Line#	Direction	Length
L13	S89°54'57"E	75.00'
L14	S89°54'56"E	50.00'
L15	S89°54'57"E	150.00'
L19	S89°51'25"E	34.64'
L20	S08°59'15"W	50.15'
L21	S89°11'58"W	26.88'
L22	N89°54'57"W	50.00'
L23	S00°05'02"W	50.00'
L24	N63°07'23"E	13.41'
L25	N89°56'50"E	85.50'
L26	S04°52'19"W	60.27'
L27	N01°44'31"W	4.97'
L28	N89°55'41"W	99.84'
L29	N00°05'03"E	123.84'
L30	N00°05'03"E	50.00'
L31	S89°54'57"E	50.00'
L32	S89°54'57"E	50.00'
L33	N89°54'57"W	150.00'
L34	N89°54'57"W	50.00'
L35	N89°54'57"W	75.00'
L36	N89°55'41"W	26.79'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C2	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C3	39.33'	24.86'	90°38'18"	25.14'	S45°05'07"W	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C5	196.30'	125.00'	89°58'36"	124.95'	N45°05'45"E	176.74'
C6	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C7	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C8	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W	35.36'
C9	39.27'	25.00'	90°00'01"	25.00'	S45°05'03"W	35.36'
C10	39.27'	25.00'	89°59'59"	25.00'	S44°54'57"E	35.36'
C11	274.89'	175.00'	90°00'00"	175.00'	S45°05'03"W	247.49'
C12	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C14	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C15	39.27'	25.00'	89°59'59"	25.00'	S44°54'57"E	35.36'
C16	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C47	235.62'	150.00'	90°00'00"	150.00'	N45°05'03"E	212.13'
C53	78.54'	50.00'	89°59'59"	50.00'	S44°54'57"E	70.71'
C54	104.50'	75.00'	79°50'07"	62.75'	S39°50'01"E	96.25'
C55	47.80'	85.00'	32°13'16"	24.55'	N44°05'56"W	47.17'

Line Table		
Line#	Direction	Length
L33	S89°54'57"E	100.00'
L36	S00°05'03"W	50.00'
L37	S89°54'57"E	50.00'
L42	S01°44'31"E	1.19'
L43	S01°44'31"E	3.78'
L44	N01°44'31"W	4.97'
L49	S00°05'03"W	100.00'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- BENCHMARK
- CONCRETE MONUMENT
- 5/8" IRON ROD & CAP SET "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031"
- (8) LOT NUMBER

ABBREVIATIONS

D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3320 NW 43rd Street | Gainesville, Florida 32606
4729 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 376-6999 | St. Augustine: (904) 706-6999
Toll Free: (800) 226-1452 | E-mail: customer@jbpro.com

SUBDIVIDERS AGREEMENT
FOR
TARA BAYWOOD PHASE 1

THIS SUBDIVIDERS AGREEMENT for Tara Baywood Phase 1 (the "Agreement") is made this 25th day of July, 2022.

BETWEEN

DEVELOPER: TARA BAYWOOD, LLC
Whose address is:
7717 NW 20th Lane
Gainesville, FL 32605

AND

CITY: THE CITY OF ALACHUA, a Florida municipal Corporation (the "City")

RECITALS:

WHEREAS, the Developer is developing a residential subdivision in the City known as Tara Baywood Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and further described in the Plat for Tara Baywood Phase 1 as set forth in Plat Book _____ page _____ of the Public Records of Alachua County (the "Plat"), a copy of which is attached hereto as Exhibit "B";

WHEREAS, the Developer is the owner of the Property and wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement;

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the public improvements for the Project [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easements, stormwater conveyance systems, and drainage facilities] as reflected on the Plat which will be recorded for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the Construction Plans prepared by the Developer's design engineer (the "Plans"), which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs (all of the forgoing shall be jointly referred to as the "Improvements"). Developer agrees to proceed with the construction of the Improvements for the Project, with the exception of the sidewalks depicted on the Construction Plans which sidewalks abut or are immediately adjacent to a residential house lot depicted on the Plat (herein referred as "House Sidewalk" or "House Sidewalks"), in a diligent manner and Developer shall complete these Improvements on or before July 24, 2025. The Revised Construction Plans for Tara Baywood Phase 1 (and Phase 2) dated July 11, 2022, designate a "construction entrance" which delineates a path on an existing lime rock road which shall be used for the specific use by construction vehicles and equipment utilized on or in conjunction with the construction of the Improvements. The Developer shall be responsible for damages to the roads in the Project caused by construction vehicles and equipment working on or in conjunction with the Improvements.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It shall be the Developer's sole responsibility to comply with these fire flow standards for the Improvements. Nothing in this Agreement, in the Plans, or the Certificate of Concurrency Compliance attached hereto as Exhibit "C" for the Project, in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The conveyance by the Developer to the City of all of the required public utility infrastructure improvements including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, sidewalks, and easements as reflected on the Plat which will be recorded for the Project, shall be conveyed to the City, however, the Improvements shall not be accepted by the City until the Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements. Acceptance of the House Sidewalks shall be as set forth in paragraph 13 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and Plat for the Project, City's LDRs, and all applicable regulations, ordinances, laws, and rules.

8. **Recording:** The Plat for the Project shall be recorded by the Developer in the Public Official Records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within three (3) business day of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices:** With the exception of the construction of the House Sidewalks and in order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, as follows:

    a. Upon the approval of this Agreement and prior to the recordation of the Plat for the Project, Developer shall provide the City with a Common Law Performance Bond (the "Bond") in a form agreeable to the City in the amount of $4,048,102.99 (120% of the $3,373,419.16 estimated cost of construction costs as set forth in the Certification in attached Exhibit "D") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. This Bond shall remain in full force and effect until the terms of this Agreement related to the installation of the Improvements have been fulfilled.
    b. Upon Developer's timely completion of the Improvements and the City's approval (but not acceptance) of these Improvements, and upon the Developer providing an acceptable maintenance surety instrument to the City in the amount of ten (10) percent of the certified value of the Improvements as the maintenance surety (approximately $337,341.92 as set forth in the Certification in attached Exhibit "D"), the City will release the Bond, which may have been decreased by any demand made by the City for the corrections of discrepancies as set forth in paragraph 10 below.

10. **Inspections:** Upon the City's approval of the Plans, the Plat, and the Developer's compliance with the terms of this Agreement, and providing surety instruments, the

Developer may commence construction of the Improvements. Construction shall be completed on or before July 24, 2025 (with the exception of House Sidewalks – see paragraph 15 below). During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction Inspection Services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual, and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement.

The Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this paragraph shall submit to the City the inspection reports. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, within fifteen (15) days of receiving each inspection report, demand in writing the prompt correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the Developer's Project Engineer of Record determines that a requested repair will take more than the time set forth in the demand, an extension of time including the reason for the extension, may requested from the City's Public Services Director, whose consent shall not be unreasonably withheld. If the correction is not completed within the timeframe in the demand or any extension allowed for it, the City is authorized to make a demand on the Common Law Performance Bond for the amount necessary to correct any discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record or the Professional Engineer performing the inspection services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the inspection services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any

inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this Section that the Improvements have been completed in accordance with the requirements of this Agreement, the Project's Engineer of Record or the Professional Engineer performing the inspection services shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a maintenance surety instrument in form and content agreeable to the City, in the City's sole discretion, in an amount equal to 10% of the certified cost of construction for the one-year maintenance period set forth in paragraph 9.b. above.

11. **No Final Inspections or Occupancy**: In the event the Developer conveys any interest, legal or equitable, to any Property in the Project, notice is hereby given to the Developer and the Developer acknowledges that the City shall not conduct a final inspection on any house constructed in the Project nor will the City provide permanent utility services to any house in the Project, until the Improvements, with the exception of the House Sidewalks, required in this Agreement have been completed and approved in accordance with this Agreement. The Developer shall be responsible for the repair of any Improvements damaged as a result of the construction of such houses. Developer agrees that there is no reasonable business backed expectation that any purchasers of lots or houses will be able to occupy or inhabit houses in the Project until the City's approval of the Improvements has been provided as required in this Agreement.

12. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance (the "Warranty Period"). Should the City, in the City's sole discretion, deem repairs are needed to the Improvements during the Warranty Period, the City shall provide written notice of the repairs needed to the Developer and the repairs shall be made within thirty (30) days of the notice unless extended in writing in the sole discretion of the City's Public Service's Director upon request of the Project's Engineer of Record. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the Warranty Period. The Warranty Period shall be automatically extended solely for the completion of any outstanding requested repairs. If the Developer does not complete the repairs within thirty (30) days from the notice or any extension of it, then it shall constitute a breach of this Agreement and the City shall be entitled to make a demand on the maintenance surety instrument provided by the Developer to complete the repairs, if possible.

13. **Acceptance of Improvements:** At the end of the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the plans, plat and applicable regulations as set forth in this Agreement and the Improvements are functional and in good working order. The installation of the Improvements shall in no case bind the City to accept the Improvements for public maintenance or operation until

the Public Services Director has approved that the Improvements are constructed in accordance with this Agreement, including but not limited to, the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulations and the Commission has formally accepted the Improvements. Within sixty (60) days of the Public Services Director's approval, the City Commission will formally accept maintenance of the public Improvements, and release the maintenance surety instrument provided by the Developer, less any draw down on it. The maintenance of the stormwater management facilities (basins) shall be the responsibility of the Developer (and not the City) subject to the provisions of paragraph 29 below.

14. **Maintenance of Landscape Improvements within City Rights-of-Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Construction Plans for the Project at Developer's sole cost and expense. Should the Developer fail to install or maintain the landscape improvements in accordance with the approved Construction Plans, the City may provide written notice to the Developer specifying the nature of the deficiency. Within thirty (30) days of the notice, unless extended in writing by the City's Public Service Director, which shall not be unreasonably withheld, Developer shall cause the appropriate repairs or cure to be completed. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer. The Developer shall be responsible for the cost of these repairs. If the invoice is not paid within sixty (60) days of the date of the invoice, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the Common Law Performance Bond or the maintenance surety instrument, whichever is in effect at the time of such default.

15. **House Sidewalks:** In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees that all House Sidewalks for the Project shall be completed on or before July 24, 2025, and the Developer further warrants and agrees to provide the City with surety instruments for the construction, installation, and warranty period for the House Sidewalks for the Project as follows:

    a. The Developer shall provide the City with the House Sidewalks Irrevocable Letter of Credit in the form acceptable to the City in the amount of $93,712.20 ($78,093.50x 120 % as set forth on the certification in attached Exhibit "E") which shall have an expiration date of September 24, 2025, as the guarantee of the satisfactory construction of the House Sidewalks for the Project.
    b. Upon the completion of all of the House Sidewalks in the Project and the City's approval (but not acceptance) of them, the Developer shall provide the City with a House Sidewalk Maintenance Irrevocable Letter of Credit in a form acceptable to the City for ten percent (10%) of the certified value of the completed House Sidewalks ("House Sidewalks Irrevocable Letter of Credit") as the one-year

maintenance surety, approximately $7,809.35 of the amount for the cost of completion of the sidewalks in attached Exhibit "E".

c. If all of the House Sidewalks have not been installed by July 24, 2025, the City shall have the right, but not the obligation, to make a demand upon the House Sidewalks Irrevocable Letter of Credit due to the Developer's failure to timely complete the House Sidewalks. The City shall construct as many remaining sidewalks as possible with this money, however, the City shall not have any obligation to expend money in excess of the proceeds from the House Sidewalks Irrevocable Letter of Credit.

d. Prior to the expiration of the House Sidewalks Irrevocable Letter of Credit and upon the City's acceptance of the House Sidewalks Maintenance Irrevocable Letter of Credit, the City will return the House Sidewalks Irrevocable Letter of Credit to the Developer, less any drawdowns to the City to complete any House Sidewalks. Within one year of the completion of all of the House Sidewalks installed in the Project, the City shall conduct a final inspection of the House Sidewalks and provide a written demand to the Developer for the immediate correction of any deficiencies determined in the City's sole discretion along with a reasonable time frame for the completion of the correction(s). If the Developer's Project Engineer of Record determines that a requested repair will take more than the time set forth in the demand, an extension of time which includes the reason for the extension may be requested from the City's Public Services Director, whose consent shall not be unreasonably denied. If the deficiencies are not cured within the time frame in the City's demand and any extension granted for their completion, the City shall make a demand under the House Sidewalks Maintenance Letter of Credit and use those funds to correct the deficiencies, if possible. The one-year maintenance period for the House Sidewalks shall be automatically extended solely for the completion of any outstanding requested repairs. The Developer shall have the responsibility for making all of the House Sidewalks repairs so long as notice is sent or delivered to the Developer within the one-year warranty period for the House Sidewalks. If the Developer does complete the repairs within the time frame in the notice or any extension of it, then it shall constitute a breach of this Agreement and the City shall be entitled to make a demand on the House Sidewalks Irrevocable Letter of Credit to cure as many deficiencies as possible from the proceeds.

e. Prior to the expiration of the House Sidewalks Irrevocable Letter of Credit and upon the City's acceptance of the House Sidewalks Maintenance Irrevocable Letter of Credit, the City will return the House Sidewalks Irrevocable Letter of Credit.

f. The City shall not be responsible for and any claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks until the Commission has officially accepted the House Sidewalks.

g. After the Commission's acceptance of the House Sidewalks, the House Sidewalks Maintenance Letter of Credit shall be returned to the Developer, less any drawdowns by the City to cure deficiencies in the House Sidewalks.

16. **Tree Mitigation:** Prior to the approval of this Agreement, Developer shall pay the City the sum of $29,127.47 to be placed in the City's tree bank fund for use by the City as allowed in the LDRs as mitigation for the trees being removed from the Property.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested right to specific use of the Land described in Exhibit "A" and set forth in the Plat to be recorded for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor 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 working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City (City Indemnitees), from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in 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 Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or

subcontractors may be liable or responsible. The Developer further agrees that the Developer 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 Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 26 below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and its terms shall run with the Land.

25. **Developer's Default:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand on the Common Law Performance Bond provided by Developer; have any other remedies hereunder; and have all other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

26. **Notices:** Except as otherwise provided in this 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, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox 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: City Manager / LDR Administrator

Via Hand Delivery: 15100 NW 142nd Terrace
Alachua, FL, 32615

Via U.S. Mail: Post Office Box 9
Alachua, FL 32616

Developer/Owners: Tara Baywood, LLC
7717 NW 20th Lane
Gainesville, FL 32605

With a copy to: Denise Lowry Hutson, Esq.
Salter Feiber, P.A.
3904 NW 16th BLVD. Bldg. B
Gainesville, FL 32605

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns, to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable Without Approval:** This Agreement and any obligations of the Developer hereunder shall not be assignable by the Developer without the written approval of the Commission, which permission shall not be unreasonably withheld, and the acceptance and assumption of the assignment by the assignee.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with the terms of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action seeking a declaratory judgment or injunctive relief. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations**: The City's approval of this Subdividers Agreement for Tara Baywood Phase 1 does not imply, infer, represent, guarantee or in any way require the City to approve any development application, including but not limited to a plat or subdividers agreement, for any other phase of Tara Baywood or any other subdivision in any way related to Tara Baywood, LLC or any related development, project or subdivision.

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

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza, City Manager/Clerk *Gib Coerper, Mayor*

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR TARA BAYWOOD PHASE 1 was acknowledged before me this 25th day of July 2022, by GIB COERPER, who is personally known to me or who produced _____ as identification.

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

Approved as to form:

_____
Marian B. Rush, City Attorney

[signatures continue on next page]

DEVELOPERS/OWNERS

Tara Baywood, LLC, a Florida Limited Liability Company

Witnesses:
(sign) Brooke McGuire
(print) Brooke McGuire

By: _____
Sayed Moukhtara, Manager

Witnesses:
Jay Payne
Jay Payne

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR TARA BAYWOOD PHASE 1 was acknowledged before me this 21st day of July 2022, by SAYED MOUKHTARA, who is personally known to me or who produced _____ as identification.

Jennifer Newbegin
Notary Public, State of Florida at large
Commission No.: HH075654
Expiration: 12/29/24 [SEAL]

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

Tara Baywood – Phase 1

LEGAL DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°56'50" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BAYWOOD PHASE 1C A DISTANCE OF 85.50 FEET TO A NORTHWEST CORNER OF BAYWOOD PHASE 1B AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 04°52'19" WEST ALONG THE WEST LINE OF SAID PLAT OF BAYWOOD PHASE 1B A DISTANCE OF 60.27 FEET TO A SOUTHWEST CORNER OF SAID PLAT OF BAYWOOD PHASE 1B; THENCE DEPARTING SAID PLAT, RUN NORTH 89°54'58" WEST, A DISTANCE OF 280.91 FEET; THENCE RUN NORTH 01°44'31" WEST, A DISTANCE OF 4.97 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 123.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE NORTH 00°0503" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 176.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 334.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A

DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 384.65 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 195.26 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 298.90 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 26.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 88°15'26" WEST, 7.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.60 FEET; THENCE RUN NORTH 89°54'28" WEST, A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'34" WEST ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTER AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°57'21" WEST ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD CENTER A DISTANCE OF 29.75 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BAYWOOD CENTER; THENCE DEPARTING SAID NORTH LINE OF SAID PLAT OF BAYWOOD CENTER, RUN NORTH 00°03'20" EAST ALONG THE WEST BOUNDARY OF SAID 30 FOOT EASEMENT, A DISTANCE OF 576.97 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 583.26 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 519.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 234.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 73.48 FEET TO A POINT ON THE NORTH LINE OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°26'48" EAST, A DISTANCE OF 1029.73 FEET TO A POINT ON THE WEST BOUNDARY OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA AS PER THE PLAT RECORDED IN PLAT BOOK A, PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, A DISTANCE OF 233.30 FEET; THENCE DEPARTING WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 88°46'12" WEST, A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 01°01'24" WEST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 141.50 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 00°05'03" EAST, A

DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°51'25" EAST, A DISTANCE OF 34.64 FEET; THENCE RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET; THENCE RUN SOUTH 89°11'58" WEST, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 334.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 247.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'02" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 213.49 FEET; THENCE RUN NORTH 63°07'23" EAST, A DISTANCE OF 13.41 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND TO THE POINT OF BEGINNING.

CONTAINING 20.25 ACRES, MORE OR LESS.

TARA BAYWOOD PHASE 1

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

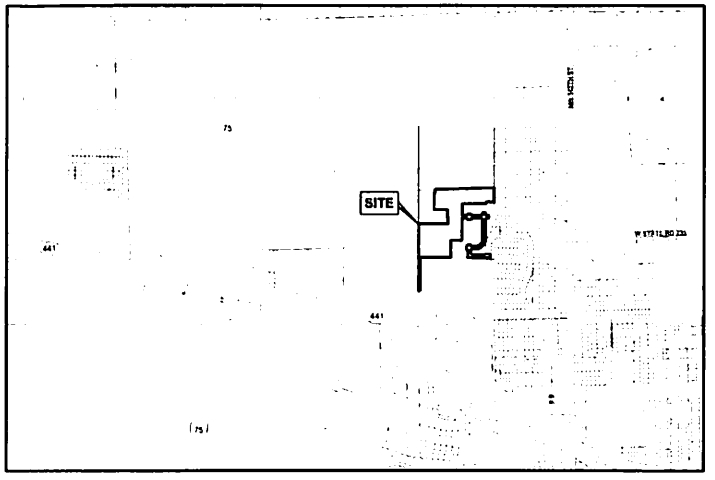
Plat Book , Page
Sheet One of Four

LEGAL DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10 TOWNSHIP 8 SOUTH RANGE 18 EAST ALACHUA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29 PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA ALSO BEING THE POINT OF BEGINNING THENCE RUN NORTH 89 58'50" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BAYWOOD PHASE 1C A DISTANCE OF 85 50 FEET TO A NORTHWEST CORNER OF BAYWOOD PHASE 1B AS PER THE PLAT RECORDED IN PLAT BOOK 29 PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA THENCE RUN SOUTH 04 52'18" WEST ALONG THE WEST LINE OF SAID PLAT OF BAYWOOD PHASE 1B A DISTANCE OF 60 27 FEET TO A SOUTHWEST CORNER OF SAID PLAT OF BAYWOOD PHASE 1B THENCE DEPARTING SAID PLAT RUN NORTH 89 54'58" WEST A DISTANCE OF 260 81 FEET THENCE RUN NORTH 01 44'31" WEST A DISTANCE OF 487 FEET THENCE RUN NORTH 89 55'41" WEST A DISTANCE OF 99 84 FEET THENCE RUN NORTH 00°05'03" EAST A DISTANCE OF 123 84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 44 54'57" WEST 35 36 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE NORTH 00 05'03" EAST A DISTANCE OF 50 00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 45 05'03" EAST 35 36 FEET THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 50 00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 44 54'57" EAST 35 36 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 50 00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 125 00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 45 05'03" EAST 176 78 FEET THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 196 35 FEET THENCE RUN NORTH 00 05'03" EAST A DISTANCE OF 334 70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 44 54'57" WEST 35 36 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 150 00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 45 05'03" WEST 35 36 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 50 00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 44 54'57" WEST 35 36 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 75 00 FEET THENCE RUN SOUTH 00 05'03" WEST A DISTANCE OF 384 65 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 185 28 FEET THENCE RUN SOUTH 00 05'03" WEST A DISTANCE OF 298 96 FEET THENCE RUN NORTH 89 55'41" WEST A DISTANCE OF 26 79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 115 00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 88 15'26" WEST 7 60 FEET THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7 60 FEET THENCE RUN NORTH 84 54'26" WEST A DISTANCE OF 448 80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819 PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA THENCE RUN SOUTH 00 04'34" WEST ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 578 90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTER AS PER THE PLAT RECORDED IN PLAT BOOK 29 PAGE 81 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA THENCE RUN SOUTH 89°57'21" WEST ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD CENTER A DISTANCE OF 29 75 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BAYWOOD CENTER THENCE DEPARTING SAID NORTH LINE OF SAID PLAT OF BAYWOOD CENTER RUN NORTH 00°02'20" EAST ALONG THE WEST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 578 97 FEET THENCE RUN NORTH 00 05'03" EAST A DISTANCE OF 583 26 FEET THENCE RUN SOUTH 89 54'57" EAST A DISTANCE OF 319 43 FEET THENCE RUN NORTH 00 05'03" EAST A DISTANCE OF 100 00 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 10 00 FEET THENCE RUN NORTH 00 05'03" EAST A DISTANCE OF 150 00 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 234 40 FEET THENCE RUN NORTH 00 05'03" EAST A DISTANCE OF 300 00 FEET THENCE RUN SOUTH 89 54'57" EAST A DISTANCE OF 20 00 FEET THENCE RUN NORTH 00 05'03" EAST A DISTANCE OF 73 48 FEET TO A POINT ON THE NORTH LINE OF TARA BAYWOOD PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749 PAGE 2301 PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA THENCE RUN SOUTH 89 26'48" EAST A DISTANCE OF 1029 73 FEET TO A POINT ON THE WEST BOUNDARY OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA AS PER THE PLAT RECORDED IN PLAT BOOK A PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA THENCE RUN SOUTH 00°01'22" WEST ALONG THE WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA A DISTANCE OF 233 30 FEET THENCE DEPARTING WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA RUN NORTH 89°54'57" WEST A DISTANCE OF 153 54 FEET THENCE RUN SOUTH 00 05'03" WEST A DISTANCE OF 313 73 FEET THENCE RUN NORTH 89 54'57" WEST A DISTANCE OF 410 00 FEET THENCE RUN SOUTH 00 05'03" WEST A DISTANCE OF 250 00 FEET THENCE RUN SOUTH 89 54'57" EAST A DISTANCE OF 75 00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 45 05'03" EAST 35 36 FEET THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN SOUTH 89°54'57" EAST A DISTANCE OF 50 00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST 35 36 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN SOUTH 89 54'57" EAST A DISTANCE OF 150 00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 45 05'03" EAST 35 36 FEET THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN NORTH 00 05'03" EAST A DISTANCE OF 25 00 FEET THENCE RUN SOUTH 89 54'57" EAST A DISTANCE OF 50 00 FEET THENCE RUN SOUTH 00 05'03" WEST A DISTANCE OF 25 00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 44 54'57" EAST 35 36 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN SOUTH 89 51'45" EAST A DISTANCE OF 34 84 FEET THENCE RUN SOUTH 38 36'15" WEST A DISTANCE OF 53 15 FEET THENCE RUN SOUTH 89 11'58" WEST A DISTANCE OF 26 88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 45 05'03" WEST 35 36 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN SOUTH 00 05'03" WEST A DISTANCE OF 334 71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 175 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 45 05'03" WEST 247 49 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 274 84 FEET THENCE RUN NORTH 89°54'57" WEST A DISTANCE OF 50 00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 45 05'03" WEST 35 36 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39 27 FEET THENCE RUN SOUTH 00 05'03" WEST A DISTANCE OF 50 00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25 00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 44 54'57" EAST 35 36 FEET THENCE RUN SOUTH 00 05'03" WEST A DISTANCE OF 213 88 FEET THENCE RUN NORTH 63 07'23" EAST A DISTANCE OF 13 41 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND TO THE POINT OF BEGINNING

CONTAINING 20 25 ACRES MORE OR LESS



VICINITY MAP
SCALE 1 = 1000

NOTES

1 BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID NORTH FLORIDA ZONE NAD-83 (CORS96 EPOCH 2002 0000) BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE WEST BOUNDARY OF THE S E 1/4 OF SECTION 10 TOWNSHIP 8 SOUTH RANGE 18 EAST AS BEING N00 05'03"E
2 THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D
3 ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK #LB9010 (PSU) SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 6"X6" CONCRETE MONUMENT IN THE MEDIAN OF S R 25 (U S HWY 441) APPROXIMATELY 0 45 MILES EASTERLY FROM THE INTERSECTION OF S R 25 & S R 75 WITH A PUBLISHED ELEVATION OF 70 86 FEET
4 THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1 10 000
5 ALL PERMANENT REFERENCE MONUMENTS PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING
6 THIS PLAT IS BASED ON A BOUNDARY SURVEY BY R W BARNINEAU AND ASSOCIATES INC COMPLETED ON SEPTEMBER 4 2014
7 ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER NO SUCH CONSTRUCTION INSTALLATION MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE GAS OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE GAS OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION INSTALLATION MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION
8 REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE
9 THIS PLAT IS COMPRISED OF 4 SHEETS AND IS MEANT TO BE USED AS A SET NO ONE SHEET IS VALID BY ITSELF SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY SHEET 3 IS A LOT DETAIL SHEET SHEET 4 SHOWS THE SOUTH ROAD RIGHT-OF-WAYS IN DETAIL

SUBDIVIDER
TARA BAYWOOD LLC
7717 NW 20TH LANE
GAINESVILLE FLORIDA 32605

JBPro

Exhibit B to Tara Baywood Phase 1
Subdividers Agreement

Recorded Plat will substituted after Recording

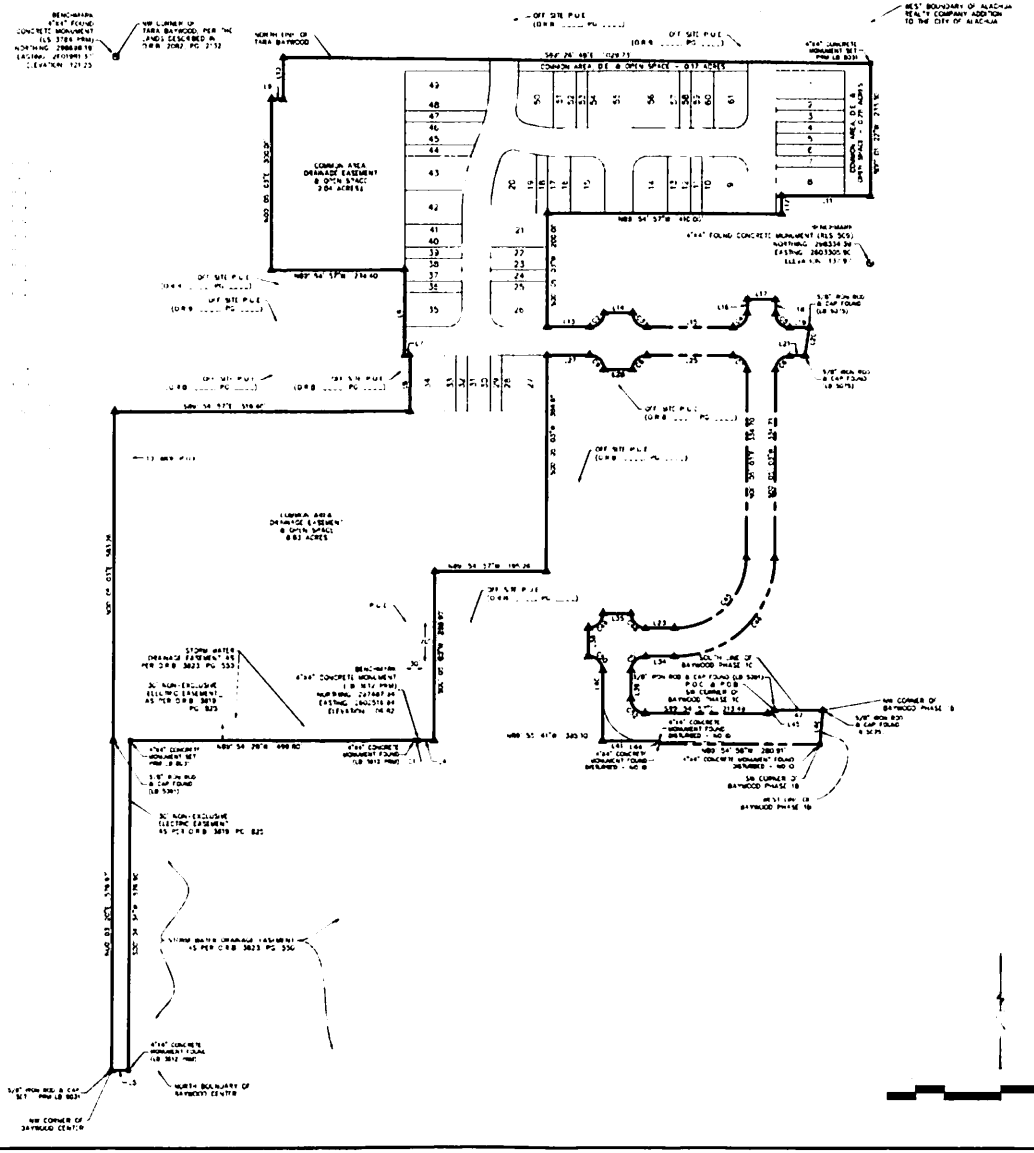
TARA BAYWOOD PHASE 1

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

Plat Book , Page
Sheet Two of Four



SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- BENCHMARK
- CONCRETE MONUMENT
- 5/8" IRON ROD & CAP SET JBPRO PLP PRM LB8031 UNLESS NOTED OTHERWISE

ABBREVIATIONS

D.E. = DRAINAGE EASEMENT
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
TP = TAX PARCEL

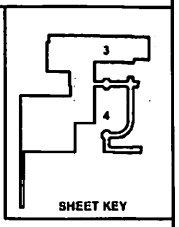
JBPro

TARA BAYWOOD PHASE 1

SITUATED IN
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

Plat Book , Page
Sheet Three of Four



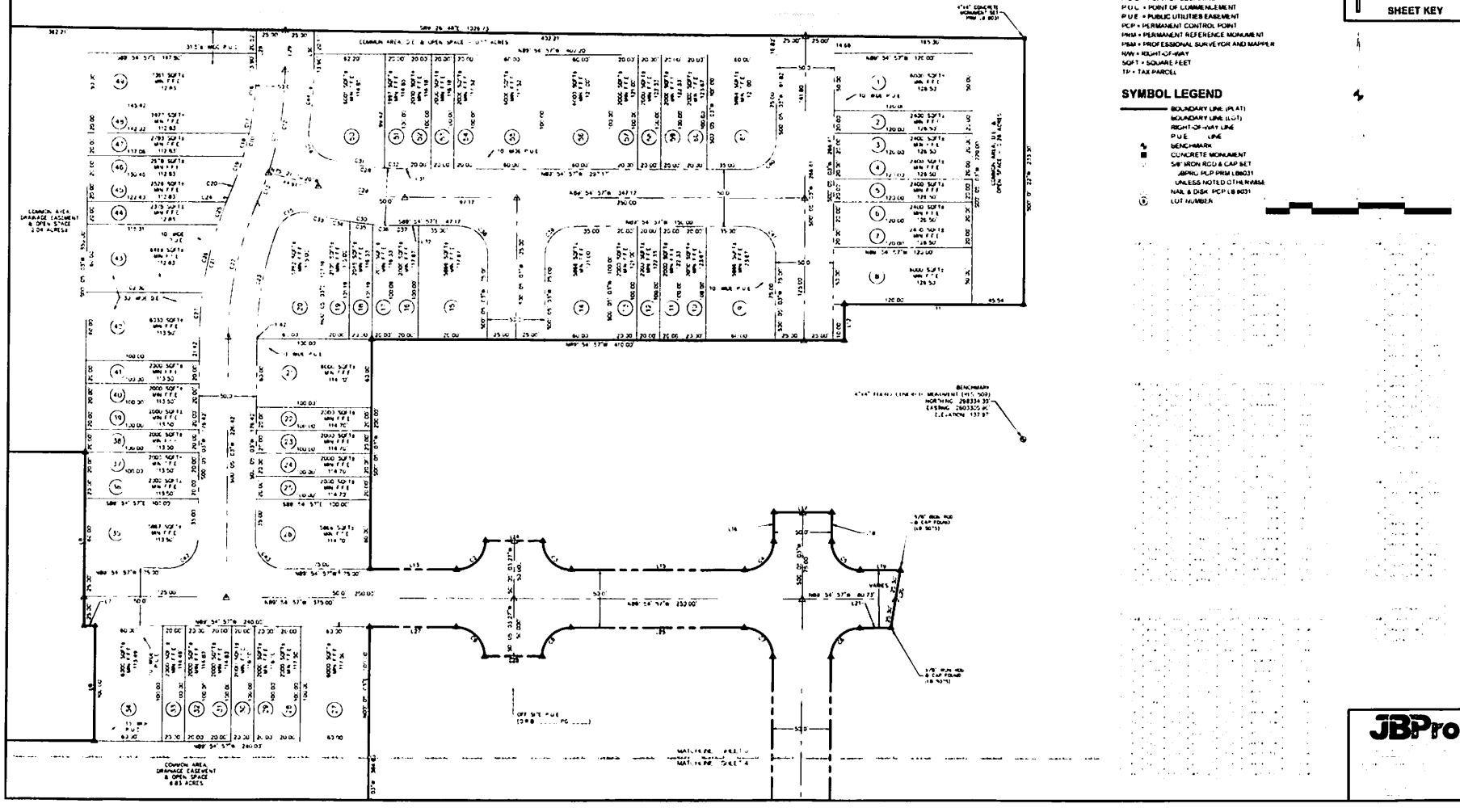
SHEET KEY

ABBREVIATIONS

DE = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBPROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PUE = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

SYMBOL LEGEND

BOUNDARY LINE (PLAT)
BOUNDARY LINE (LOT)
RIGHT-OF-WAY LINE
P.U.E. LINE
BENCHMARK
CONCRETE MONUMENT
5/8" IRON ROD & CAP SET
JBPRO PLP PRM LB8031
UNLESS NOTED OTHERWISE
NAIL & DISK PCP LB 8031
LOT NUMBER



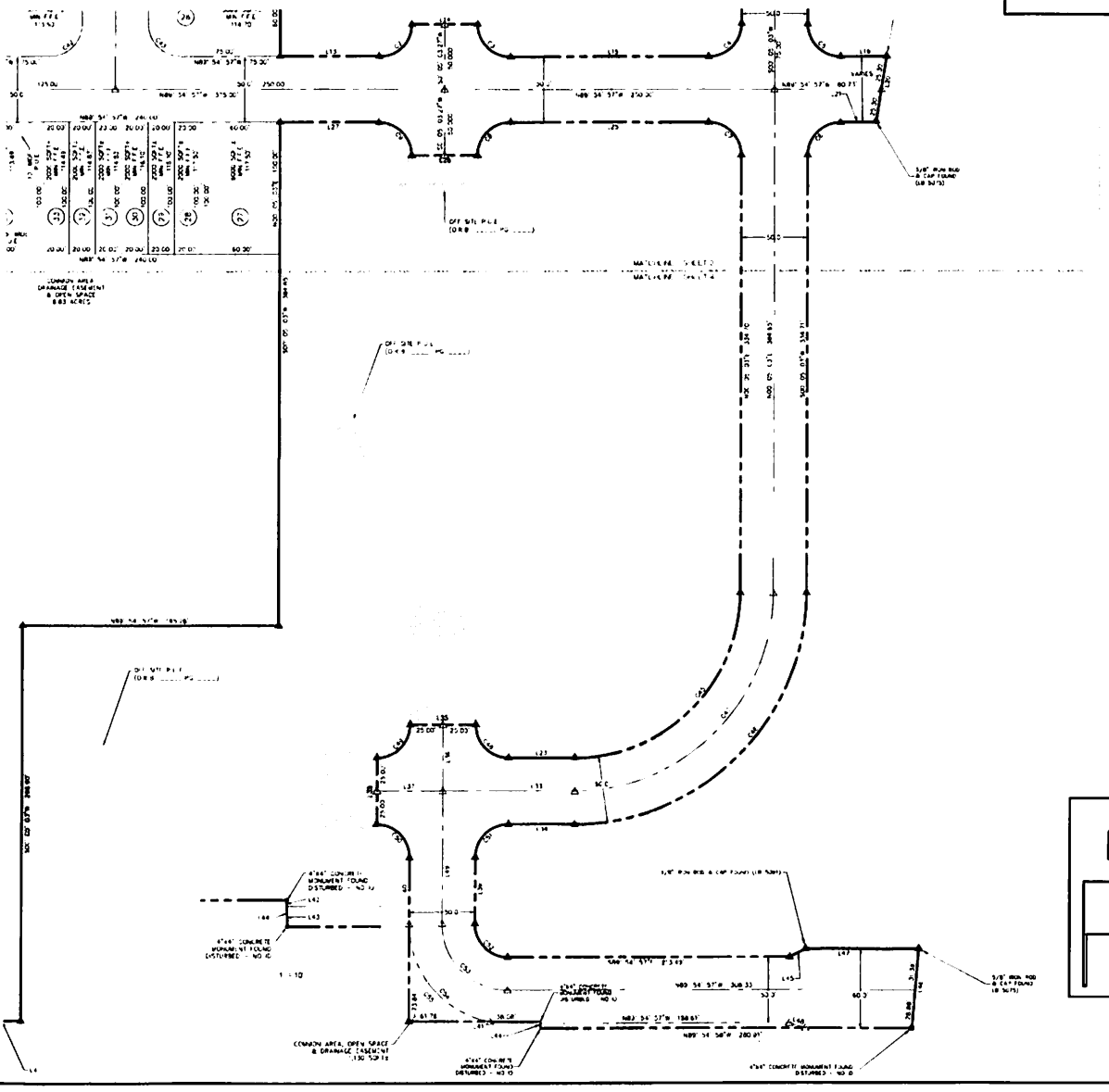
JBPro

TARA BAYWOOD PHASE 1

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

Plat Book , Page
Sheet Four of Four

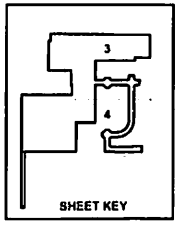


SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- BENCHMARK
- CONCRETE MONUMENT
- 5/8" IRON ROD & CAP SET JBPRO PCP PRM LB8031 UNLESS NOTED OTHERWISE
- NAIL & DISK PCP LB 8031
- (6) LOT NUMBER

ABBREVIATIONS

D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL



JBPro

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 1

This Certificate of Concurrency Compliance (also referred to as "Certificate") is hereby issued to Tara Baywood, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida, and the ("Developer ") of the Project as identified and defined below by City of Alachua, Florida ("City") this 25th day of July, 2022.

RECITALS

WHEREAS, the Developer is developing a residential subdivision in the City known as Tara Baywood Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and Developer is the owner of the Property;

WHEREAS, the Property or Land for the Project is owned by Tara Baywood, LLC, a Florida Limited Liability Company;

WHEREAS, the Developer has secured a Subdivider Agreement for the Project from the City dated the 25th day of July, 2022, (herein "Subdivider Agreement") as part of the City's site-specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have a final subdivision plat in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family- 6 ("RSF-6");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 61 residential lots;

WHEREAS, the Developer intends to immediately initiate construction on the Project;

WHEREAS, the Developer of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City. In the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate 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;

NOW THEREFORE, BASED UPON THE FOREGOING INFORMATION AND RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals and information are true and correct and are incorporated as material portions of this Certificate of Concurrency Compliance by reference.

2. The City will reserve 15,250 gallons per day (61 lots x 250 gallons per day) of wastewater capacity for the 61 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 16,775 gallons per day (61 lots x 275 gallons per day) of water capacity for the 61 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 61 units proposed in the Project as defined by applicable development permits, including construction plans and Subdividers Agreement, on file with the City: Segment 5 (US 441 from SR 235 to I-75): 446 Average Annual Daily Trips ("AADT") and 29 Peak Hour Trips.

5. The City will reserve 0.79 acres (2.6 persons per household x 61 units x 5 acres per 1,000 persons) of recreation capacity for the 61 units proposed in Tara Baywood Phase 1 as defined by applicable development permits, including but not limited to the construction plans and Subdividers Agreement, on file with the City.

6. The City will reserve 115.78 tons per year (0.73 tons per capita per year x 2.6 persons per household x 61 units) of solid waste capacity for the 61 units proposed in Tara Baywood Phase 1 as defined by applicable development permits on file, including but not limited to, construction plans and Subdividers Agreement, on file with the City.

7. The City will reserve nine (9) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, four (4) student stations in the Alachua SCSA for middle schools, and five (5) student stations in the Alachua SCSA for high schools, for the 61 units proposed in Tara Baywood Phase 1.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between Developer and the City.

9. This Certificate of Concurrency Compliance shall be incorporated into and considered a part of the Subdividers Agreement for the Project. The failure of the Developer/Owner to comply with the term of the Subdivider Agreement shall be a default under the Subdividers Agreement and shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

11. The City's issuance of this Certificate does not in any way infer, imply, represent, or guarantee that the City will approve the application for any other phase of Tara Baywood. The approval of this Certificate of Concurrency Compliance for the

Project does not in any way infer, imply, represent or guarantee that a Certificate of Concurrency Compliance will be granted for any other phase of Tara Baywood.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 25th day of July, 2022, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

Mike DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

Approved as to form:

_____

Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this 25th day of July, 2022, by GIB COERPER, who is (personally known to me) OR (who has produced _____as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: *[SEAL]*

[SIGNATURED CONTINUE ON NEXT PAGE]

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

Tara Baywood, LLC,
a Florida Limited Liability Company

_____
By: Sayed Moukhtara, Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of July_____, 2022, by Sayed Moukhtara, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: *[SEAL]*

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

Tara Baywood – Phase 1

LEGAL DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°56'50" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BAYWOOD PHASE 1C A DISTANCE OF 85.50 FEET TO A NORTHWEST CORNER OF BAYWOOD PHASE 1B AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 04°52'19" WEST ALONG THE WEST LINE OF SAID PLAT OF BAYWOOD PHASE 1B A DISTANCE OF 60.27 FEET TO A SOUTHWEST CORNER OF SAID PLAT OF BAYWOOD PHASE 1B; THENCE DEPARTING SAID PLAT, RUN NORTH 89°54'58" WEST, A DISTANCE OF 280.91 FEET; THENCE RUN NORTH 01°44'31" WEST, A DISTANCE OF 4.97 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 123.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE NORTH 00°0503" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 176.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 334.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A

DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 384.65 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 195.26 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 298.90 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 26.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 88°15'26" WEST, 7.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.60 FEET; THENCE RUN NORTH 89°54'28" WEST, A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'34" WEST ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTER AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°57'21" WEST ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD CENTER A DISTANCE OF 29.75 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BAYWOOD CENTER; THENCE DEPARTING SAID NORTH LINE OF SAID PLAT OF BAYWOOD CENTER, RUN NORTH 00°03'20" EAST ALONG THE WEST BOUNDARY OF SAID 30 FOOT EASEMENT, A DISTANCE OF 576.97 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 583.26 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 519.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 234.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 73.48 FEET TO A POINT ON THE NORTH LINE OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°26'48" EAST, A DISTANCE OF 1029.73 FEET TO A POINT ON THE WEST BOUNDARY OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA AS PER THE PLAT RECORDED IN PLAT BOOK A, PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, A DISTANCE OF 233.30 FEET; THENCE DEPARTING WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 88°46'12" WEST, A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 01°01'24" WEST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 141.50 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 00°05'03" EAST, A

DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°51'25" EAST, A DISTANCE OF 34.64 FEET; THENCE RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET; THENCE RUN SOUTH 89°11'58" WEST, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 334.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 247.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'02" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 213.49 FEET; THENCE RUN NORTH 63°07'23" EAST, A DISTANCE OF 13.41 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND TO THE POINT OF BEGINNING.

CONTAINING 20.25 ACRES, MORE OR LESS.

JBPro

Tara Baywood - Phase 1
Engineers Opinion of Probable Cost
Date: 12/8/2021

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
1	MOBILIZATION & GENERAL CONDITIONS	LS	$40,000.00	1	$40,000.00
2	GEOTECHNICAL TESTING	LS	$8,000.00	1	$8,000.00
			SUBTOTAL		**$48,000.00**
Demolition, Erosion Control, Tree Protection					
3	REMOVAL OF EXISTING UTILITIES AND CONNECTIONS	LS	$6,000.00	1	$6,000.00
4	SILT FENCE SEDIMENT BARRIER	LF	$0.91	3,180	$2,893.80
5	INLET PROTECTION SYSTEMS	EA	$121.79	25	$3,044.75
			SUBTOTAL		**$11,938.55**
Earthwork					
6	REGULAR EXCAVATION, SWALES AND BASINS	CY	$6.98	88,800	$619,824.00
7	EMBANKMENT	CY	$8.14	97,000	$789,580.00
8	RETENTION WALL, CONC. MASONRY BLOCK	LS	$10,000.00	1	$10,000.00
9	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	$1,500.00	1	$1,500.00
			SUBTOTAL		**$1,420,904.00**
Roadway and Sidewalk					
10	ASPHALTIC CONC, 1.25" SP-9.5 PAVEMENT	TN	$83.82	724	$60,652.15
11	6" LIMEROCK BASE GROUP 04	SY	$8.35	10,525	$87,885.61
12	12" STABILIZED SUBGRADE	SY	$4.59	11,207	$51,442.17
14	CONCRETE SIDEWALK, 4"	SY	$35.85	2,648	$94,918.85
15	TYPE E CURB AND GUTTER	LF	$25.01	285	$7,127.85
16	TYPE F CURB AND GUTTER	LF	$28.16	3,330	$93,772.80
17	MIAMI CURB AND GUTTER	LF	$31.24	2,105	$65,760.20
18	DETECTABLE WARNING	SF	$32.21	310	$9,985.10
19	STRIPING AND SIGNAGE	LS	$9,000.00	1	$9,000.00
			SUBTOTAL		**$480,544.73**
Stormwater					
20	MITERED END SECTION, 15"	EA	$760.00	3	$2,280.00
21	MITERED END SECTION, 24"	EA	$880.00	2	$1,760.00
22	MITERED END SECTION, 36"	EA	$1,020.00	2	$2,040.00
23	MITERED END SECTION, 60"	EA	$2,105.00	5	$10,525.00
24	MANHOLE, J8	EA	$2,400.00	5	$12,000.00
25	INLET STRUCTURE, P5	EA	$3,109.00	17	$52,853.00
26	INLET STRUCTURE, P6	EA	$5,573.40	3	$16,720.20
27	INLET STRUCTURE, J6	EA	$7,586.20	1	$7,586.20
28	INLET STRUCTURE, VGI	EA	$1,540.00	3	$4,620.00
29	INLET STRUCTURE, TYPE C DBI	EA	$2,675.00	1	$2,675.00
30	INLET STRUCTURE, TYPE H DBI	EA	$7,589.20	2	$15,178.40
31	PIPE CULVERT, RCP, 15"	LF	$52.00	1,540	$80,080.00
32	PIPE CULVERT, RCP, 18"	LF	$70.36	360	$25,329.60
33	PIPE CULVERT, RCP, 24"	LF	$130.47	700	$91,329.00
34	PIPE CULVERT, RCP, 36"	LF	$177.53	180	$31,955.40
35	PIPE CULVERT, RCP, 60"	LF	$277.86	420	$116,701.20
			SUBTOTAL		**$473,633.00**
Wastewater					
36	4" PVC SEWER LATERAL	LF	$12.80	300	$3,840.00
37	4" CLEANOUT	EA	$34.61	29	$1,003.69
38	6" CLEANOUT	EA	$41.25	32	$1,320.00
39	8" CLEANOUT	EA	$92.89	25	$2,322.25
40	6" PVC	LF	$18.60	360	$6,696.00
41	8" PVC	LF	$22.36	5,880	$131,476.80
42	SANITARY MANHOLE	EA	$3,035.46	17	$51,602.82
			SUBTOTAL		**$198,261.56**
Water System					
43	2" PVC	LF	$3.50	440	$1,540.00
44	8" PVC	LF	$22.36	1,200	$26,832.00
45	12" PVC	LF	$28.05	800	$22,440.00
46	8" DIP	LF	$36.28	140	$5,079.20
47	10" DIP	LF	$51.09	60	$3,065.40
48	3/4" SINGLE WATER METER	EA	$490.00	3	$1,470.00
49	3/4" DUAL WATER METER	EA	$726.00	42	$30,492.00
50	3" BLOWOFF ASSEMBLY	EA	$4,842.89	4	$19,371.56
51	3" SAMPLE POINT	EA	$346.75	4	$1,387.00
52	MISC, WATER FITTINGS	LS	$30,000.00	1	$30,000.00
53	FIRE HYDRANT ASSEMBLY	EA	$4,149.17	5	$20,745.85
54	MISC, PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	$4,000.00	1	$4,000.00
			SUBTOTAL		**$166,423.01**
Landscape					
55	Landscape Lump Sum	LS	$267,039.84	1	$267,039.84
			SUBTOTAL		**$267,039.84**
Entire Project					
56	CONSTRUCTION CONTIGENCY (10%)				$306,674.47
			SUBTOTAL		**$306,674.47**
	Total Construction Estimate				**$3,373,419.16**

Exhibit D to Tara Baywood Phase 1
Subdividers Agreement

JBPro

Tara Baywood - Phase 1
Engineers Opinion of Probable Cost
Date: 12/8/2021

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk					
1	CONCRETE SIDEWALK, 6"	SY	$56.34	1,386	$78,093.50
2	CONSTRUCTION CONTIGENCY (10%)				$7,809.35
	Total Construction Estimate				**$85,902.85**

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
DIRECTOR OF PUBLIC SERVICES

INTER-OFFICE COMMUNICATION

DATE: **July 20, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director

RE: **Tara Baywood Phase I Final Plat**

Public Services received Tara Baywood Phase 1 & 2 Construction Drawings on July 11, 2022. The coversheet for the drawing set is signed and sealed by a Professional Engineer dated July 11, 2022.

Public Services has reviewed the subject development and offers the following comment(s).

APPROVED. Previous comments by Public Services have been incorporated within the submitted document.

Please advise me I you have questions or require additional information. Regards.

Salter • Feiber

ATTORNEYS AT LAW

July 20, 2022

City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Proposed plats of Tara Baywood

Ladies and Gentlemen:

Pursuant to the requirements for the platting of lands in Alachua County, Florida, and the recording of said plats, this letter is written as a statement of the condition of the title of said lands as of the date of this opinion. I have examined the legal description for the proposed plat of the development, more particularly described in the enclosed Exhibit "A" (the "Property"), and find it to be accurate and further find that title to the Property as of the date of this opinion is vested in Tara Baywood, LLC, a Florida limited liability company. My examination of the title further reflects the lands to be free of liens and encumbrances except as follows:

1. Right-of-Way Easement in favor of Clay Electric Cooperative, Inc., recorded July 30, 2008 in O.R. Book 3819.Page 825, Public Records of Alachua County, Florida.

2. Declaration of Covenants, Conditions and Restrictions by and between Lowe's Home Center, Inc., a North Carolina corporation, and Alachua Development Co., LLC, a Florida limited liability company, recorded August 7, 2008 in O.R. Book 3823, Page 517, Public Records of Alachua County, Florida.

3. Non-Exclusive Drainage Easement and Off-Site Maintenance Agreement by and between the City of Alachua, a political subdivision of the State of Florida, Alachua Development Co., LLC, a Florida limited liability company and Baywood Master Association, Inc., a Florida corporation, recorded August 7, 2008, in O.R. Book 3823, Page 550, Public Records of Alachua County, Florida.

4. Memorandum of Site Development Agreement by and between Lowe's Home Centers, Inc., a North Carolina corporation, and Alachua Development Co., LLC, a Florida limited liability company, recorded August 7, 2008, in O.R. Book 3823, Page 597, Public Records of Alachua County, Florida.

5. Right-of-Way Easement in favor of Clay Electric Cooperative, Inc., recorded May 5, 2015, in O.R. Book 4347, Page 2022, Public Records of Alachua County, Florida.

6. Baywood Master Association Declaration of Covenants, Conditions, Restrictions and Easements, recorded January 16, 2009, in O.R Book 3529, Page 1130; Amendment to Baywood Master Association Declaration of Covenants, Conditions, Restrictions, and Easements recorded August 7, 2008, in O.R. Book 3823, Page 482, Public Records of Alachua County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation

or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

7. Maintenance and Common Area Cost Sharing Agreement recorded in O.R. Book 4752, Page 361, Public Records of Alachua County, Florida.

8. Mortgage recorded in O.R. Book 5011, Page 885, Public Records of Alachua County, Florida.

9. Construction, Drainage and Public Utility Easement recorded in O.R. Book 5023, Page 824, Public Records of Alachua County, Florida.

10. Taxes for the year 2021 and all subsequent years.

Sincerely yours,

Cole A. Barnett

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

EXHIBIT A

Tara Baywood – Phase 1

LEGAL DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°56'50" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BAYWOOD PHASE 1C A DISTANCE OF 85.50 FEET TO A NORTHWEST CORNER OF BAYWOOD PHASE 1B AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 04°52'19" WEST ALONG THE WEST LINE OF SAID PLAT OF BAYWOOD PHASE 1B A DISTANCE OF 60.27 FEET TO A SOUTHWEST CORNER OF SAID PLAT OF BAYWOOD PHASE 1B; THENCE DEPARTING SAID PLAT, RUN NORTH 89°54'58" WEST, A DISTANCE OF 280.91 FEET; THENCE RUN NORTH 01°44'31" WEST, A DISTANCE OF 4.97 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 123.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE NORTH 00°0503" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 176.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 334.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A

DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 384.65 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 195.26 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 298.90 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 26.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 88°15'26" WEST, 7.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.60 FEET; THENCE RUN NORTH 89°54'28" WEST, A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'34" WEST ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTER AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°57'21" WEST ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD CENTER A DISTANCE OF 29.75 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BAYWOOD CENTER; THENCE DEPARTING SAID NORTH LINE OF SAID PLAT OF BAYWOOD CENTER, RUN NORTH 00°03'20" EAST ALONG THE WEST BOUNDARY OF SAID 30 FOOT EASEMENT, A DISTANCE OF 576.97 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 583.26 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 519.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 234.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 73.48 FEET TO A POINT ON THE NORTH LINE OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°26'48" EAST, A DISTANCE OF 1029.73 FEET TO A POINT ON THE WEST BOUNDARY OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA AS PER THE PLAT RECORDED IN PLAT BOOK A, PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, A DISTANCE OF 233.30 FEET; THENCE DEPARTING WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 88°46'12" WEST, A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 01°01'24" WEST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 141.50 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 00°05'03" EAST, A

DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°51'25" EAST, A DISTANCE OF 34.64 FEET; THENCE RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET; THENCE RUN SOUTH 89°11'58" WEST, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 334.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 247.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'02" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 213.49 FEET; THENCE RUN NORTH 63°07'23" EAST, A DISTANCE OF 13.41 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND TO THE POINT OF BEGINNING.

CONTAINING 20.25 ACRES, MORE OR LESS.

CITY OF ALACHUA

COMMON LAW PERFORMANCE BOND

PRINCIPAL (Legal name and business address):
TARA BAYWOOD, LLC
7717 NW 20TH LANE
GAINESVILLE, FL 32605

(also known in the referenced Subdividers Agreement as "Developer")

SURETY (Name and business address):
HUDSON INSURANCE COMPANY
100 WILLIAM ST.
NEW YORK, NY 10038

C/O DBL SURETY LLC
55 E GRANADA BLVD UNIT 1415
ORMOND BEACH, FL 32176

OBLIGEE:
The City of Alachua, Florida, a Florida municipal corporation (herein "City")
P.O. Box 9
Alachua, FL 32616
PENAL SUM OF BOND:
FOUR MILLION FORTY-EIGHT THOUSAND ONE HUNDRED TWO DOLLARS AND NINETY-NINE CENTS ($4,048,102.99)

WHEREAS,

PRINCIPAL (Developer) has entered into a Subdividers Agreement (herein "Agreement") with the City for developing a Project in the City known as TARA BAYWOOD PHASE I ("Project") which Agreement is incorporated herein by reference. The real property for the Project is more particularly described in Exhibit "A" to the Agreement and in the plat for TARA BAYWOOD PHASE I recorded in or to be recorded in the public records of Alachua County, Florida, is incorporated herein by reference (herein "Plat"). The Agreement requires the Developer to complete the Improvements for the Project on or before July 24, 2025.

OBLIGATION:

We, the Principal and Surety, are firmly bound to the City in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. The Surety binds itself, jointly and severally with the Principal, for the payment of the penal sum. The limit of liability is the full amount of the penal sum.

This bond shall remain in effect until the conditions herein have been fulfilled, including all conditions of the Subdividers Agreement.

CONDITIONS:

The **PRINCIPAL** has entered into the Agreement identified above. THEREFORE: The above obligation is void if the **PRINCIPAL**:

(a) Performs and fulfills all the understandings, covenants, terms, conditions, and agreements of the Agreement during the original term of the Agreement and any extensions thereof that are granted by City, with or without notice of the Surety and during the life of any guaranty required under the contract, and

(b) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of the Agreement that hereafter are made. Notice of those modifications to the Surety are waived.

This Bond is governed in accordance with the laws of the State of Florida and any dispute regarding it shall be in the Circuit Court of Alachua County, Florida.

No right of action shall accrue on this Surety Bond to or for the use of any person or corporation other than the **PRINCIPAL** named hereunder or the heirs, executors, administrators or successors of the **PRINCIPAL** and the City.

Signed and sealed this _____ day of _____, 2022.

Tara Baywood, LLC

_____ By: _____
(witness) SAYED MOUKHTARA, MANAGER

_____
(print name)

Hudson Insurance Company

_____ By: _____
(witness) D. BARTON LEEK, ATTORNEY-IN-FACT
& RESIDENT AUTHORIZED AGENT

_____
(print name)

AGENCY:
DBL SURETY LLC
55 E GRANADA BLVD UNIT 1415
ORMOND BEACH FL 32176

SURETY:
HUDSON INSURANCE COMPANY
100 WILLIAM ST
NEW YORK, NY 10038

IRREVOCABLE LETTER OF CREDIT NO. 401

Borrower: Tara Viva, Inc. For the Benefit of Tara Baywood **Lender:** Millennium Bank

Beneficiary: City of Alachua
P. O. Box 9
Alachua, FL 32616

Amount: $93,712.20

Date: March 22, 2022

We, Millennium Bank hereby establish Millennium Bank's Irrevocable Letter of Credit in favor of the City of Alachua (also referred to as the Beneficiary or City), for the account of Tara Viva Inc., Inc. For the Benefit of Tara Baywood (hereinafter "Borrower") for the aggregate sum of $93,712.20 which amount is payable by your drafts at sight, accompanied by the following documents:

1. This original Irrevocable Letter of Credit: and
2. A notarized statement signed by the City Manager for the City of Alachua which reads that, "Tara Baywood" has failed to make the required improvements in the estimated amount of $93,712.20 in accordance with the terms of that certain Subdividers Agreement between Tara Baywood (Developer) and Beneficiary (the City of Alachua) for the project known as "Tara Baywood Phase I" This Irrevocable Letter of Credit expires on September 24, 2025. If the expiration date is a banking holiday, then presentation and demand for payment may be made on the next business day.

   All requests for drafts under this Irrevocable Letter of Credit must state, "Draw under Millennium Bank Letter of Credit No. 401, dated March 22, 2022."

   This Irrevocable Letter of Credit may be presented at the Office of Millennium Bank located at 7515 SW 24th Avenue, Gainesville, FL 32607.

   Partial Drawings and multiple drawings are allowed under this Irrevocable Letter of Credit so long as they do not exceed the total amount of this Irrevocable Letter of Credit. In the event there is a partial drawing under this Irrevocable Letter of Credit, the original Irrevocable Letter of Credit shall be returned shall be returned to the City of Alachua by Millennium Bank noting the amount of the draw or a new Irrevocable Letter of Credit shall be issued for the balance.

COPY

Millennium Bank hereby agrees to honor each of the City's drafts in whole or in part drawn under this Irrevocable Letter of Credit in compliance with the terms of it, if duly presented together with the documents stated above at the office stated above on or before the expiration date. Except as stated herein, this undertaking is not subject to any conditions or qualifications.

The obligations of Millennium Bank under this Irrevocable Letter of Credit is the individual obligation of Millennium Bank and is in no way contingent upon reimbursement with respect thereto.

This Irrevocable Letter of Credit shall be governed by the laws of the State of Florida to the extent that it is not preempted by any other applicable federal laws. The venue for any litigation which may arise regarding this Letter of Credit shall be in the Circuit Court in Alachua County, Florida.

Sincerely,

Millennium Bank

Melissa Muina

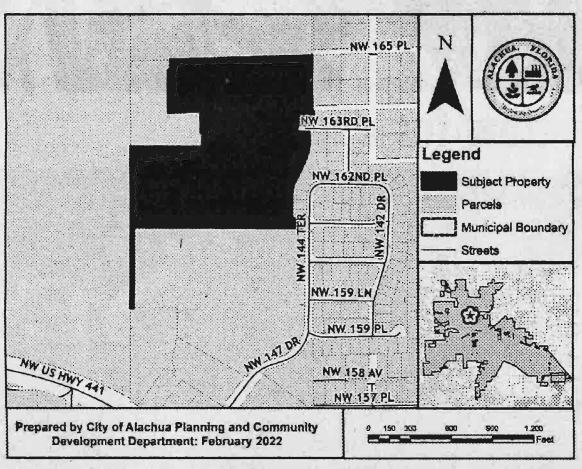
Melissa Muina
Senior Vice President
Loan Operations

COPY

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 Logan B. Peters, P.E, of JBPro, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the Final Plat for Tara Baywood Phase 1. The final plat proposes to subdivide the ±35.32 acre subject property into a total of 61 lots. The subject property is located to the west of the Baywood subdivision, and north of the Baywood Centre subdivision, consisting of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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)

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE TOWN OF LACROSSE IN ALACHUA COUNTY, FLORIDA

The Town of LaCrosse Town Council will hold a public hearing on a proposed ordinance on June 14, 2022 at 6:00 pm. The hearing will be held at the town hall located at 20613 N SR 121, LaCrosse, Florida.

The ordinance title is as follows:

ORDINANCE 2022-01

AN ORDINANCE OF THE TOWN OF LACROSSE, FLORIDA REPEALING ORDINANCE NUMBER 11-02, TOGETHER WITH ALL OTHER ORDINANCES REGULATING THE USE, CONSUMPTION, SALE, DISTRIBUTION, AND ALL OTHER MATTERS PERTAINING TO ALCOHOL, TOGETHER WITH THE TOWN OF LACROSSE CODE OF ORDINANCES WHICH ORDINANCE IS TITLED "AN ORDINANCE RELATING TO ALCOHOLIC BEVERAGES, DEFINING TERMS, REGULATING HOURS OF SALE, PROHIBITING SALES WITHIN CERTAIN DISTANCE OF SCHOOLS AND CHURCHES, PROVIDING PENALTIES FOR VIOLATION HEREOF, PROVIDING FOR AN ANNUAL REPORTING REQUIREMENT, PROCEDURES FOR REVOCATION AND REINSTATEMENT, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINACES IN CONFLICT, AND PROVIDIING AN EFFECTIVE DATE." , AND PROVIDING AN EFFECTIVE DATE.

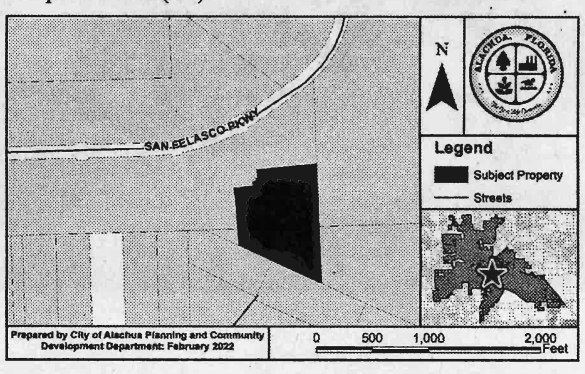
At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance are available for public inspection at the Office of the Town Clerk, 20613 N SR 121, LaCrosse, Florida during regular hours Monday, Tuesday and Thursday, 9 am to 2 pm. 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 American Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this hearing should call the Town Clerk at (386) 462-2784 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 Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of the preliminary plat of the Convergence Research Park Cottage Neighborhood, which proposes the subdivision of a ±14.82 acre subject property into a total of 72 lots with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua. Consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential 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 COUNCIL OF CITY OF WALDO NOTICE OF PUBLIC HEARING REGARDING PROPOSED ROAD CLOSURE

NOTICE IS HEREBY GIVEN that the City Council of the City of Waldo, Florida, will hold a public hearing on June 14, 2022, at 7:00 PM, or as soon thereafter as possible, at City Hall, 14450 NE 148th Ave., Waldo, Florida. The following will be considered:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALDO, FLORIDA; MAKING CERTAIN FINDINGS WITH REGARD TO THE VACATION OF PORTIONS OF SW 5TH TERRACE AND OF SW 5TH PLACE; VACATING THAT PORTION OF SW 5TH TERRACE LYING TO THE SOUTH OF AND INTERSECTING WITH STATE ROAD 24, AND OF SW 5TH PLACE LYING TO THE WEST OF AND INTERSECTING WITH SW 5TH TERRACE; DIRECTING THAT THIS RESOLUTION BE RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY; AND PROVIDING AN

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

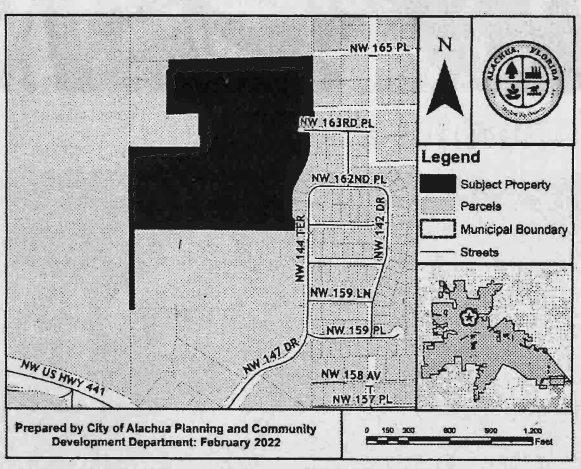
Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Kyle Willems, E.I., of JBPro, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 1. The final plat proposes to subdivide the ±10.86 acre subject property into a total of 32 lots. The subject property is located to the north of the Baywood subdivision, and west of CR 241/ NW 140th Street, consisting of portions of Tax Parcel Numbers 03067-000-000 and 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family – 3 (RSF-3).

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 Ryan Thompson, AICP of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use 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) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).

property is located to the west of the Baywood subdivision, and north of the Baywood Centre subdivision, consisting of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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 COUNCIL OF CITY OF WALDO NOTICE OF PUBLIC HEARING REGARDING PROPOSED ROAD CLOSURE

NOTICE IS HEREBY GIVEN that the City Council of the City of Waldo, Florida, will hold a public hearing on June 14, 2022, at 7:00 PM, or as soon thereafter as possible, at City Hall, 14450 NE 148th Ave., Waldo, Florida. The following will be considered:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALDO, FLORIDA; MAKING CERTAIN FINDINGS WITH REGARD TO THE VACATION OF PORTIONS OF SW 5TH TERRACE AND OF SW 5TH PLACE; VACATING THAT PORTION OF SW 5TH TERRACE LYING TO THE SOUTH OF AND INTERSECTING WITH STATE ROAD 24, AND OF SW 5TH PLACE LYING TO THE WEST OF AND INTERSECTING WITH SW 5TH TERRACE; DIRECTING THAT THIS RESOLUTION BE RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY; AND PROVIDING AN EFFECTIVE DATE.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to this item.

All documents relating to the proposed road closure are available for public inspection at City Hall, 14450 NE 148th Ave., Waldo, Florida, during regular business hours.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact City Hall at (352) 468-1001 at least 48 hours prior to the meeting date.

Please be advised that if a person decides to appeal any decision made by the Commission with respect to any matter considered at said hearing, that person will need a record of the proceedings, and that for such purpose, that person may need to insure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based.

(Published: Alachua County Today - June 2, 2022)

Alachua County Today
is your best source for local news
386.462.3355

MATTERS PERTAINING TO ALCOHOL, TOGETHER WITH THE TOWN OF LACROSSE CODE OF ORDINANCES WHICH ORDINANCE IS TITLED "AN ORDINANCE RELATING TO ALCOHOLIC BEVERAGES, DEFINING TERMS, REGULATING HOURS OF SALE, PROHIBITING SALES WITHIN CERTAIN DISTANCE OF SCHOOLS AND CHURCHES, PROVIDING PENALTIES FOR VIOLATION HEREOF, PROVIDING FOR AN ANNUAL REPORTING REQUIREMENT, PROCEDURES FOR REVOCATION AND REINSTATEMENT, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINACES IN CONFLICT, AND PROVIDIING AN EFFECTIVE DATE." , AND PROVIDING AN EFFECTIVE DATE.

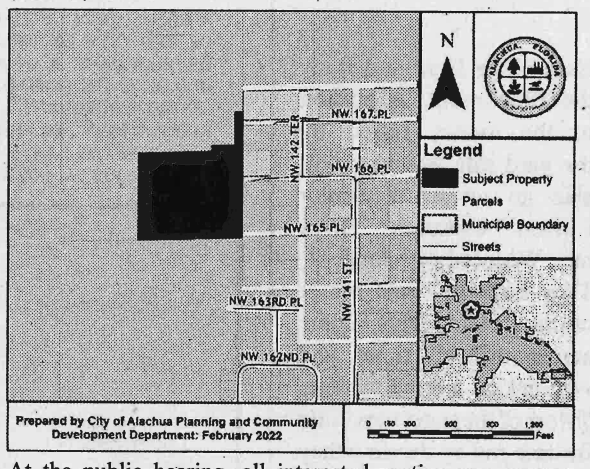
At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance are available for public inspection at the Office of the Town Clerk, 20613 N SR 121, LaCrosse, Florida during regular hours Monday, Tuesday and Thursday, 9 am to 2 pm. 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 American Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this hearing should call the Town Clerk at (386) 462-2784 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 CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

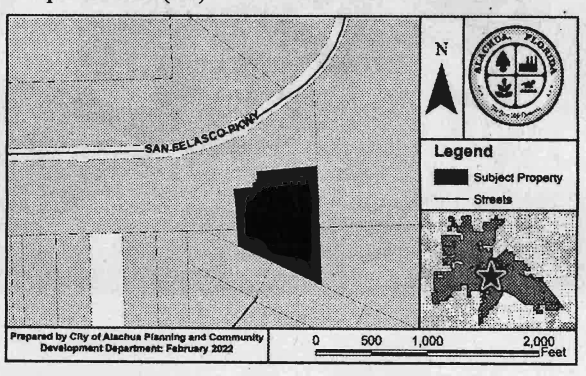
Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Kyle Willems, E.I., of JBPro, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 1. The final plat proposes to subdivide the ±10.86 acre subject property into a total of 32 lots. The subject property is located to the north of the Baywood subdivision, and west of CR 241/ NW 140th Street, consisting of portions of Tax Parcel Numbers 03067-000-000 and 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family – 3 (RSF-3).



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)

total of 72 lots with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua. Consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



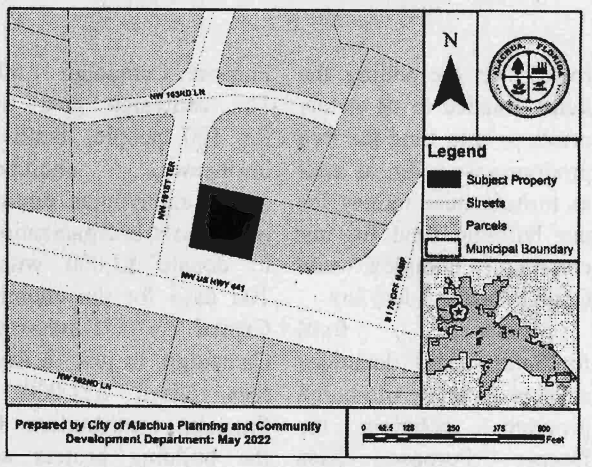
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 the following: A request by Ryan Thompson, AICP of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use 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) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

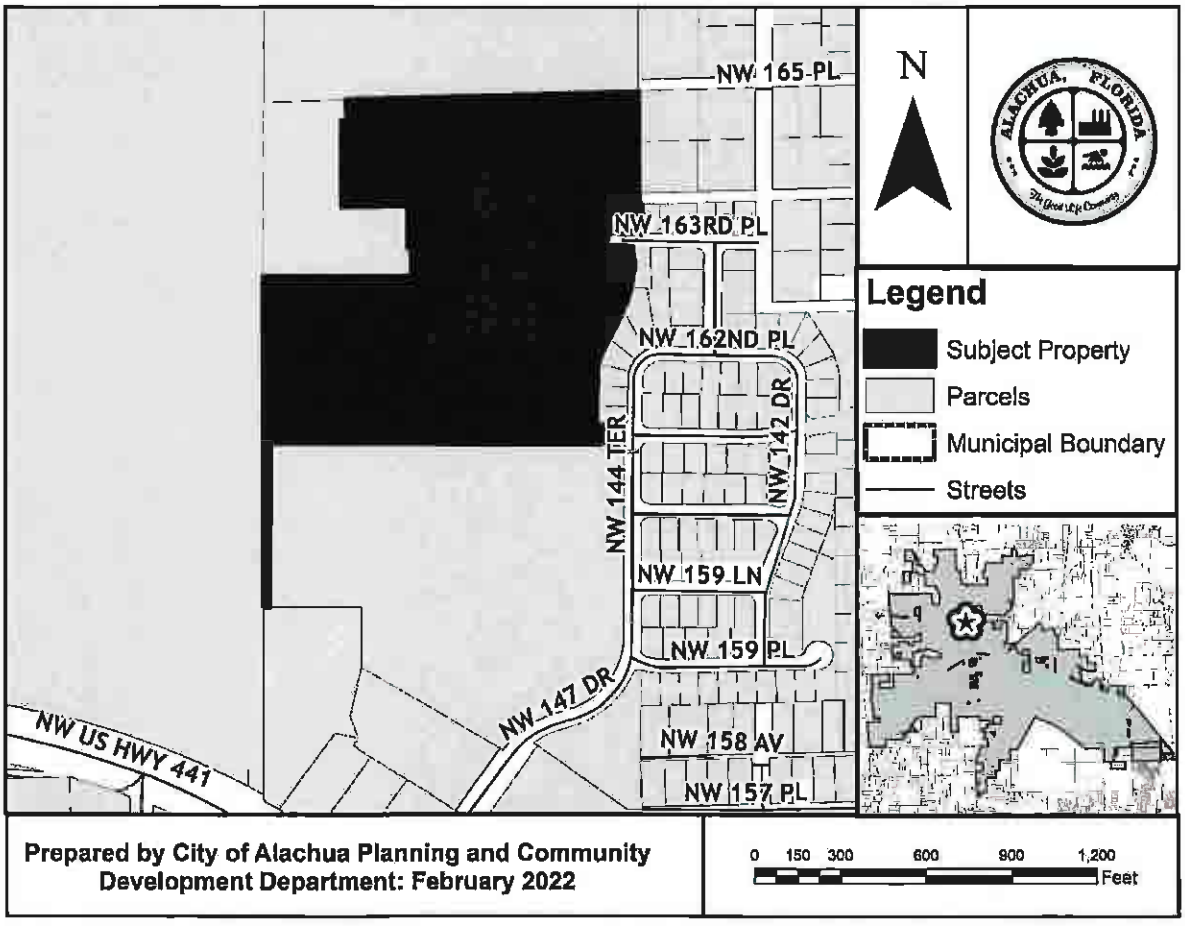
(Published: Alachua County Today - June 2, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/26/22
KC

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 Logan B. Peters, P.E, of JBPro, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the Final Plat for Tara Baywood Phase 1. The final plat proposes to subdivide the ±35.32 acre subject property into a total of 61 lots. The subject property is located to the west of the Baywood subdivision , and north of the Baywood Centre subdivision, consisting of Tax Parcel Numbers 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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

AVERY 5160
Easy Peel Address Labels
Go to avery.com/templates
Use Avery Template 5160

MCKNIGHT & MCKNIGHT M/C
14201 NW 174TH AVE
ALACHUA, FL 32615

MALPHURS CHRISTOPHER ROBERT & KIMBERLY BRIANNA
14259 NW 174TH AVE
ALACHUA, FL 32615

MALPHURS CHRISTOPHER ROBERT & BRIANNA
7220 NW 214TH ST
ALACHUA, FL 32615

GAMAGE RICHARD F & CHERYL L
14495 NW 174TH AVE
ALACHUA, FL 32615

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

BAKER WILLIAM S & PAMELA A
14655 NW 174TH AVE
ALACHUA, FL 32615

ESCOFFERY-LAWRENCE & LAWRENCE W/H
14745 NW 174TH AVE
ALACHUA, FL 32615

DURANTE & KOJO
14907 NW 174TH AVE
ALACHUA, FL 32615

INNIS VERONIKA
16026 NW 141ST ST
ALACHUA, FL 32615

MURTHA GARY J & MARY E
14528 NW 174TH AVE
ALACHUA, FL 32615

SMITH DAVE & PAMELA

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

JOHNS PATSY ANNETTE
24133 NW 174TH AVE
HIGH SPRINGS, FL 32643

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615

EMMA MICHAEL R & RAYSA
17208 NW CR 241
GAINESVILLE, FL 32615

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

JONES HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616

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

JONES HENRY
PO BOX 956
ALACHUA, FL 32616

IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
TAMPA, FL 33647

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

LUNDY GWENDOLYN
120 SE 25TH TER
GAINESVILLE, FL 32641

TYSON DEVRON D
PO BOX 23
ALACHUA, FL 32616

IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
TAMPA, FL 33647

MARK MARY
PO BOX 711
ALACHUA, FL 32616

Pat: avery.com/patents
Etiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160 | Easy Peel® Address Labels | Go to avery.com/templates
Bend along line to expose Pop-up Edge™ | Use Avery Template 5160

SHARMA LATIKA
4870 DEER LAKE DR E STE 2318
JACKSONVILLE, FL 32246

DESUE & WHITLEY
823 PINE ST
STARKE, FL 32091

HAILE ELAINE D
802 OAK ST
STARKE, FL 32091

BAKER & LUNDY
14317 NW 165TH PL
ALACHUA, FL 32615

SMITH H E
18125 NW 42ND PL
OPA LOCKA, FL 33055

KIRKLAND MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

CEMETERY
17017 NW COUNTY ROAD 241
ALACHUA, FL 32615

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

LEWIS LANCE A & ELIZABETH A
16913 NW COUNTY RD 241
ALACHUA, FL 32615

KARAPHILLIS JOHN M & CYNTHIA A
13811 NW 172ND AVE
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
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.
AlachuaFL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Justin Brewer, POSTED THE LAND USE
(Name)
SIGN ON 5-19-22 FOR THE Tara Baywood Phase 1 Final Plat
(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)

Two (2)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: Resolution 22-25: Tara Forest East Phase 1 Final Plat Off-Site Tree Mitigation Request
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Adopt Resolution 22-25.

Summary

The City has received an application for a Final Plat for Tara Forest East Phase 1 which proposes the subdivision of the ±10.86 acre subject property into a total of 32 lots, with associated right-of-way and common areas.

Section 6.2.1(D)(1) of the City's Land Development Regulations (LDRs) requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis. A regulated tree is defined in Article 10 of the LDRs as "*any living tree which is ten inches or more in diameter or two feet in circumference, whichever dimension is lesser, measured at a point 4½ feet above ground level. This definition shall not include any species of pine tree or nuisance tree regardless of size...*" Heritage trees are defined in Article 10 of the LDRs as "*trees with a diameter of at least 30 inches or seven feet, ten inches in circumference, whichever dimension is lesser, measured at a point 4½ feet above ground level...*"

When required tree replacement cannot be accommodated through on-site mitigation, Section 6.2.1(D)(7) of the City's LDRs allows for off-site mitigation. Off-site mitigation trees may be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings. The formula for the calculation of off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The number of trees proposed for removal would require 258 additional replacement trees to be planted to mitigate for trees to be removed. The applicant has requested the City consider off-site mitigation in accordance with Section 6.2.1(D)(7) of the LDRs for the remainder of the required replacement trees.

The required payment for off-site mitigation shall be $46,097.48, which has been provided to the City.

FINANCIAL IMPACT: Yes

ATTACHMENTS:

Description

- Resolution 22-25

RESOLUTION 22-25

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA : REGARDING A REQUEST BY TARA FOREST, LLC, THE OWNER OF THE PROPERTY FOR THE PROJECT KNOWN AS TARA FOREST EAST PHASE 1, FOR OFF-SITE MITIGATION FOR THE REMOVAL OF TREES IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY'S LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE FEE FOR THE OFF-SITE TREE MITIATION; APPROVING THE OFF-SITE MITIGATION CONDITIONED UPON THE PAYMENT OF THE ESTABLISHED FEE PRIOR TO THE APPROVAL OF THE PLAT OR SUBDIVIDERS AGREEMENT FOR TARA FOREST EAST PHASE 1; PROVIDING FOR SCRIVENER'S ERROR; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, Section 6.2.1 of the City of Alachua's ("City") Land Development Regulations ("LDRs") establishes tree protection standards;

WHEREAS, Section 6.2.1 the LDRs allows off-site mitigation by payment of money into the City's designated tree bank fund in order to allow for the off-site tree mitigation;

WHEREAS, the fee for off-site tree mitigation under Section 6.2.1 is the estimated cost of the replacement tree (including labor and equipment for installation), plus the estimated maintenance for one year along with administrative costs;

WHEREAS, the City has received an application for a Final Plat for Tara Forest East Phase 1 Subdivision ("Plat") for the property described in attached exhibit ("A") (the "Property") and a proposed Subdividers Agreement which attached the Plat;

WHEREAS, the Owner has requested the City allow off-site tree mitigation for those trees that cannot be accommodated through on-site mitigation on the Property, due to the location of proposed structures, parking, and code-required tree plantings, in accordance with Section 6.2.1(D)(7) of the City's LDRs; and

WHEREAS, the Revised Construction Plans related to the Final Plat reflects that a total of 258 trees will be removed as part of the off-site tree mitigation;

WHEREAS, the Owner has agreed to pay the City a fee of $ 46,907.48 for the off-site tree mitigation fee (estimated $40,908.48 for cost of tree replacements; estimated $5,999.00 for one year of maintenance and administrative costs) in accordance with Section 6.2.1 of the LDRs; and

WHEREAS, the Owner of the Property desires to proceed with the City Commission of the City of Alachua ("Commission") considering the proposed Site Plan and Subdividers Agreement for Tara Forest East Phase 1.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings

The Commission finds, determines, and declares that the above recitals are true and correct and are incorporated as substantive portions of this Resolution by reference.

Section 2. Approval of Off-Site Mitigation

The Commission approves the request of the Owner, Tara Forest, LLC, to provide payment for off-site mitigation for those trees that cannot be accommodated through on-site mitigation on the Plat for the Tara Forest East Phase 1 subdivision described in attached exhibit "A" conditioned upon the Owner paying the Off-Site Mitigation Fee set forth below to the City prior to the Commission considering the Plat or Subdividers Agreement for the Property.

Section 3. Off-Site Mitigation FEE

The off-site mitigation fee in the amount $46,907.48 shall be paid by the Owner by certified check or bank check to the City prior to the Commission approving the Plat, Subdividers Agreement or any other final development order associated with the Property.

Section 4. Scriveners Errors

City staff is authorized to correct any scrivener's errors which do not impact the intent of this Resolution.

Section 5. Repealing Clause

All resolutions or parts of resolutions in conflict with this Resolution No. R-22-25 are repealed to the extent of any such conflict.

Section 6. Severability

It is the intent of the City Commission of the City of Alachua that if any section, sentence, clause, phrase, or provision of this Resolution R-22-25 is for any reason held or declared

to be unconstitutional, void, or inoperative by court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provision of this resolution, and the remainder of this resolution after the exclusion of such part or parts shall be deemed to be valid.

Section 7. Effective Date

This Resolution shall be effective as of the date of its passage and adoption.

DULY ADOPTED in regular session, this 25th day of July, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES, MORE OR LESS.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
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:

1. *Approve the Final Plat of Tara Forest East Phase 1 ("Final Plat");*
2. *Approve the "Subdividers Agreement for Tara Forest East Phase 1" ("Subdividers Agreement");*
3. *Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
4. *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*
5. *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.*

Summary

This application is a request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent Tara Forest, LLC, property owner, for consideration of the final plat of Tara Forest East Phase 1, which proposes the subdivision of the ±10.86 acre subject property into a total of 32 lots, with associated right-of-way and common areas.
The subject property consists of Parcel Number 03067-005-001, 03067-000-000, and 03067-005-000, and is located West of CR 241, north of Baywood Subdivision.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas located in the Tara Baywood subdivision located immediately to the south of the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's roadway system proposed to be extended by construction of the Tara Baywood subdivision. Phase 2 of Tara Forest East will include a connection to CR 241. A pedestrian access to

of the Tara Baywood subdivision. Phase 2 of Tara Forest East will include a connection to CR 241. A pedestrian access to the City's roadway network at the intersection of NW 166th Place and new 142nd Terrace will also be constructed. This is intended to serve as a route for pedestrians to reach Mebane Middle School.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Forest East was originally approved by the City Commission on March 9, 2020. The construction plans for Tara Forest East Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022).

At the June 13, 2022 City Commission hearing, the Commission voted 5-0 to defer this item until the July 25, 2022 meeting.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Letter of Title Opinion
- Application and Supporting Materials Part 1
- Application and Supporting Materials Part 2
- Application and Supporting Materials Part 3
- Application and Supporting Materials Part 4
- Subdividers Agreement
- Bond- final form
- Phase 1 Plat
- Exhibit to Subdividers Agreement
- Irrevocable Letter of Credit
- Stormwater Drainage Easement
- Public Notice Materials for the June 13, 2022 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: July 25, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Tara Forest East Phase 1 , which proposes the subdivision of a ±10.86 acre subject property into a total of 32 single family detached lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Kyle Williems, P.E. of JBPro, Inc.
PROPERTY OWNER:	Tara Forest, LLC
LOCATION:	West of CR 241, north of Baywood Subdivision
PARCEL ID NUMBERS:	03067-005-001, 03067-000-000, and 03067-005-000
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Residential Single Family- 3 (RSF-3)
OVERLAY:	NA
ACREAGE:	±10.86 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Tara Forest East Phase 1 ("Final Plat"); 2. Approve the "Subdividers Agreement for Tara Forest East Phase 1" ("Subdividers Agreement"); 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and, 4. 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 5. 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.

RECOMMENDED 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approve the Final Plat of Tara Forest East Phase 1 ("Final Plat");*
2. *Approve the "Subdividers Agreement for Tara Forest East Phase 1" ("Subdividers Agreement");*
3. *Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
4. *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*
5. *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.*

SUMMARY

This application is a request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent Tara Forest, LLC, property owner, for consideration of the final plat of Tara Forest East Phase 1, which proposes the subdivision of the ±10.86 acre subject property into a total of 32 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-005-001, 03067-000-000, and 03067-005-000, and is located West of CR 241, north of Baywood Subdivision.

.

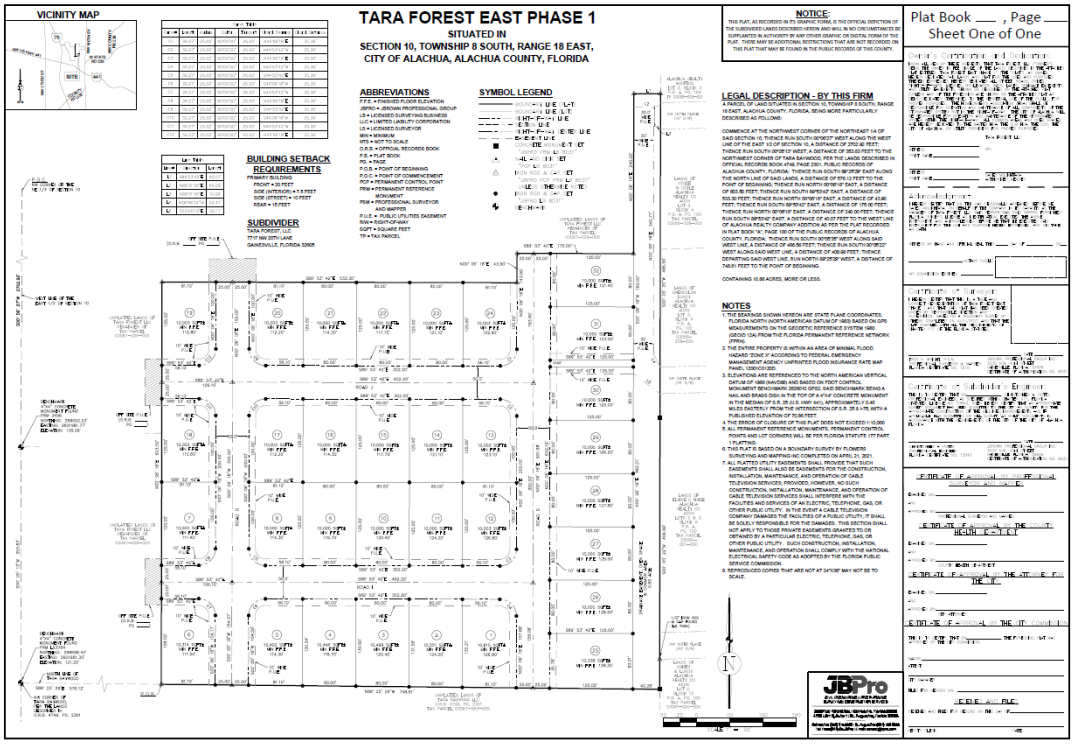
Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas located in the Tara Baywood subdivision located immediately to the south of the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's roadway system proposed to be extended by construction of the Tara Baywood subdivision. Phase 2 of Tara Forest East will include a connection to CR 241. A pedestrian access to the City's roadway network at the intersection of NW 166th Place and new 142nd Terrace will also be constructed. This is intended to serve as a route for pedestrians to reach Mebane Middle School.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Forest East was originally approved by the City Commission on March 9, 2020. The construction plans for Tara Forest East Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022).

Illustration 1. Sheet 1, Tara Forest East Preliminary Plat

Illustration 2. Tara Baywood Phase 1 Final Plat



SURROUNDING USES

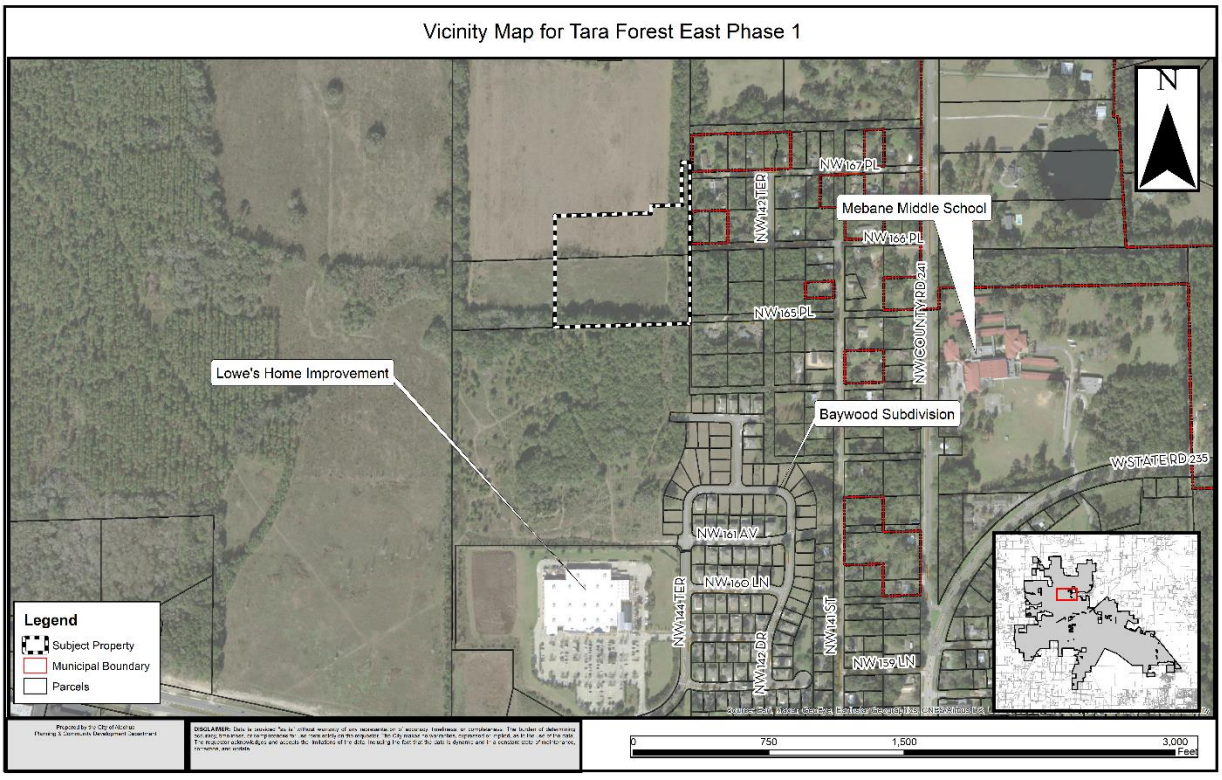
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the

subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

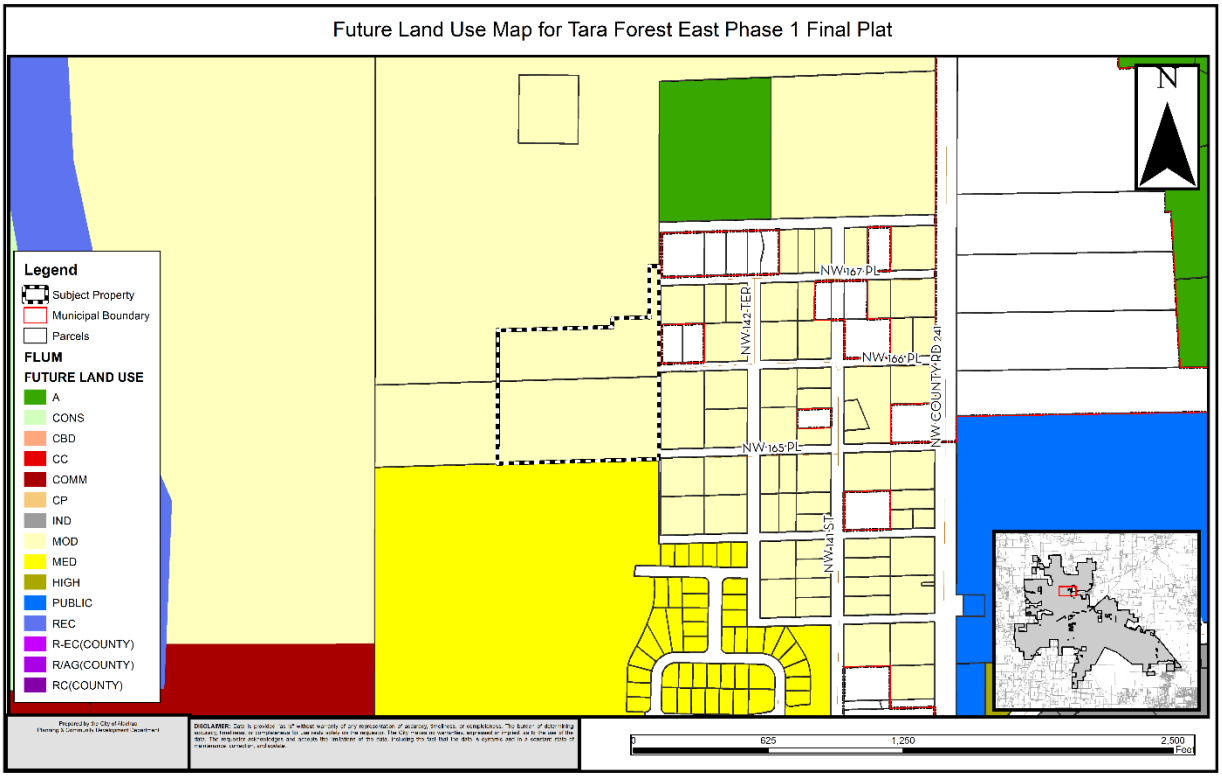
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Moderate Density Residential	Residential Single Family-3 (RSF-3)
South	Vacant Lands (Proposed Tara Baywood S/D)	Medium Density Residential	Residential Single Family-6
West	Vacant Lands	Moderate Density Residential	Residential Single Family – 4 (RSF-4)
East	Single Family Residential	Moderate Density Residential	Residential Single Family – 3 (RSF-3)

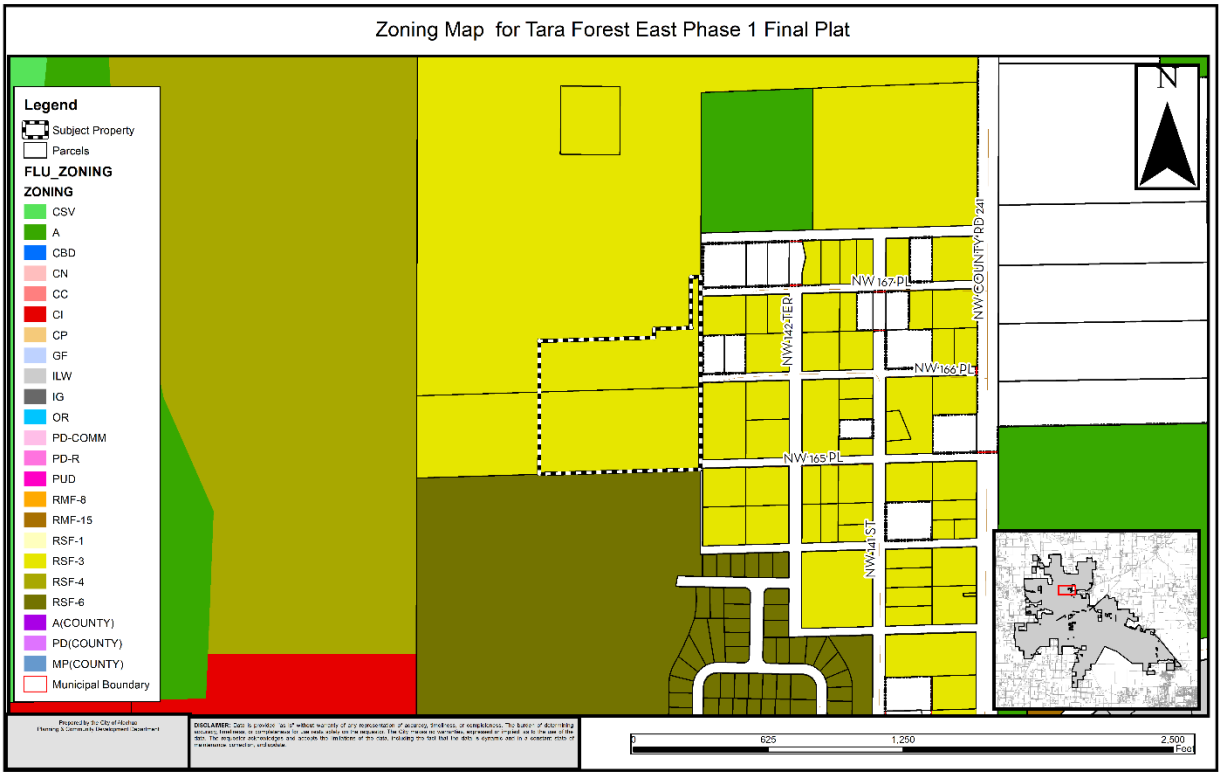
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

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

Objective 1.2: Residential

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

Policy 1.2b: 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.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.b: The proposed final plat would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

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

Objective 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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021 by Creative Environmental Solutions.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

potable water and wastewater system.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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

Analysis of Consistency with Policy 1.1.a: This project would support 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. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

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

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal 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 · mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any

commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and 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.

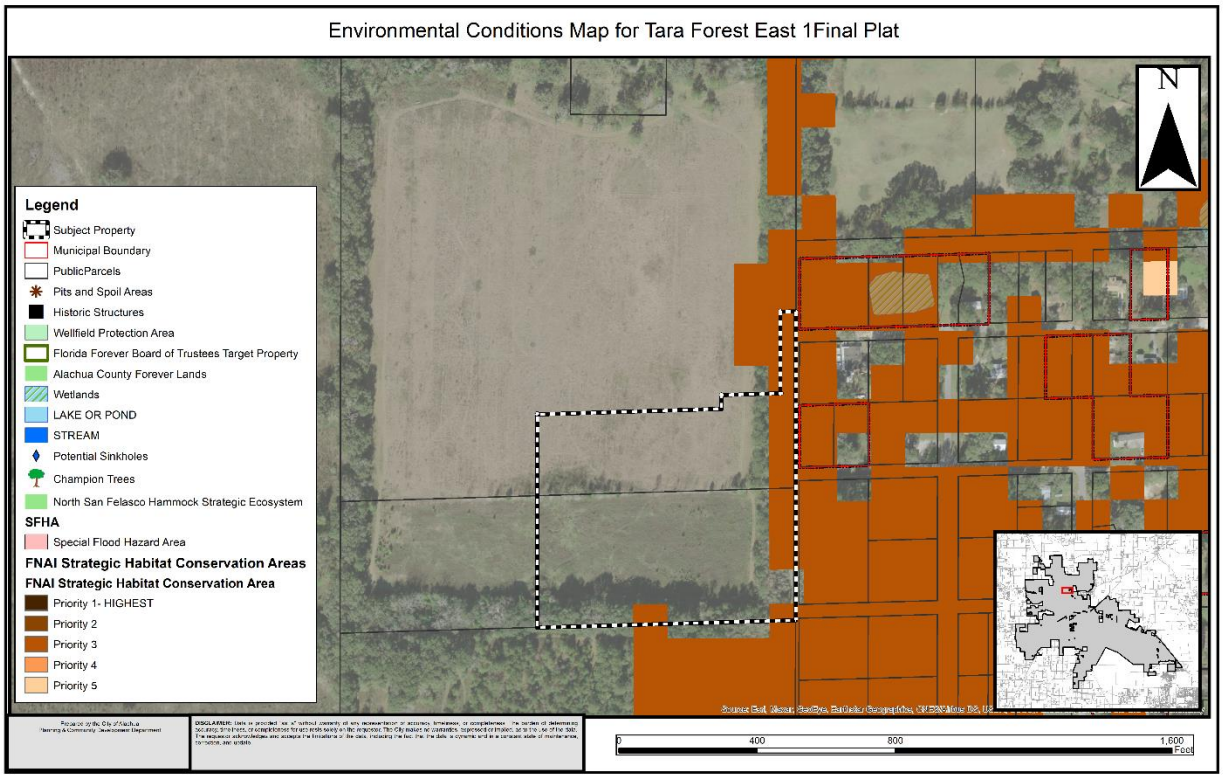
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence

or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

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

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 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

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. 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: As a condition of the preliminary plat previously approved, the applicant was required to submit a 100% gopher tortoise survey for the subject property, which was completed on July 18, 2021. Phase 1 includes Priority 3 lands as described above.

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. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

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 % slopes	A	Well drained	Not limited	40.1
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	1.4
Millhopper- urban land complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	3.7
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	1.0
Millhopper sand, 5 to 8 percent slopes	A	Moderately well drained	Not limited	0.8
Norfolk loamy fine sand, 5 to 8 percent slopes	B	Well drained	Not limited	53.0

Evaluation: The soil types located within the subject property will not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 0140D and 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection 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

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*.

Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 32 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segment[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	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 3. Potential Trip Generation[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Tara Forest East Phase 1 Final Plat	Single Family Housing (Detached) [2] (ITE Code 210)	302 (151/151)	24 (6/18)	32 (20/12)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling unit x 32 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.76 trips per dwelling unit x 32 dwelling units (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling unit x 32 dwelling units (64% entering/36% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

AADT Analysis	US 441 (from SR 235 to I-75)[1]
Maximum Service Volume[2]	39,000
Existing Traffic[3]	24,204
Reserved Trips[4]	2,160
Available Capacity[4]	12,636
Potential Impact Generated by Proposed Final Plat	302
Residual Capacity after Proposed Plat[5]	**12,334**
PM Peak Hour Traffic Analysis	**US 441 (from SR 235 to I-75)[1]**
Maximum Service Volume[2]	3,510
Existing Traffic[3]	2,299
Reserved Trips[4]	170
Available Capacity[4]	1,041
Potential Impact Generated by Proposed Final Plat	32
Residual Capacity after Proposed Plat[5]	**1,009**

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 The application is for a Final Development Order. Facility capacity and concurrency **will be** reserved.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for the affected roadway segment, and the potential impact of 32 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 32 single-family residential dwellings.

Potable Water Impacts

Table 5. 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 Development **	8,800
Residual Capacity	**790,043**
Percentage of Permitted Design Capacity Utilized	**65.65%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 8,800 gallons per day. This analysis is based on the

maximum development potential of 32 single-family residential dwellings that would be permitted by the proposed Final Plat. 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 6. 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 **	8,000
Residual Capacity	**634,899**
Percentage of Permitted Design Capacity Utilized	**57.67%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 8,000 gallons per day. This analysis is based on the maximum development potential of 32 single-family residential dwellings that would be permitted by the proposed Final Plat. 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 7a. 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]	0.41
Residual Recreational Capacity After Impacts	**78.26**

Sources:
1 City of Alachua January 2022 Development Monitoring Report.
2 2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons])
3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 32 dwellings / [5 acres/1,000 persons])

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.08 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]	**32.85%**

1 Source: City of Alachua January 2022 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (0.41 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 acres by 0.41 acres, and for passive park space by 0.08 acres. 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 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	330	60.27
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year)
2 City of Alachua January 2022 Development Monitoring Report
3 Policy 2.1.a, CFNGAR Element (Formula: 2.58 persons per dwelling x 32 dwellings x 0.73 tons per year)
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 approximately 60.27 tons per year. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste; therefore, the impacts are acceptable.

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 October 22, 2021, 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.

EXHIBIT "A"

TO TARA FOREST EAST PHASE 1
FINAL PLAT
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: **March 14, 2022**

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

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

TR 3/14/2022

RE: **Tara Forest East Phases 1 & 2 Construction Plans**

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

NO.	COMMENTS
1.	**Comment on April 2021 Plans** **Sheet C0.00** Please change title from "CONSTRUCTION DRAWINGS" to "CONSTRUCTION PLANS". **Comment on June 2021 Plans** **Approved**
2.	**Comment on April 2021 Plans** **Sheet C0.01** Please add descriptors for the following Abbreviations: COA, LBR and PVI **Comment on June 2021 Plans**

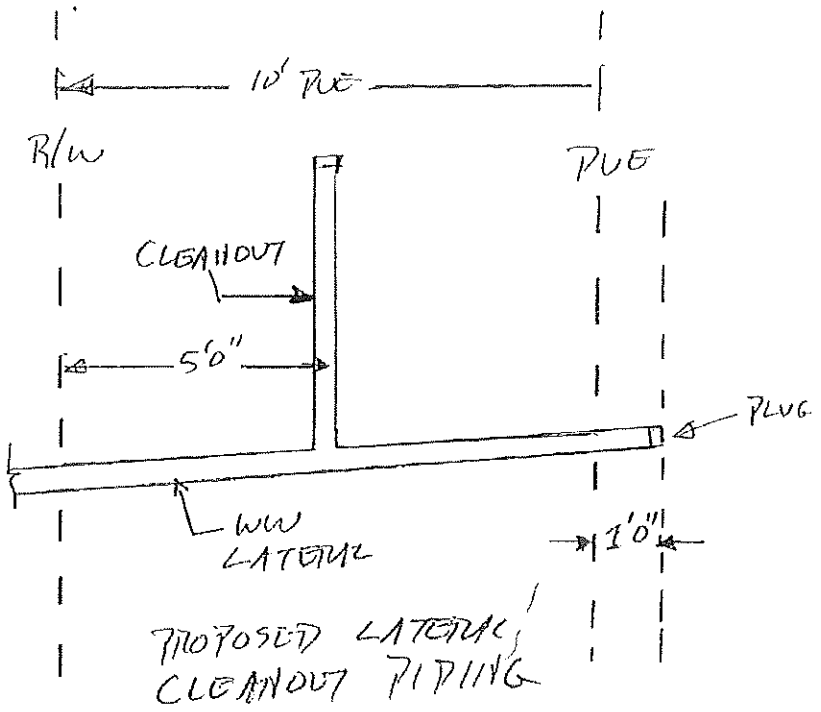
NO.	COMMENTS
	Approved
3	**Comment on April 2021 Plans** **Sheet C4.03** Please call correct Rim Elevation (not 0.81) of S-165. **Comment on June 2021 Plans** **Approved**
4	**Comment on April 2021 Plans** **Sheet C4.04, Typical** For a pad, two elevations are typically called out – for example: MIN FFE = 136.00' PAD EL = 135.50' Please clarify exactly what the pad elevation is. Is it the bottom elevation of the pad? Consider adding clarification to the Legend and Notes Sheet. **Comment on June 2021 Plans** **Approved**
5.	**Comment on April 2021 Plans** **Sheet C5.2 & C5.7 & C6.02** EX-WWMH-16: Please call out correct NE Invert EL (not -0.17). **Comment on June 2021 Plans** **Approved**
6.	**Comment on April 2021 Plans** **Sheet C6.00** Call out "END COA MAINTENANCE" for both wastewater cleanout and water meter. Distance between trees and water main is a called out as 9 feet. Please change to 10 feet to comply CoA DCM. **Sheets C6.03 – C6.08** On each of these sheets, also call out "END COA MAINTENANCE", one typical for the water meter & one typical for the cleanout. **Comment on June 2021 Plans**

NO.	COMMENTS

The distance between trees and water mains is now shown as 10 feet. In a review of the landscaping sheets, distances between trees and mains appear to be less than this. The reviewer has scaled off the following distances between trees and mains: (1) L-205, 7.5' (2) L-204, 9.2' (3) L-205, 8.6' & (4) L-206, 9.2'. Please confirm with the landscape designer that the minimum distance between water mains and trees is 10 feet. This may be a sheet scaling issue.

Also, the cleanout is shown at the terminus of the PUE. Please relocate so that it is in the middle of the PUE. This is mostly because, if future excavation of the PUE is needed, the excavated hole remains within the confines of the PUE.

To facilitate installation of utilities such as CATV in the PUE, extend the wastewater lateral to 1 foot beyond the PUE, and cap it. See proposed sketch below.



Submit response and applicable sheets.

Comment on Oct 2021 Plans

The minimum distance between trees and water mains is acceptable.

The design engineer has indicated a preference (as well as reasons for this preference) that the cleanout be located at the edge of the PUE. CoA suggests that this issue be discussed ASAP.

Reasons for the CoA preference that the cleanout be located in the middle of the PUE include:

NO.	COMMENTS
	• Based upon a recent construction project, locating the cleanout at the edge of the PUE caused interference problems in routing the lateral from the COA cleanout to the house cleanout. As a field change, the PUE was moved back to the middle of the PUE. It should be noted that this issue was exacerbated by the short front setback distance. Tara Forest East may have a longer front setback distance. • To remove a defective cleanout, excavation at a typical slope of 1:1 will be required. If the cleanout is 3-foot deep, a 3-foot horizontal excavation on the owner's property NOT in the PUE will be required. CoA preference is to avoid this situation. • If the cleanout is located in the middle of the PUE, it will be one of the first utilities installed. Typical utilities installed in the middle of the PUE include communications and TV cable. Such utilities typically are small diameter cable and are installed at a shallow depth. It is expected that the cleanout in the middle of the PUE will not interfere with the installation of such utilities. **Comments on November 2021 Documents** For this specific project, CoA takes no exception to locating the cleanout at the edge of the PUE. **Approved**
7.	**Comment on April 2021 Documents** **Sheet C6.01** As CoA Design and Construction Manual, manholes deeper than 20 feet (rim elevation minus floor elevation) must be 72 inches in diameter. Thus provide 72-inch diameter manholes for the following: WWMH- X, where X = 106, 105 As a minimum, call out the 72-inch diameter for these manholes on the Wastewater Structure Schedule. Perhaps identify those manholes that are 48-inch diameter. **Comment on June 2021 Plans** **Approved**
8.	**Comment on April 2021 Documents** **Sheet C6.03, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 3 -Please change from 3-inch to 4-inch sleeve as per Detail 312. **Comment on June 2021 Plans** **Approved**

NO.	COMMENTS
9.	**Comment on April 2021 Documents** **Sheet C6.04, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 4 -Please change to 8 X 2 saddle and 2-inch gate valve and box. CoA does not allow 1-inch service connections. See Detail 118. **Comment on June 2021 Plans** **Approved**
10.	**Comment on April 2021 Documents** **Sheet C6.05, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 6 -Please change to 2-inch PVC WM in 4-inch sleeve. CoA does not allow 1-inch service connections. Note: Keyed note 6 is now the same as keyed note 3, so Engineer has the option of deleting keyed noted 6. **Comment on June 2021 Plans** **Approved**
11.	**Comment on April 2021 Documents** **Sheet C6.09, Typical, Several Sheets** Detail 115: To improve design intent, please call out the 2-inch line size. See attached markup. **Comment on June 2021 Plans** **Approved**
12.	**Comment on April 2021 Documents** **Sheet C6.10** Detail 212: Show Text "SANITARY SEWER" on just one line. Detail 127: Replace with updated. Detail 200: Replace with updated. CoA will provide link. **Comment on June 2021 Plans** **Approved**
13.	**Comment on April 2021 Documents** **Sheet C6.11** Detail 215 is in the process being revised by the City. It should be available by the end of

NO.	COMMENTS
	May. Please contact CoA prior to resubmitting. **Comment on June 2021 Plans** **Approved**
14.	**Comment on April 2021 Documents** **General** The reviewer could not find any water and wastewater specifications. Please provide these specifications. **Comment on June 2021 Plans** **Sheet C6.01 and C6.02** Please add the following water and wastewater specifications: To General Note 1, change to "All potable water mains shall be AWWA DR-18, C900 PVC, **NSF-61 Rated**." • Construction of the water and wastewater system shall conform to City of Alachua, Department of Public Services, Design and Construction Manual, Potable Water, Reclaimed Water and Wastewater, Latest Edition. • Provide restrained joints at fittings and hydrants in accordance with AWWA Standards and as per design details. • The site work Contractor shall engage the services of a licensed underground utility and excavation Contractor to install the new water service lines. • Hot-tap potable water connections shall be made by a specialty Contractor pre-approved by CoA. • Connect gravity wastewater mains and laterals using Rieber gaskets. • During construction, protect each cleanout by installing a temporary barrier around it. **Comment on Oct 2021 Plans** **Please change the text in the last bullet to:** • During construction, protect each cleanout **and each water meter box** by installing a temporary barrier around it. **Conditionally Approved** **Comment on Nov Plans** **Approved**
15.	**Comment on April 2021 Plans** **Sheet C7.00**

NO.	COMMENTS
	CoA requires that the detectable warning for sidewalks be constructed of pavers, not a mat. Thus please either modify the "Curb Ramp Detectable Warning Surface Detail" or replace with attached CoA Detail 403. CoA will provide link. **Comment on June 2021 Plans** **Approved**
16	**Comment on April 2021 Documents** **Sheets L-203, L-204, L-205, L-206** Trees appear to be within 10 feet of water mains, which is not allowed by CoA DCM. Please resolve. **Comment on June 2021 Plans** On the L-sheets, the review Engineer scaled off distance between trees and mains. It appears some distances are less than 10 feet. This may be a sheet scaling issue. See Comment 6. **Submit** response and **resubmit** applicable sheets. **Comment on Oct 2021 Plans** **Approved**
17	**Comment on April 2021 Documents** **Sheet L-207 or L-208** Will a permanent automatic irrigation system be furnished? If so, CoA would require as-built drawings of the permanent automatic irrigation system. Add text similar to: "IF A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS INSTALLED, DELIVER AS-BUILT DRAWINGS TO CITY OF ALACHUA. AS A MINIMUM, SHOW PIPING, LOCATION OF EACH SPRINKLER HEAD, CONTROLLER LOCATION AND WIRING. ALSO INCLUDE CATALOGUE CUTS AND OPERATING MANUAL OF THE SPRINKLER SYSTEM." **Comment on June 2021 Plans** **Approved**
18.	**Comment on April 2021 Documents** **Sheet C4.1, Typical Comment** It is good design practice, and will soon become a CoA standard, that a drop box assembly be required for all wastewater inlet piping with inverts greater than 2 feet above floor. The preference of CoA is to have as few drop boxes as possible. Appropriate engineering

NO.	COMMENTS
	practices can reduce the required number of inlet boxes, preferably to zero. Manhole floor elevations are not shown on the Construction Plans so sometimes it is difficult for CoA to evaluate whether a drop box assembly is required. Please summarize which and how many manholes require drop box assemblies. If a manhole requires a drop box assembly, please call this out on the plans. Also, CoA preference is that 4-inch laterals intersect the manhole less than 2-feet above manhole floor. For the specific case of 4-inch laterals, drop box assemblies are not required. **Comment on June 2021 Plans** **Approved**
19	**Comment on April 2021 Documents** **General – Ref Sheets C2.00 & C6.03.** Alert: CoA requires eliminating existing Lift Station 7, which is offsite near & east of Lot 11. This would require that the lift station be converted to an offsite manhole and an 8-inch gravity WW main be installed and connected to the WW main in Road D near lot 11. A manhole would be installed at this connection point. Please coordinate with CoA to implement this design modification. Specific work elements include: (1) Install manhole in 8-inch WW gravity main that is in Road D. (2) Install 8-inch lateral from manhole and route east on or near Lot 11. (3) Stub-out several feet past property line of Tara Forest East. (4) Provide PUE for this 8-inch lateral. **Comment on June 2021 Plans** CoA thanks the designer for making this design modification. PUEs do not appear to be called out in the wastewater main route that includes WWMH-110, WWMH-111 and WWMH-113. Please clarify whether a PUE is needed; if needed, please show on Sheet C6.08. **Submit** response and **resubmit** applicable sheets. **Comment on Oct 2021 Plans** **Approved**
20	**Comment on April 2021 Documents** **General – Ref Sheets C2.00, C4.02, C4.07, C6.01** CoA is aware that there is copious storm drainage offsite near lot 11. Post-drainage sheet C4.02 shows net drainage INTO Tara Forest East. However, CoA is concerned there will be net drainage out of the subdivision near lot 11. This could worsen the already copious storm drainage located offsite near Lot 11. Reasons for possible increased drainage FROM Tara Forest East (specifically lots near lot 11) include (1) pads will be at higher grades creating a dam effect and (2) high volume of roof runoff due to the pads increasing the

NO.	COMMENTS
	impervious area. Please critically evaluate this possible increased drainage condition and propose corrective action. **Comment on June 2021 Plans** CoA thanks the designer for making this design modification. **Approved.**
21.	**Comment on April 2021 Documents** **General** Please add tracer wire Details 321B & 321D to the Construction Plans. CoA will provide a link. **Comment on June 2021 Plans** **Approved**
22.	**Comment on April 2021 Documents** **Various L-Sheets** **General** This reviewer has previously commented that trees within the right-of-way are too close to the water main. Note that the trees also have a horizontal separation from storm water piping of less than 10 feet. This also does not meet CoAs DCM standards. (CoA sometimes waives this requirement due to depth of stormwater piping.) Please be aware that planting live-oak canopy trees in the right of way is, in general, problematic. Roots can affect potable water, gravity wastewater and stormwater piping. As trees grow, their roots will also upheave the nearby sidewalks and roads. Can the canopy trees be removed from the right-of-way to reduce the incidence of problems mentioned above? **Comment on June 2021 Plans** There was no formal response to this comment. But it appears that the landscape designer has substituted live oaks with green ash trees. Please confirm and state the reason. Do green ash trees have a less extensive root structure? This reviewer researched ash trees (with some mention of green ashes) on the internet. It seems that the lateral root structure of ashes is wide, and thus is similar to the live oaks in the potential to cause pipe damage. Green ash trees are also more susceptible to wind damage than live oaks. Thus, please modify the sheets and go back to the original concept of live oak trees in the right of way. Please **submit** response and **resubmit** applicable sheets.

NO.	COMMENTS
	Comment on Oct 2021 Plans **Approved**
23	**Additional Comment on June 21 Documents** **Sheet C6.05:** Black text with white background appears to be the title of each profile plan. If so, should "ROAD I" and "ROAD J" be reversed? **Submit** response and **resubmit** applicable sheet. **Comment on Oct 2021 Plans** **Approved**
24	**Additional Comment on October 21 Documents** **Sheet C6.06:** Please call out that the water main under the road crossing is CLDI. **Conditionally Approved** **Comment on Nov 2021 Plans** **Approved**
25	**Additional Comment on October 21 Documents** **General Comment:** Based upon previous submittals, CoA assumes that wastewater from Tara Forest East Phases 1 & 2 will be routed offsite to Lift Station 25. If so, (1) the existing offsite gravity wastewater pipe expected to be used has never been approved for use by COA. As a minimum, visual TV inspection is required as a prerequisite for CoA approval (2) a new segment of gravity wastewater pipe is required to extend the existing gravity wastewater pipe to existing Lift Station 25. CoA assumes the above work scope will be shown on an offsite utility sheet(s). Please **submit** response and **submit** additional construction plan sheets, as necessary. **Comment on Nov 2021 Plans** This comment is being addressed under the Tara Baywood project. Thus, for the Tara Forest project, this comment has been resolved and is rated **Approved.**

NO.	COMMENTS
26	**Comment on Nov 2021 Plans** At the time of writing the submittal comments, the hydraulic simulation study to evaluate whether fire flow is adequate had not yet been completed. It is possible that offsite piping modifications shall be required to achieve the necessary fire flows. This issue is still open. Based upon the results of the fire study, **submit** sheet(s) showing the required offsite piping modifications. **Comment on Jan 2022 Plans** Report to be issued by CoA is being finalized. CoA has recently received required flow information from JBPro, which CoA will include in the report. **Conditional Approval** Once CoA issues the report confirming adequate fire flow, the rating will be changed to **Approved.** If the report indicates that fire flow is not adequate, the Engineer shall update their design to include the necessary improvements to achieve the required fire flow. **Follow-up Comment on Jan 2022 Plans** Report, indicating fire flow is adequate, has been issued and is attached. **Approved.**
27	**Comment on Nov 2021 Plans** Please address comment 16 made by CHW as part of their Tara Forest East Construction Plan review. The gist of the comment is that storm structures (temporary basins?) located outside of plat limits on Roads G & K will require easements so City can access and maintain. Subsequent comments & responses suggest that the offsite easements will be shown on the Final Plat. No such easements appear to be shown on the Final Plat. Please **submit** response and applicable materials. **Comment on Jan 2022 Plans** **Approved**
28	**New Comment on Jan 2022 Documents** CoA happened to notice that there are no callouts for detectable warning devices where sidewalks meet roads. By contrast, the Tara Baywood documents call out the detectable warning devices. Applicable detail 403 is included in both documents. Please evaluate. Modify sheets as applicable. **Approved as Noted.**

NO.	COMMENTS
	Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. **Comments on Feb 2022 Documents** **Sheets C4.12 thru C4.19** **ADA Detectable Warning** To eliminate possible confusion, please: • Replace "MAT" with "PAVERS" in the Legend. • Replace "MATS" with "PAVERS" in the General Note 1. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of these sheets. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comments on updated Sheets C4.12 thru C4.19** PDFs of the updated sheets were forwarded to CoA on 3/2/2022, and then reviewed by CoA. The updated sheets have been Approved. **Approved.**
29	**New Follow-up Comment on Feb 2022 Plans** Because Tara Forest East receives much of its fire flow and potable water from tie-ins with Tara Forest Baywood, its approval is contingent on the Tara Baywood Construction Plans receiving Approval. Once the Tara Baywood Construction Plans are approved, the Tara Forest East Construction Plans will be approved as well. **Conditional Approval**
	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 24, 2022

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, PE
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On February 3, 2022 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, March 3, 2022.** 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 forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. Public Services/ Outside Review

The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated February 24, 2022 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
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: **Feb 24, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 2/24/2022

RE: **Tara Forest East Phases 1 & 2 Construction Plans**

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

NO.	COMMENTS
1.	**Comment on April 2021 Plans** **Sheet C0.00** Please change title from "CONSTRUCTION DRAWINGS" to "CONSTRUCTION PLANS". **Comment on June 2021 Plans** **Approved**
2.	**Comment on April 2021 Plans** **Sheet C0.01** Please add descriptors for the following Abbreviations: COA, LBR and PVI **Comment on June 2021 Plans**

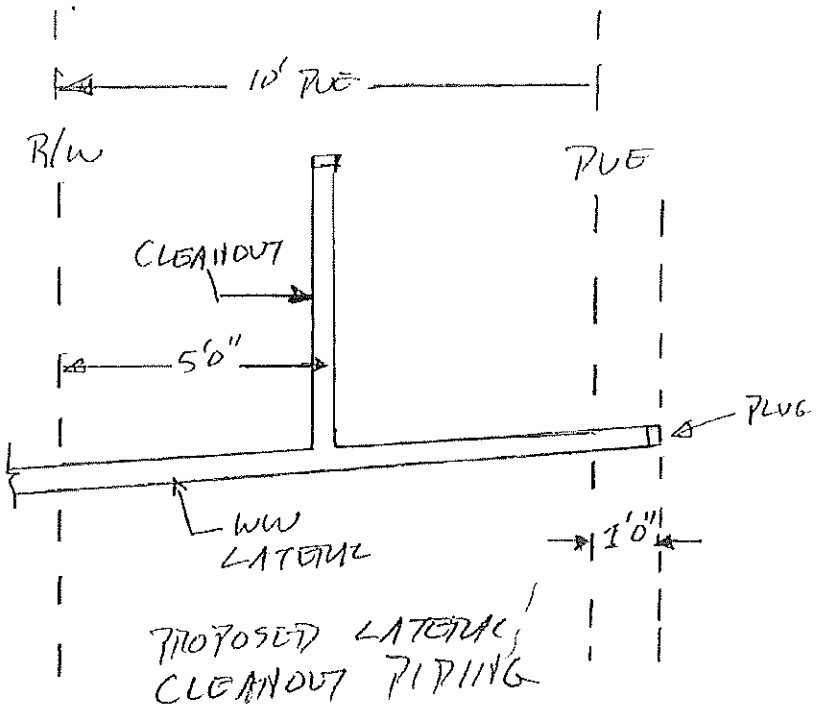
NO.	COMMENTS
	Approved
3	**Comment on April 2021 Plans** **Sheet C4.03** Please call correct Rim Elevation (not 0.81) of S-165. **Comment on June 2021 Plans** **Approved**
4	**Comment on April 2021 Plans** **Sheet C4.04, Typical** For a pad, two elevations are typically called out – for example: MIN FFE = 136.00' PAD EL = 135.50' Please clarify exactly what the pad elevation is. Is it the bottom elevation of the pad? Consider adding clarification to the Legend and Notes Sheet. **Comment on June 2021 Plans** **Approved**
5.	**Comment on April 2021 Plans** **Sheet C5.2 & C5.7 & C6.02** EX-WWMH-16: Please call out correct NE Invert EL (not -0.17). **Comment on June 2021 Plans** **Approved**
6.	**Comment on April 2021 Plans** **Sheet C6.00** Call out "END COA MAINTENANCE" for both wastewater cleanout and water meter. Distance between trees and water main is a called out as 9 feet. Please change to 10 feet to comply CoA DCM. **Sheets C6.03 – C6.08** On each of these sheets, also call out "END COA MAINTENANCE", one typical for the water meter & one typical for the cleanout. **Comment on June 2021 Plans**

NO.	COMMENTS

The distance between trees and water mains is now shown as 10 feet. In a review of the landscaping sheets, distances between trees and mains appear to be less than this. The reviewer has scaled off the following distances between trees and mains: (1) L-205, 7.5' (2) L-204, 9.2' (3) L-205, 8.6' & (4) L-206, 9.2'. Please confirm with the landscape designer that the minimum distance between water mains and trees is 10 feet. This may be a sheet scaling issue.

Also, the cleanout is shown at the terminus of the PUE. Please relocate so that it is in the middle of the PUE. This is mostly because, if future excavation of the PUE is needed, the excavated hole remains within the confines of the PUE.

To facilitate installation of utilities such as CATV in the PUE, extend the wastewater lateral to 1 foot beyond the PUE, and cap it. See proposed sketch below.



Submit response and applicable sheets.

Comment on Oct 2021 Plans

The minimum distance between trees and water mains is acceptable.

The design engineer has indicated a preference (as well as reasons for this preference) that the cleanout be located at the edge of the PUE. CoA suggests that this issue be discussed ASAP.

Reasons for the CoA preference that the cleanout be located in the middle of the PUE include:

NO.	COMMENTS
	• Based upon a recent construction project, locating the cleanout at the edge of the PUE caused interference problems in routing the lateral from the COA cleanout to the house cleanout. As a field change, the PUE was moved back to the middle of the PUE. It should be noted that this issue was exacerbated by the short front setback distance. Tara Forest East may have a longer front setback distance. • To remove a defective cleanout, excavation at a typical slope of 1:1 will be required. If the cleanout is 3-foot deep, a 3-foot horizontal excavation on the owner's property NOT in the PUE will be required. CoA preference is to avoid this situation. • If the cleanout is located in the middle of the PUE, it will be one of the first utilities installed. Typical utilities installed in the middle of the PUE include communications and TV cable. Such utilities typically are small diameter cable and are installed at a shallow depth. It is expected that the cleanout in the middle of the PUE will not interfere with the installation of such utilities. **Comments on November 2021 Documents** For this specific project, CoA takes no exception to locating the cleanout at the edge of the PUE. **Approved**
7.	**Comment on April 2021 Documents** **Sheet C6.01** As CoA Design and Construction Manual, manholes deeper than 20 feet (rim elevation minus floor elevation) must be 72 inches in diameter. Thus provide 72-inch diameter manholes for the following: WWMH- X, where X = 106, 105 As a minimum, call out the 72-inch diameter for these manholes on the Wastewater Structure Schedule. Perhaps identify those manholes that are 48-inch diameter. **Comment on June 2021 Plans** **Approved**
8.	**Comment on April 2021 Documents** **Sheet C6.03, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 3 -Please change from 3-inch to 4-inch sleeve as per Detail 312. **Comment on June 2021 Plans** **Approved**

NO.	COMMENTS
9.	**Comment on April 2021 Documents** **Sheet C6.04, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 4 -Please change to 8 X 2 saddle and 2-inch gate valve and box. CoA does not allow 1-inch service connections. See Detail 118. **Comment on June 2021 Plans** **Approved**
10.	**Comment on April 2021 Documents** **Sheet C6.05, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 6 -Please change to 2-inch PVC WM in 4-inch sleeve. CoA does not allow 1-inch service connections. Note: Keyed note 6 is now the same as keyed note 3, so Engineer has the option of deleting keyed noted 6. **Comment on June 2021 Plans** **Approved**
11.	**Comment on April 2021 Documents** **Sheet C6.09, Typical, Several Sheets** Detail 115: To improve design intent, please call out the 2-inch line size. See attached markup. **Comment on June 2021 Plans** **Approved**
12.	**Comment on April 2021 Documents** **Sheet C6.10** Detail 212: Show Text "SANITARY SEWER" on just one line. Detail 127: Replace with updated. Detail 200: Replace with updated. CoA will provide link. **Comment on June 2021 Plans** **Approved**
13.	**Comment on April 2021 Documents** **Sheet C6.11** Detail 215 is in the process being revised by the City. It should be available by the end of

NO.	COMMENTS
	May. Please contact CoA prior to resubmitting. **Comment on June 2021 Plans** **Approved**
14.	**Comment on April 2021 Documents** **General** The reviewer could not find any water and wastewater specifications. Please provide these specifications. **Comment on June 2021 Plans** **Sheet C6.01 and C6.02** Please add the following water and wastewater specifications: To General Note 1, change to "All potable water mains shall be AWWA DR-18, C900 PVC, **NSF-61 Rated.**" • Construction of the water and wastewater system shall conform to City of Alachua, Department of Public Services, Design and Construction Manual, Potable Water, Reclaimed Water and Wastewater, Latest Edition. • Provide restrained joints at fittings and hydrants in accordance with AWWA Standards and as per design details. • The site work Contractor shall engage the services of a licensed underground utility and excavation Contractor to install the new water service lines. • Hot-tap potable water connections shall be made by a specialty Contractor pre-approved by CoA. • Connect gravity wastewater mains and laterals using Rieber gaskets. • During construction, protect each cleanout by installing a temporary barrier around it. **Comment on Oct 2021 Plans** **Please change the text in the last bullet to:** • During construction, protect each cleanout **and each water meter box** by installing a temporary barrier around it. **Conditionally Approved** **Comment on Nov Plans** **Approved**
15.	**Comment on April 2021 Plans** **Sheet C7.00**

NO.	COMMENTS
	CoA requires that the detectable warning for sidewalks be constructed of pavers, not a mat. Thus please either modify the "Curb Ramp Detectable Warning Surface Detail" or replace with attached CoA Detail 403. CoA will provide link. **Comment on June 2021 Plans** **Approved**
16	**Comment on April 2021 Documents** **Sheets L-203, L-204, L-205, L-206** Trees appear to be within 10 feet of water mains, which is not allowed by CoA DCM. Please resolve. **Comment on June 2021 Plans** On the L-sheets, the review Engineer scaled off distance between trees and mains. It appears some distances are less than 10 feet. This may be a sheet scaling issue. See Comment 6. **Submit** response and **resubmit** applicable sheets. **Comment on Oct 2021 Plans** **Approved**
17	**Comment on April 2021 Documents** **Sheet L-207 or L-208** Will a permanent automatic irrigation system be furnished? If so, CoA would require as-built drawings of the permanent automatic irrigation system. Add text similar to: "IF A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS INSTALLED, DELIVER AS-BUILT DRAWINGS TO CITY OF ALACHUA. AS A MINIMUM, SHOW PIPING, LOCATION OF EACH SPRINKLER HEAD, CONTROLLER LOCATION AND WIRING. ALSO INCLUDE CATALOGUE CUTS AND OPERATING MANUAL OF THE SPRINKLER SYSTEM." **Comment on June 2021 Plans** **Approved**
18.	**Comment on April 2021 Documents** **Sheet C4.1, Typical Comment** It is good design practice, and will soon become a CoA standard, that a drop box assembly be required for all wastewater inlet piping with inverts greater than 2 feet above floor. The preference of CoA is to have as few drop boxes as possible. Appropriate engineering

NO.	COMMENTS
	practices can reduce the required number of inlet boxes, preferably to zero. Manhole floor elevations are not shown on the Construction Plans so sometimes it is difficult for CoA to evaluate whether a drop box assembly is required. Please summarize which and how many manholes require drop box assemblies. If a manhole requires a drop box assembly, please call this out on the plans. Also, CoA preference is that 4-inch laterals intersect the manhole less than 2-feet above manhole floor. For the specific case of 4-inch laterals, drop box assemblies are not required. **Comment on June 2021 Plans** **Approved**
19	**Comment on April 2021 Documents** **General – Ref Sheets C2.00 & C6.03.** Alert: CoA requires eliminating existing Lift Station 7, which is offsite near & east of Lot 11. This would require that the lift station be converted to an offsite manhole and an 8-inch gravity WW main be installed and connected to the WW main in Road D near lot 11. A manhole would be installed at this connection point. Please coordinate with CoA to implement this design modification. Specific work elements include: (1) Install manhole in 8-inch WW gravity main that is in Road D. (2) Install 8-inch lateral from manhole and route east on or near Lot 11. (3) Stub-out several feet past property line of Tara Forest East. (4) Provide PUE for this 8-inch lateral. **Comment on June 2021 Plans** CoA thanks the designer for making this design modification. PUEs do not appear to be called out in the wastewater main route that includes WWMH-110, WWMH-111 and WWMH-113. Please clarify whether a PUE is needed; if needed, please show on Sheet C6.08. **Submit** response and **resubmit** applicable sheets. **Comment on Oct 2021 Plans** **Approved**
20	**Comment on April 2021 Documents** **General – Ref Sheets C2.00, C4.02, C4.07, C6.01** CoA is aware that there is copious storm drainage offsite near lot 11. Post-drainage sheet C4.02 shows net drainage INTO Tara Forest East. However, CoA is concerned there will be net drainage out of the subdivision near lot 11. This could worsen the already copious storm drainage located offsite near Lot 11. Reasons for possible increased drainage FROM Tara Forest East (specifically lots near lot 11) include (1) pads will be at higher grades creating a dam effect and (2) high volume of roof runoff due to the pads increasing the

NO.	COMMENTS
	impervious area. Please critically evaluate this possible increased drainage condition and propose corrective action. **Comment on June 2021 Plans** CoA thanks the designer for making this design modification. **Approved.**
21.	**Comment on April 2021 Documents** **General** Please add tracer wire Details 321B & 321D to the Construction Plans. CoA will provide a link. **Comment on June 2021 Plans** **Approved**
22.	**Comment on April 2021 Documents** **Various L-Sheets** **General** This reviewer has previously commented that trees within the right-of-way are too close to the water main. Note that the trees also have a horizontal separation from storm water piping of less than 10 feet. This also does not meet CoAs DCM standards. (CoA sometimes waives this requirement due to depth of stormwater piping.) Please be aware that planting live-oak canopy trees in the right of way is, in general, problematic. Roots can affect potable water, gravity wastewater and stormwater piping. As trees grow, their roots will also upheave the nearby sidewalks and roads. Can the canopy trees be removed from the right-of-way to reduce the incidence of problems mentioned above? **Comment on June 2021 Plans** There was no formal response to this comment. But it appears that the landscape designer has substituted live oaks with green ash trees. Please confirm and state the reason. Do green ash trees have a less extensive root structure? This reviewer researched ash trees (with some mention of green ashes) on the internet. It seems that the lateral root structure of ashes is wide, and thus is similar to the live oaks in the potential to cause pipe damage. Green ash trees are also more susceptible to wind damage than live oaks. Thus, please modify the sheets and go back to the original concept of live oak trees in the right of way. Please **submit** response and **resubmit** applicable sheets.

NO.	COMMENTS
	Comment on Oct 2021 Plans **Approved**
23	**Additional Comment on June 21 Documents** **Sheet C6.05:** Black text with white background appears to be the title of each profile plan. If so, should "ROAD I" and "ROAD J" be reversed? **Submit** response and **resubmit** applicable sheet. **Comment on Oct 2021 Plans** **Approved**
24	**Additional Comment on October 21 Documents** **Sheet C6.06:** Please call out that the water main under the road crossing is CLDI. **Conditionally Approved** **Comment on Nov 2021 Plans** **Approved**
25	**Additional Comment on October 21 Documents** **General Comment:** Based upon previous submittals, CoA assumes that wastewater from Tara Forest East Phases 1 & 2 will be routed offsite to Lift Station 25. If so, (1) the existing offsite gravity wastewater pipe expected to be used has never been approved for use by COA. As a minimum, visual TV inspection is required as a prerequisite for CoA approval (2) a new segment of gravity wastewater pipe is required to extend the existing gravity wastewater pipe to existing Lift Station 25. CoA assumes the above work scope will be shown on an offsite utility sheet(s). Please **submit** response and **submit** additional construction plan sheets, as necessary. **Comment on Nov 2021 Plans** This comment is being addressed under the Tara Baywood project. Thus, for the Tara Forest project, this comment has been resolved and is rated **Approved.**

NO.	COMMENTS
26	**Comment on Nov 2021 Plans** At the time of writing the submittal comments, the hydraulic simulation study to evaluate whether fire flow is adequate had not yet been completed. It is possible that offsite piping modifications shall be required to achieve the necessary fire flows. This issue is still open. Based upon the results of the fire study, **submit** sheet(s) showing the required offsite piping modifications. **Comment on Jan 2022 Plans** Report to be issued by CoA is being finalized. CoA has recently received required flow information from JBPro, which CoA will include in the report. **Conditional Approval** Once CoA issues the report confirming adequate fire flow, the rating will be changed to **Approved.** If the report indicates that fire flow is not adequate, the Engineer shall update their design to include the necessary improvements to achieve the required fire flow. **Follow-up Comment on Jan 2022 Plans** Report, indicating fire flow is adequate, has been issued and is attached. **Approved.**
27	**Comment on Nov 2021 Plans** Please address comment 16 made by CHW as part of their Tara Forest East Construction Plan review. The gist of the comment is that storm structures (temporary basins?) located outside of plat limits on Roads G & K will require easements so City can access and maintain. Subsequent comments & responses suggest that the offsite easements will be shown on the Final Plat. No such easements appear to be shown on the Final Plat. Please **submit** response and applicable materials. **Comment on Jan 2022 Plans** **Approved**
28	**New Comment on Jan 2022 Documents** CoA happened to notice that there are no callouts for detectable warning devices where sidewalks meet roads. By contrast, the Tara Baywood documents call out the detectable warning devices. Applicable detail 403 is included in both documents. Please evaluate. Modify sheets as applicable. **Approved as Noted.**

NO.	COMMENTS
	Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. **Comments on Feb 2022 Documents** **Sheets C4.12 thru C4.19** **ADA Detectable Warning** To eliminate possible confusion, please: • Replace "MAT" with "PAVERS" in the Legend. • Replace "MATS" with "PAVERS" in the General Note 1. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of these sheets. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
29	**New Follow-up Comment on Feb 2022 Plans** Because Tara Forest East receives much of its fire flow and potable water from tie-ins with Tara Forest Baywood, its approval is contingent on the Tara Baywood Construction Plans receiving Approval. Once the Tara Baywood Construction Plans are approved, the Tara Forest East Construction Plans will be approved as well. **Conditional Approval**
	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

TECHNICAL MEMORANDUM

FY 2022 – Tara Forest East Water System Modeling

PREPARED FOR:	Rodolfo Valladares; Public Services Director
PREPARED BY:	Eiman Abbas; Engineering EA 8/24/2022
DATE:	February 14, 2022

Introduction

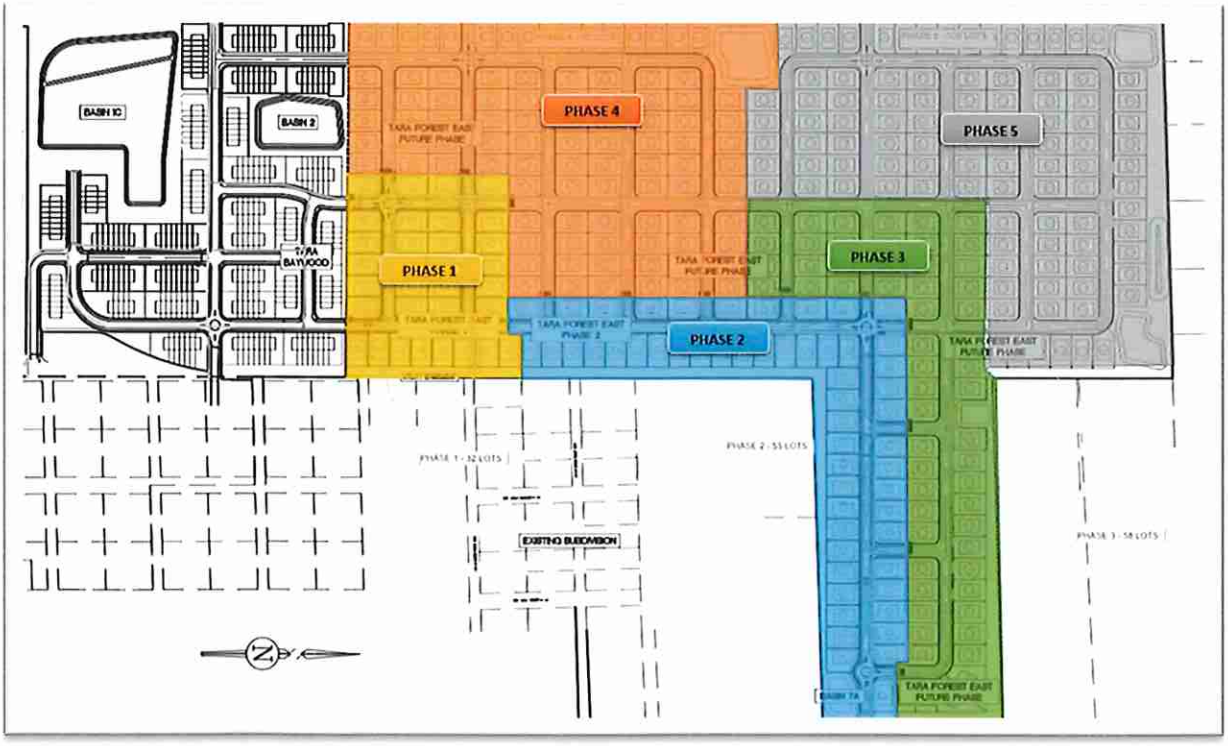
The proposed Tara Forest East subdivision is located at 17002 NW CR 241 (TP#03067-000-000, 03067-005-000, 03067-005-001. and 03067-006-000). Proposed is a 340-unit single-family detached neighborhood development with associated stormwater, open space/common area, roadway network, and utilities.

Summary

The Tara Forest East subdivision construction is submitted with five (5) phases. The following exhibit, EXHIBIT 1, provides an aerial illustration for each phase.

- Phase 1: 32 lots
- Phase 2: 55 lots
- Phase 3: 58 lots
- Phase 4: 95 lots
- Phase 5: 100 lots

EXHIBIT 1: Tara Forest East Subdivision General Phased Overview.



Hydraulic Modeling

Given that the City Water Utility supplies both domestic and fire protection demands, the distribution network is designed to satisfy both objectives with reliability. Evaluations were performed for planning purposes to confirm system adequacy and reliability.

Utilizing the City Potable Water Hydraulic Model (CPWHM), multiple scenarios were evaluated for each phase. The CPWHM enables the City to simulate individual components and evaluate system performance.

Assumption(s)

- The Tara Forest East Engineer, JBrown Professional Group Inc., has submitted a design that meets Tara Forest East performance requirements, local, and regulator standards, etc.
- All utility work and projects included for Tara Baywood are constructed and operational as per the City-approved construction documents.
- The submitted phasing will be completed and constructed sequentially. Analysis of subsequent phases assume preceding phased improvements have been completed in their entirety.
- As defined by Engineer, Tara Forest East fire flow requirement is 1,750 gallons per minute (gpm).

Note, that the evaluated improvements and design criteria, provided by the City, are defined at the point of connection to the City utility. Engineer is responsible to provide a design that meets their client's needs.

Analysis

Given that the Tara Forrest East is a new development being constructed over a piece of land that has not been developed, the site is vacant of City utilities. As a result, utilities will need to be constructed to meet the design goals.

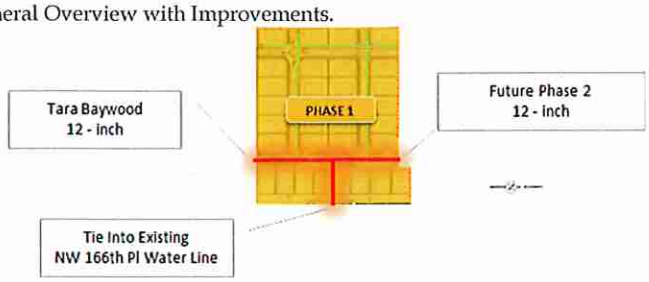
The following improvements and recommendation have been submitted by the Engineer and reviewed by City staff. The master plan concept provides an arterial (namely, 12-inches or larger watermain) internal loop network within the developments of Tara Forest East and Tara Forest West, and completes a distribution arterial network loop by tying into the City watermain located along US 441. This design minimized dead ends and provides a grid pattern that improves water pressure and water quality. With this understanding for the Tara Forrest water distribution master plan, the City provides the following analysis for Tara Forrest East.

Additionally, for modeling purposes, the smaller grid-like network consisting of 8-inch lines or less was not incorporated within the analysis. These complementary improvements would better water quality and performance needs. The purpose of this analysis is to confirm the desired performance within the arterial watermains is achieved.

PHASE 1 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Tara Baywood. Line will run north and terminate at Phase 1 limit.
- An 8-inch waterline will connect to the existing waterline along NW 166th PL.
- An 8-inch distribution watermain grid will be provided within Phase 1.

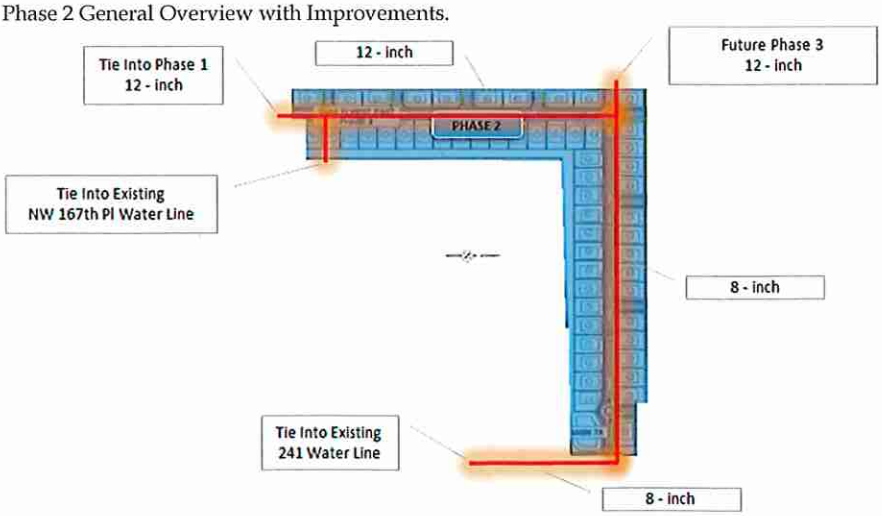
EXHIBIT 2: Phase 1 General Overview with Improvements.



PHASE 2 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 1. Line will run north and eventually westward to Phase 2 limit.
- Installation of an 8-inch waterline will connect to the existing City waterline along 241. From this connection, the 8-inch line will run westward and connect to the Phase 2 12-inch waterline.
- An 8-inch waterline connection to existing waterline along NW 167th PL.
- An 8-inch distribution watermain grid will be provided within Phase 2.

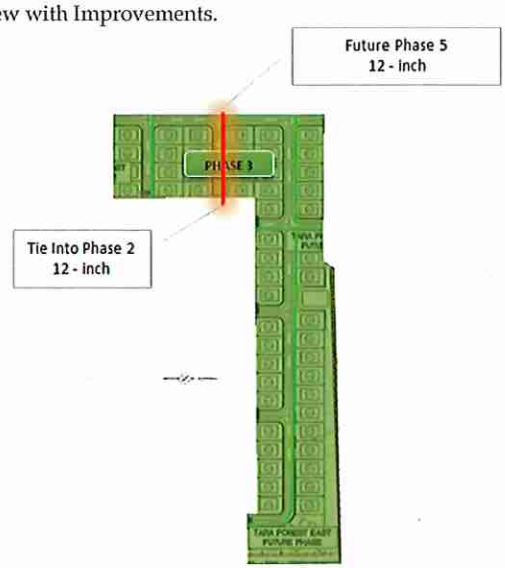
EXHIBIT 3: Phase 2 General Overview with Improvements.



PHASE 3 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 2. Line will run westward to Phase 3 limits.
- An 8-inch distribution watermain grid will be provided within Phase 3.

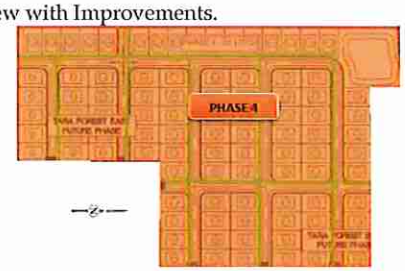
EXHIBIT 4: Phase 3 General Overview with Improvements.



PHASE 4 IMPROVEMENTS:

- No arterial watermain improvements are noted. The required fire flow is to be achieved via the 8-inch distribution grid as provided within Phase 4 and supplies/supported by the subsequent phases.

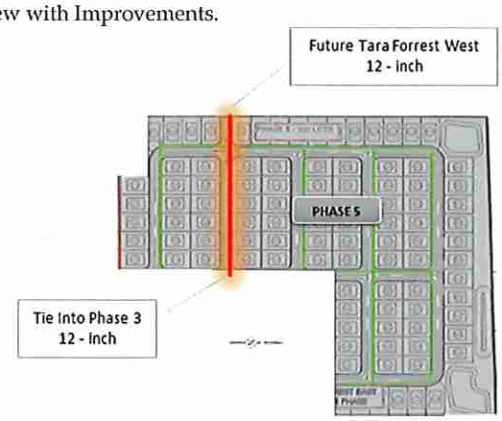
EXHIBIT 5: Phase 4 General Overview with Improvements.



PHASE 5 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 3. This line will run westward to Phase 5 limits.
- An 8-inch distribution watermain grid will be provided within Phase 5.

EXHIBIT 6: Phase 5 General Overview with Improvements.

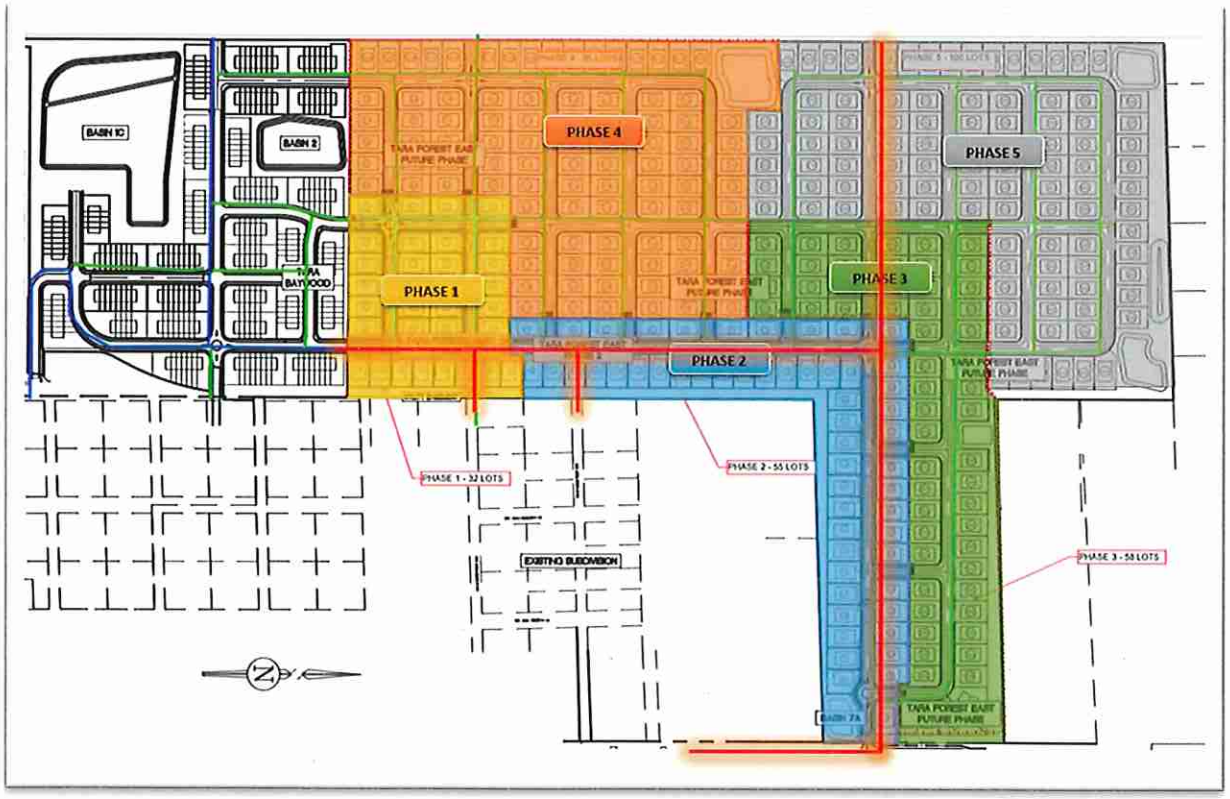


OVERVIEW SUMMARY AND FINDINGS:

The following, EXHIBIT 7, provides the overall summary of the water distribution main network for Tara Forest East. Hydraulic analysis shows that the fire flow requirement of 1,750 gpm is achieved within the arterial lines (12-inch or larger) for Phase 1, Phase 2, Phase 3, Phase 4, and Phase 5 sequentially. **Attachment A**, *InfoWater: Tara Forrest Hydraulic Modeling Flow Analysis*, provides a visual report showing the detailed data analysis for Tara Forrest East Water System Master Plan Buildout. This report shows the model's texted based input and output results.

City approves of the water distribution improvements as represented within this memorandum.

EXHIBIT 7: Tara Forest East subdivision general overview with summary of improvements.



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 2, 2022

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On January 6, 2022 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Tuesday, February 8, 2022.** 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 forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

2. Outstanding Items
    a. Construction Plans must be approved prior to scheduling of Public Hearing for Tara Forest East Phase 1.
    b. Letter of Title Opinion must be provided prior to scheduling of Public Hearing for Tara Forest East Phase 1.
    c. Final Plat of Tara Baywood must be approved prior to Final Plat for Tara Forest East Phase 1.
    d. Street names must be updated prior to scheduling of Public Hearing for Tara Forest East Phase 1.

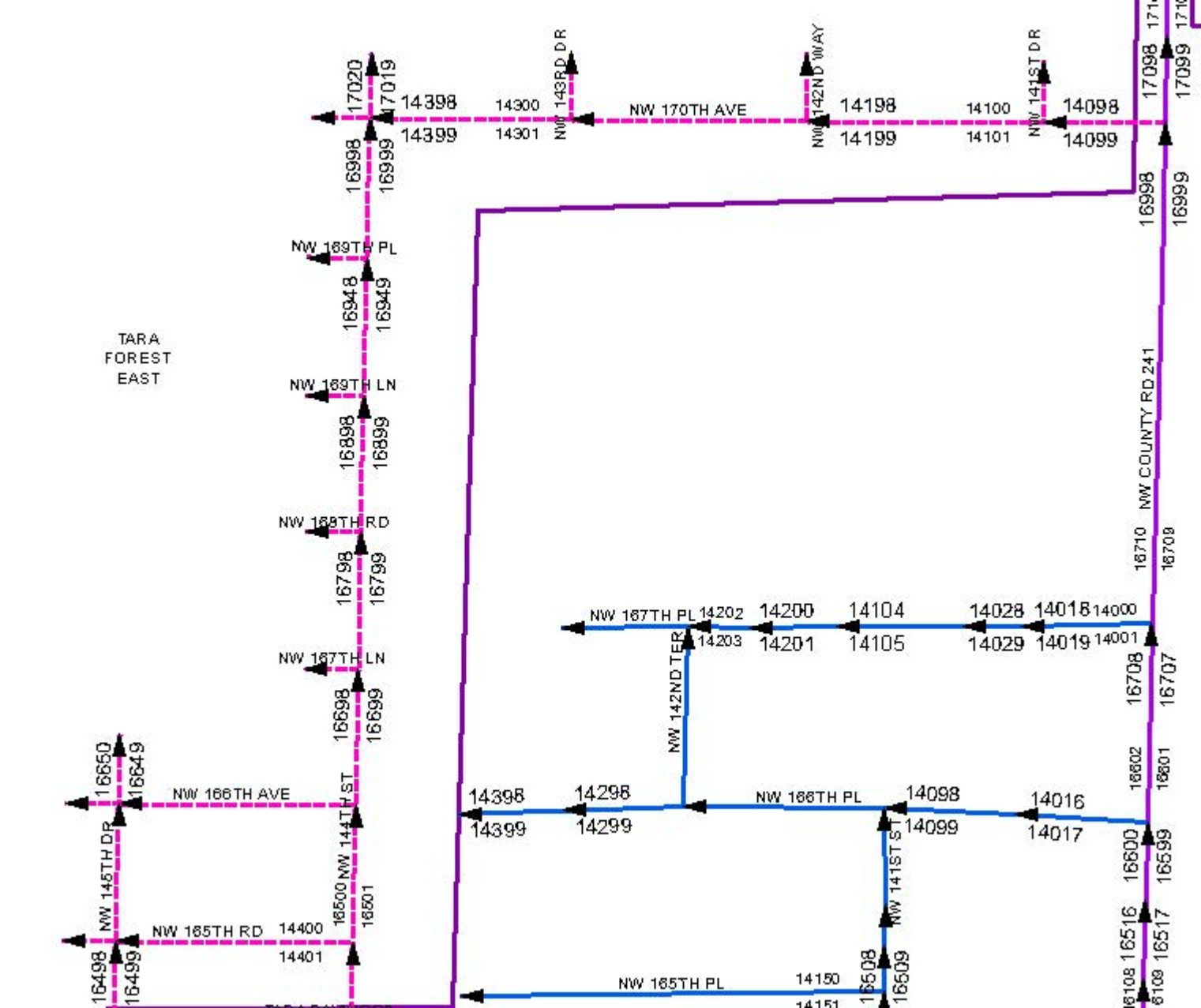
NEW COMMENT- Street names have been issued. Please see attached from the County e911 office.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Planner

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


TARA
FOREST
EAST
NW 170TH AVE
NW 143RD DR
NW 142ND WAY
NW 141ST DR
NW 169TH PL
NW 169TH LN
NW 168TH RD
NW 167TH LN
NW 167TH PL
NW 166TH AVE
NW 166TH PL
NW 165TH RD
NW 165TH PL
NW 145TH DR
NW 144TH ST
NW 142ND TER
NW 141ST ST
NW COUNTY RD 241
14398
14399
14300
14301
14198
14199
14100
14101
14098
14099
17020
17019
17098
17099
16998
16999
16948
16949
16898
16899
16798
16799
16698
16699
16650
16649
16500
16501
16498
16499
14400
14401
14202
14203
14200
14201
14104
14105
14028
14029
14018
14019
14000
14001
16710
16709
16708
16707
14298
14299
14098
14099
14016
14017
16602
16601
16600
16599
16516
16517
16508
16509
14150
14151
16108
16109

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 21, 2021

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On December 2, 2021 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Wednesday, January 5, 2022.** 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 forwarded to the City's Planning and Zoning Board.
Please address the following insufficiencies:

Deficiencies to be Addressed
Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. *Public Services*
    a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor in a memo dated December 15, 2021 (attached).

2. Outstanding Items
    a. Construction Plans must be approved prior to scheduling of Public Hearing for Tara Forest East Phase 1. Comments anticipated to be issued by November 15, 2021.
    b. Letter of Title Opinion must be provided prior to scheduling of Public Hearing for Tara Forest East Phase 1.

c. Final Plat of Tara Baywood must be approved prior to Final Plat for Tara Forest East Phase 1.
d. Street names must be updated prior to scheduling of Public Hearing for Tara Forest East Phase 1. Request will be submitted to Alachua County e911 Addressing after approval of Construction Plans for Tara Forest.

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: **December 15, 2021**

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

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

TR 12/15/2021

RE: **Tara Forest East Phase 1 Final Plat – Revised Comments**

Public Services has reviewed the subject project (December 02 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Oct 4th Submittal** Plat Book__ Page ___ Sheet One of One: Under Owner's Certification and Dedication, please add the following (or equivalent): "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY." **Comments on Oct 26th Submittal** **Approved** **Comments on Dec 2nd Submittal** Public Services comments have been previously Approved.

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6140
Fax: (386) 418-6164

NO.	COMMENTS
	Approved
2.	**Comments on Dec 2nd Submittal** Please address comment 16 made by CHW as part of their Tara Forest East Construction Plan review. The gist of the comment is that storm structures (temporary basins?) located outside of plat limits on Roads G & K will require easements so City can access and maintain. Subsequent comments & responses suggest that the offsite easements will be shown on the Final Plat. No such easements appear to be shown on the Final Plat. Please **submit** response and applicable materials.
3	
	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

November 4, 2021

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On October 20, 2021 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Monday, November 15, 2021.** 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 forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. *Outside Review*
    a. Applicant must address all comments issued by Aaron Hickman, P.S.M, of CHW, Inc in an email dated October 26, 2021 (attached).

2. Outstanding Items
    a. Construction Plans must be approved prior to scheduling of Public Hearing for Tara Forest East Phase 1. Comments anticipated to be issued by November 15, 2021.
    b. Letter of Title Opinion must be provided prior to scheduling of Public Hearing for Tara Forest East Phase 1.
    c. Final Plat of Tara Baywood must be approved prior to Final Plat for Tara Forest East Phase 1.

d. Street names must be updated prior to scheduling of Public Hearing for Tara Forest East Phase 1. Request will be submitted to Alachua County e911 Addressing after approval of Construction Plans for Tara Forest.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Planner

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

Zimbra **ad_hall@cityofalachua.org**

RE: Request for Review of Revised plans

From : Aaron Hickman <AaronH@chw-inc.com> Tue, Oct 26, 2021 01:20 PM
Subject : RE: Request for Review of Revised plans
To : Adam Hall <ad_hall@cityofalachua.org>
Cc : Daniel Young <DanielY@chw-inc.com>, Jessica Junkin <JessicaJ@chw-inc.com>, Kelly Bishop <KellyB@chw-inc.com>

Adam,
I have one new comment: The Scale of the Plat shall not exceed 1:50. The Current Scale of the Plat is 1:60.

Otherwise, just a reminder that Street names will need to be added prior to printing the Mylar.

AARON H. HICKMAN, P.S.M. | Director of Surveying + Mapping
t: (386) 518-5132 | **c:** (352) 538-7234
e: aaronh@chw-inc.com
w: www.chw-inc.com

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Thursday, October 21, 2021 9:55 AM
To: Daniel Young <DanielY@chw-inc.com>; Aaron Hickman <AaronH@chw-inc.com>
Cc: Jessica Junkin <JessicaJ@chw-inc.com>; Kelly Bishop <KellyB@chw-inc.com>
Subject: Request for Review of Revised plans

Daniel and Aaron:

We have received revised Construction Plans for Tara Forest East Phase 1 and 2 and a revised Final Plat for Tara Forest East Phase 1.

LINK TO CONSTUCTION PLANS

LINK TO FINAL PLAT

We are requesting review by November 4 if possible to determine if the previous comments issued by CHW have been addressed.

I have left hard copies of both applications at the Building Department counter as well.

Thank you!

--
Adam Hall, AICP | Principal Planner | Office of Planning and Community Development

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 6, 2021

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On September 15, 2021 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved. The City currently awaits resubmittal by the applicant to address outstanding Project Assistance Team comments for the Construction Plans. A Project Assistance Team meeting is currently scheduled for October 12, 2021 at 10 AM to discuss the project.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, October 21, 2021**. 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 forwarded to the City's Planning and Zoning Board. If all comments are addressed by Thursday, October 21, 2021, the item may be scheduled for the **December 14, 2021** Planning and Zoning Board hearing.

Please address the following insufficiencies:

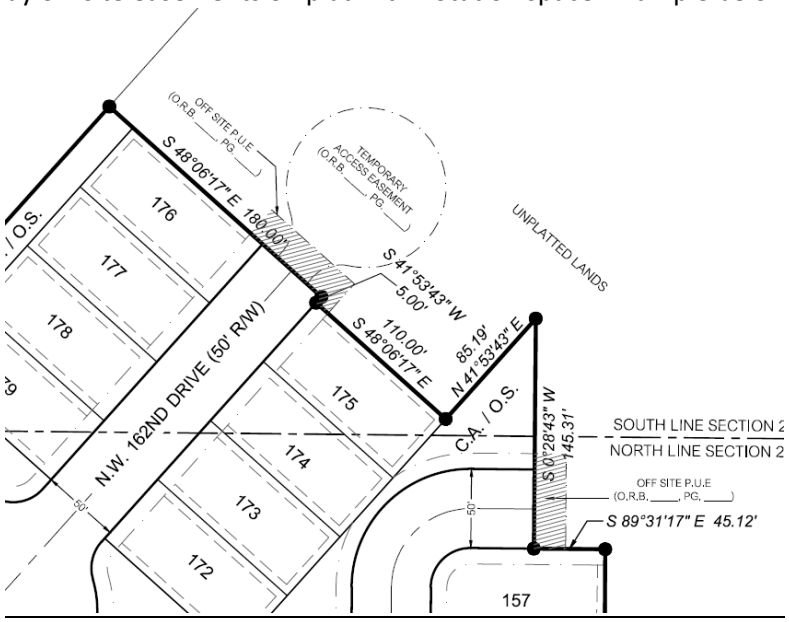
Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. *Comprehensive Plan and Concurrency Impact Analysis*
    a. Section F, Table 4 of the submitted concurrency impact analysis does not analyze impacts on appropriate traffic segment(s). At a minimum, traffic impacts to Segment 5 (US 441 from SR235 to I75) must be analyzed for concurrency.

b. Response to application's consistency with Policy 1.2.a of the Future Land Use Element of the City's Comprehensive Plan calculates density incorrectly. Actual proposed density is 2.9 du/acre (units/acre = 32 units/ 10.86 acres= 2.9). Provided calculation appear to be percent of maximum density utilized (proposed units/maximum density = 32/43 = .74). Please rectify and/or clarify.

2. *Article 5 Standards*
   a. Lots 20 and 31 do not meet the minimum lot size requirement established by Table 5.1-2 for the RSF-3 zoning district: 10,000 square feet.
   b. Building setbacks table on Plat references Planned Development amendment, however proposed plat is not part of a Planned Development. Please rectify.
3. *Outside Review*
   a. Applicant must address all comments issued by CHW, Inc in a letter dated October 4, 2021 (attached).
   b. Applicant must address all comments issued by Chip Ware, Plans Examiner, Alachua County Fire Rescue in an email dated September 30, 2021 (attached).
   c. Applicant must address all comments issued by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor in a memo dated October 4, 2021 (attached).
4. *Miscellaneous*
   a. Application cover sheet states that the application is for Phases 1 and 2, but plat and supporting documentation appears to be for Phase 1 only. Please verify.
   b. Application Section B.3, states that the Property Owner is Tara Bay West, but authorized agent and other documentation states that the Property Owner is Tara Forest, LLC. Please verify and correct as needed.
   c. Please display off-site easements on plat with notation space. Example below:
   d.



5. Outstanding Items
   a. Construction Plans must be approved prior to scheduling of Public Hearing for Tara Forest East Phase 1.
   b. Letter of Title Opinion must be provided prior to scheduling of Public Hearing for Tara Forest East Phase 1.
   c. Surety Information must be provided prior to drafting of Subdividers Agreement for Tara Forest East Phase 1. Subdividers Agreement must be completed prior to scheduling Public Hearing for Tara Forest East Phase 1.

d. Final Plat of Tara Baywood must be approved prior to Final Plat for Tara Forest East Phase 1.
e. Street names must be updated prior to scheduling of Public Hearing for Tara Forest East Phase 1. Request will be submitted to Alachua County e911 Addressing after approval of Construction Plans for Tara Forest.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Planner

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

Date: 10/04/2021
Re: Plat Review for Tara Forest East Phase 1
City of Alachua

Plat Review Comments per City of Alachua Subdivision Application:

1. Obtain new street names from Alachua County's Enhanced 911 Office and add to the plat before recording.

2. Provide Title Certification

Plat Sheet One of One:

3. Add Curve Table for all curves labels
4. Add distances along the East & West lines of Lots 2 through 4
5. Add a bearing & distance for the PUE line segment between L3 & L4
6. Add Label for NW Corner & North line of Tara Baywood as called for in Legal Description
7. Add Min FFE & SQFT to Legend
8. Correct PSM Label in Legend

Aaron H. Hickman, PSM 6791

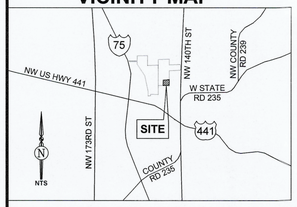
TARA FOREST EAST PHASE 1

SITUATED IN
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

Plat Book ____ , Page ____
Sheet One of One

VICINITY MAP



SUBDIVIDER

TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

SYMBOL LEGEND

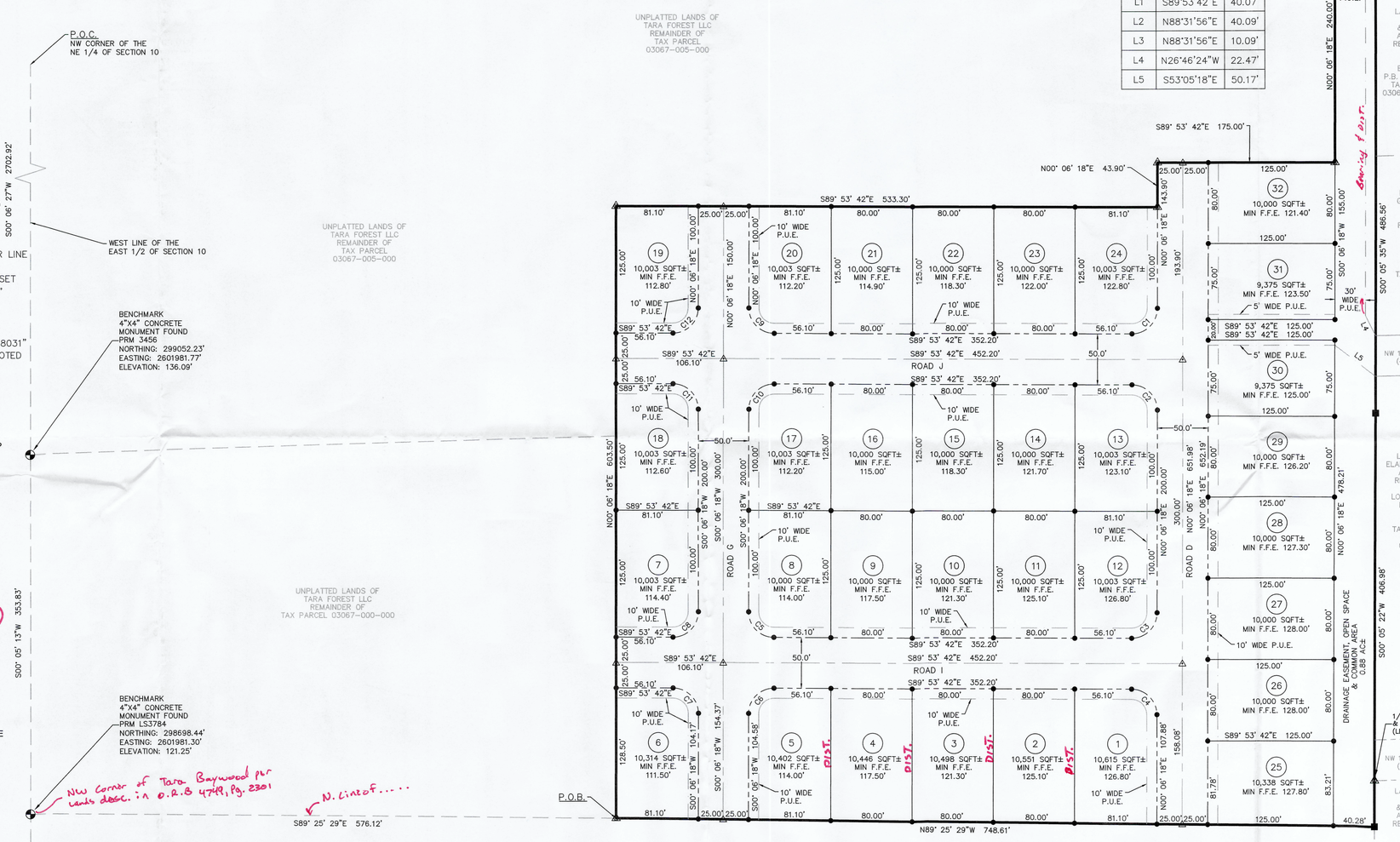
- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- SECTION LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- CONCRETE MONUMENT SET "JBPRO PRM LB 8031"
- NAIL AND DISK SET "PCP LB 8031"
- IRON ROD & CAP SET "JBPRO PCP PRM LB 8031" UNLESS OTHERWISE NOTED
- IRON ROD & CAP SET "JBPRO LB 8031"
- BENCHMARK

ABBREVIATIONS

JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
LS = LICENSED SURVEYOR
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
TP = TAX PARCEL
MINFFE = SQFT =

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET



NOTES

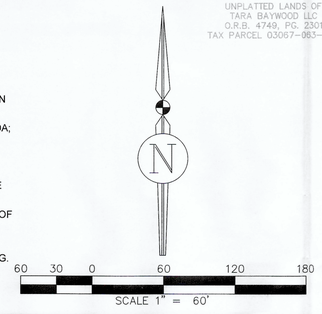
1. THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PER FLORIDA STATUTE 177 PART 1 PLATTING.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC COMPLETED ON APRIL 21, 2021.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGAL DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES ±, MORE OR LESS.



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENTS, THAT TARA FOREST, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA FOREST EAST PHASE 1" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREET, ROADS, DRIVES, RIGHTS-OF-WAYS, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.

TARA FOREST, LLC

WITNESS _____ BY: _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____ SAYED MOUKHTARA AUTHORIZED MEMBER

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SAYED MOUKHTARA, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF TARA FOREST, LLC. SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA FOREST EAST PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 4/21/2021 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____

TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON_____, CHRISTOPHER A. POTTS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 73842, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____
CHRISTOPHER A. POTTS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 73842

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____
AND
APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____
AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____
ATTEST:
_____
CITY MANAGER
FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

_____
DEPUTY CLERK DATE

Zimbra **ad_hall@cityofalachua.org**

Comments Tara Forrest East Phase 1

From : Silver Ware <sware@alachuacounty.us> Thu, Sep 30, 2021 09:02 AM
Subject : Comments Tara Forrest East Phase 1 7 attachments
To : ad hall <ad_hall@cityofalachua.org>

Good morning

Below are comments with Code reference regarding the above project for compliancy with the Florida Fire Prevention Code 7 Edition FS633;

1 An approve water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into the jurisdiction. NFPA 1 Chapter 18.3.1

2 Road ways; Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1 Chapter 18.2.3.5.2 Alachua Fire/Rescue apparatus live load 83,500 lbs.

3 Turning Radius; The turning radius of a fire department access road shall be as approved by the Authority Having Jurisdiction (AHJ). NFPA 1 18.2.3.5.3 Alachua Fire/Rescue apparatus turning radii;

- The turning radius for a cul-de-sac is 45’ minimum, but 50’ is more desirable
- The turning radius for a 90 degree corner/ turn is 25’ when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
- The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50’+/-.

4 Dead ends; Dead end access roads in excess of 150 feet in length shall be provided with provisions for fire apparatus to turn around. NFPA 1 Chapter 18 2.3.5.4 Alachua Fire/Rescue apparatus length 50 feet. Cul-de-sac radius 45’ minimum but 50’ is more desirable

5 The required width of the fire department access road shall not be obstructed in any manner, including by the parking of vehicles. NFPA 1 Chapter 18.2.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet. NFPA 1 Chapter 18.2.3.5.1.1 For reference only Alachua Fire/Rescue aerial apparatus width of deployed outriggers is 15’6”

The wheel base for Alachua Fire/Rescue apparatus is 20’10”. If the designers have questions please have them contact me.

Thank you,
Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

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.

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: **October 4, 2021**

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

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

TR 10/4/2021

RE: **Tara Forest East Phase 1 Final Plat**

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

NO.	COMMENTS
1.	Plat Book __ Page ___ Sheet One of One: Under Owner's Certification and Dedication, please add the following (or equivalent): "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY."
2.	
3	

NO.	COMMENTS
	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 24, 2022

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, PE
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On February 3, 2022 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, March 3, 2022.** 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 forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. Public Services/ Outside Review

The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated February 24, 2022 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
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: **Feb 24, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 2/24/2022

RE: **Tara Forest East Phases 1 & 2 Construction Plans**

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

NO.	COMMENTS
1.	**Comment on April 2021 Plans** **Sheet C0.00** Please change title from "CONSTRUCTION DRAWINGS" to "CONSTRUCTION PLANS". **Comment on June 2021 Plans** **Approved**
2.	**Comment on April 2021 Plans** **Sheet C0.01** Please add descriptors for the following Abbreviations: COA, LBR and PVI **Comment on June 2021 Plans**

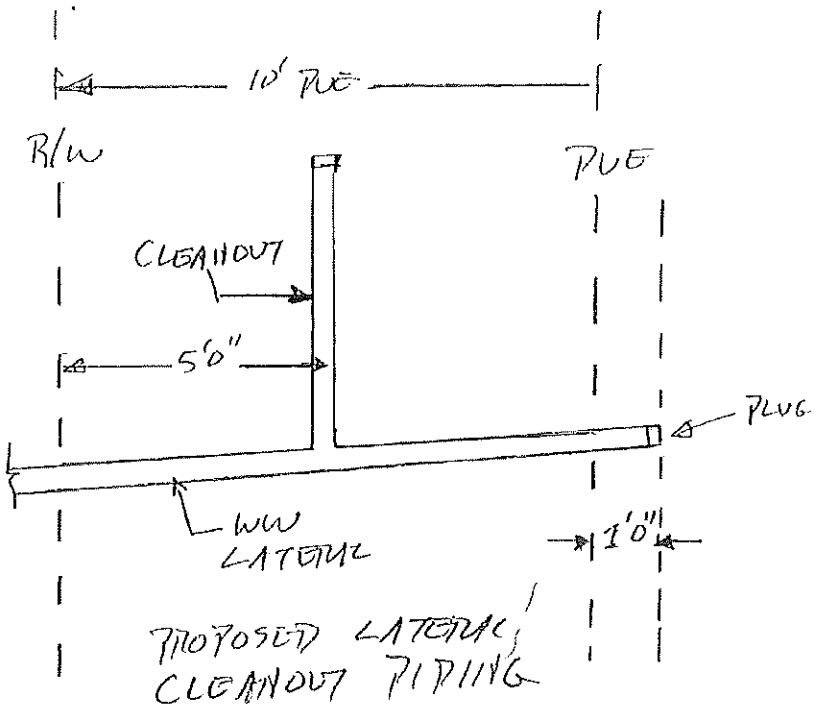
NO.	COMMENTS
	Approved
3	**Comment on April 2021 Plans** **Sheet C4.03** Please call correct Rim Elevation (not 0.81) of S-165. **Comment on June 2021 Plans** **Approved**
4	**Comment on April 2021 Plans** **Sheet C4.04, Typical** For a pad, two elevations are typically called out – for example: MIN FFE = 136.00' PAD EL = 135.50' Please clarify exactly what the pad elevation is. Is it the bottom elevation of the pad? Consider adding clarification to the Legend and Notes Sheet. **Comment on June 2021 Plans** **Approved**
5.	**Comment on April 2021 Plans** **Sheet C5.2 & C5.7 & C6.02** EX-WWMH-16: Please call out correct NE Invert EL (not -0.17). **Comment on June 2021 Plans** **Approved**
6.	**Comment on April 2021 Plans** **Sheet C6.00** Call out "END COA MAINTENANCE" for both wastewater cleanout and water meter. Distance between trees and water main is a called out as 9 feet. Please change to 10 feet to comply CoA DCM. **Sheets C6.03 – C6.08** On each of these sheets, also call out "END COA MAINTENANCE", one typical for the water meter & one typical for the cleanout. **Comment on June 2021 Plans**

NO.	COMMENTS

The distance between trees and water mains is now shown as 10 feet. In a review of the landscaping sheets, distances between trees and mains appear to be less than this. The reviewer has scaled off the following distances between trees and mains: (1) L-205, 7.5' (2) L-204, 9.2' (3) L-205, 8.6' & (4) L-206, 9.2'. Please confirm with the landscape designer that the minimum distance between water mains and trees is 10 feet. This may be a sheet scaling issue.

Also, the cleanout is shown at the terminus of the PUE. Please relocate so that it is in the middle of the PUE. This is mostly because, if future excavation of the PUE is needed, the excavated hole remains within the confines of the PUE.

To facilitate installation of utilities such as CATV in the PUE, extend the wastewater lateral to 1 foot beyond the PUE, and cap it. See proposed sketch below.



Submit response and applicable sheets.

Comment on Oct 2021 Plans

The minimum distance between trees and water mains is acceptable.

The design engineer has indicated a preference (as well as reasons for this preference) that the cleanout be located at the edge of the PUE. CoA suggests that this issue be discussed ASAP.

Reasons for the CoA preference that the cleanout be located in the middle of the PUE include:

NO.	COMMENTS
	• Based upon a recent construction project, locating the cleanout at the edge of the PUE caused interference problems in routing the lateral from the COA cleanout to the house cleanout. As a field change, the PUE was moved back to the middle of the PUE. It should be noted that this issue was exacerbated by the short front setback distance. Tara Forest East may have a longer front setback distance. • To remove a defective cleanout, excavation at a typical slope of 1:1 will be required. If the cleanout is 3-foot deep, a 3-foot horizontal excavation on the owner's property NOT in the PUE will be required. CoA preference is to avoid this situation. • If the cleanout is located in the middle of the PUE, it will be one of the first utilities installed. Typical utilities installed in the middle of the PUE include communications and TV cable. Such utilities typically are small diameter cable and are installed at a shallow depth. It is expected that the cleanout in the middle of the PUE will not interfere with the installation of such utilities. **Comments on November 2021 Documents** For this specific project, CoA takes no exception to locating the cleanout at the edge of the PUE. **Approved**
7.	**Comment on April 2021 Documents** **Sheet C6.01** As CoA Design and Construction Manual, manholes deeper than 20 feet (rim elevation minus floor elevation) must be 72 inches in diameter. Thus provide 72-inch diameter manholes for the following: WWMH- X, where X = 106, 105 As a minimum, call out the 72-inch diameter for these manholes on the Wastewater Structure Schedule. Perhaps identify those manholes that are 48-inch diameter. **Comment on June 2021 Plans** **Approved**
8.	**Comment on April 2021 Documents** **Sheet C6.03, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 3 -Please change from 3-inch to 4-inch sleeve as per Detail 312. **Comment on June 2021 Plans** **Approved**

NO.	COMMENTS
9.	**Comment on April 2021 Documents** **Sheet C6.04, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 4 -Please change to 8 X 2 saddle and 2-inch gate valve and box. CoA does not allow 1-inch service connections. See Detail 118. **Comment on June 2021 Plans** **Approved**
10.	**Comment on April 2021 Documents** **Sheet C6.05, Typical, Several Sheets** Water Fitting Schedule: Keyed Note 6 -Please change to 2-inch PVC WM in 4-inch sleeve. CoA does not allow 1-inch service connections. Note: Keyed note 6 is now the same as keyed note 3, so Engineer has the option of deleting keyed noted 6. **Comment on June 2021 Plans** **Approved**
11.	**Comment on April 2021 Documents** **Sheet C6.09, Typical, Several Sheets** Detail 115: To improve design intent, please call out the 2-inch line size. See attached markup. **Comment on June 2021 Plans** **Approved**
12.	**Comment on April 2021 Documents** **Sheet C6.10** Detail 212: Show Text "SANITARY SEWER" on just one line. Detail 127: Replace with updated. Detail 200: Replace with updated. CoA will provide link. **Comment on June 2021 Plans** **Approved**
13.	**Comment on April 2021 Documents** **Sheet C6.11** Detail 215 is in the process being revised by the City. It should be available by the end of

NO.	COMMENTS
	May. Please contact CoA prior to resubmitting. **Comment on June 2021 Plans** **Approved**
14.	**Comment on April 2021 Documents** **General** The reviewer could not find any water and wastewater specifications. Please provide these specifications. **Comment on June 2021 Plans** **Sheet C6.01 and C6.02** Please add the following water and wastewater specifications: To General Note 1, change to "All potable water mains shall be AWWA DR-18, C900 PVC, **NSF-61 Rated.**" • Construction of the water and wastewater system shall conform to City of Alachua, Department of Public Services, Design and Construction Manual, Potable Water, Reclaimed Water and Wastewater, Latest Edition. • Provide restrained joints at fittings and hydrants in accordance with AWWA Standards and as per design details. • The site work Contractor shall engage the services of a licensed underground utility and excavation Contractor to install the new water service lines. • Hot-tap potable water connections shall be made by a specialty Contractor pre-approved by CoA. • Connect gravity wastewater mains and laterals using Rieber gaskets. • During construction, protect each cleanout by installing a temporary barrier around it. **Comment on Oct 2021 Plans** **Please change the text in the last bullet to:** • During construction, protect each cleanout **and each water meter box** by installing a temporary barrier around it. **Conditionally Approved** **Comment on Nov Plans** **Approved**
15.	**Comment on April 2021 Plans** **Sheet C7.00**

NO.	COMMENTS
	CoA requires that the detectable warning for sidewalks be constructed of pavers, not a mat. Thus please either modify the "Curb Ramp Detectable Warning Surface Detail" or replace with attached CoA Detail 403. CoA will provide link. **Comment on June 2021 Plans** **Approved**
16	**Comment on April 2021 Documents** **Sheets L-203, L-204, L-205, L-206** Trees appear to be within 10 feet of water mains, which is not allowed by CoA DCM. Please resolve. **Comment on June 2021 Plans** On the L-sheets, the review Engineer scaled off distance between trees and mains. It appears some distances are less than 10 feet. This may be a sheet scaling issue. See Comment 6. **Submit** response and **resubmit** applicable sheets. **Comment on Oct 2021 Plans** **Approved**
17	**Comment on April 2021 Documents** **Sheet L-207 or L-208** Will a permanent automatic irrigation system be furnished? If so, CoA would require as-built drawings of the permanent automatic irrigation system. Add text similar to: "IF A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS INSTALLED, DELIVER AS-BUILT DRAWINGS TO CITY OF ALACHUA. AS A MINIMUM, SHOW PIPING, LOCATION OF EACH SPRINKLER HEAD, CONTROLLER LOCATION AND WIRING. ALSO INCLUDE CATALOGUE CUTS AND OPERATING MANUAL OF THE SPRINKLER SYSTEM." **Comment on June 2021 Plans** **Approved**
18.	**Comment on April 2021 Documents** **Sheet C4.1, Typical Comment** It is good design practice, and will soon become a CoA standard, that a drop box assembly be required for all wastewater inlet piping with inverts greater than 2 feet above floor. The preference of CoA is to have as few drop boxes as possible. Appropriate engineering

NO.	COMMENTS
	practices can reduce the required number of inlet boxes, preferably to zero. Manhole floor elevations are not shown on the Construction Plans so sometimes it is difficult for CoA to evaluate whether a drop box assembly is required. Please summarize which and how many manholes require drop box assemblies. If a manhole requires a drop box assembly, please call this out on the plans. Also, CoA preference is that 4-inch laterals intersect the manhole less than 2-feet above manhole floor. For the specific case of 4-inch laterals, drop box assemblies are not required. **Comment on June 2021 Plans** **Approved**
19	**Comment on April 2021 Documents** **General – Ref Sheets C2.00 & C6.03.** Alert: CoA requires eliminating existing Lift Station 7, which is offsite near & east of Lot 11. This would require that the lift station be converted to an offsite manhole and an 8-inch gravity WW main be installed and connected to the WW main in Road D near lot 11. A manhole would be installed at this connection point. Please coordinate with CoA to implement this design modification. Specific work elements include: (1) Install manhole in 8-inch WW gravity main that is in Road D. (2) Install 8-inch lateral from manhole and route east on or near Lot 11. (3) Stub-out several feet past property line of Tara Forest East. (4) Provide PUE for this 8-inch lateral. **Comment on June 2021 Plans** CoA thanks the designer for making this design modification. PUEs do not appear to be called out in the wastewater main route that includes WWMH-110, WWMH-111 and WWMH-113. Please clarify whether a PUE is needed; if needed, please show on Sheet C6.08. **Submit** response and **resubmit** applicable sheets. **Comment on Oct 2021 Plans** **Approved**
20	**Comment on April 2021 Documents** **General – Ref Sheets C2.00, C4.02, C4.07, C6.01** CoA is aware that there is copious storm drainage offsite near lot 11. Post-drainage sheet C4.02 shows net drainage INTO Tara Forest East. However, CoA is concerned there will be net drainage out of the subdivision near lot 11. This could worsen the already copious storm drainage located offsite near Lot 11. Reasons for possible increased drainage FROM Tara Forest East (specifically lots near lot 11) include (1) pads will be at higher grades creating a dam effect and (2) high volume of roof runoff due to the pads increasing the

NO.	COMMENTS
	impervious area. Please critically evaluate this possible increased drainage condition and propose corrective action. **Comment on June 2021 Plans** CoA thanks the designer for making this design modification. **Approved.**
21.	**Comment on April 2021 Documents** **General** Please add tracer wire Details 321B & 321D to the Construction Plans. CoA will provide a link. **Comment on June 2021 Plans** **Approved**
22.	**Comment on April 2021 Documents** **Various L-Sheets** **General** This reviewer has previously commented that trees within the right-of-way are too close to the water main. Note that the trees also have a horizontal separation from storm water piping of less than 10 feet. This also does not meet CoAs DCM standards. (CoA sometimes waives this requirement due to depth of stormwater piping.) Please be aware that planting live-oak canopy trees in the right of way is, in general, problematic. Roots can affect potable water, gravity wastewater and stormwater piping. As trees grow, their roots will also upheave the nearby sidewalks and roads. Can the canopy trees be removed from the right-of-way to reduce the incidence of problems mentioned above? **Comment on June 2021 Plans** There was no formal response to this comment. But it appears that the landscape designer has substituted live oaks with green ash trees. Please confirm and state the reason. Do green ash trees have a less extensive root structure? This reviewer researched ash trees (with some mention of green ashes) on the internet. It seems that the lateral root structure of ashes is wide, and thus is similar to the live oaks in the potential to cause pipe damage. Green ash trees are also more susceptible to wind damage than live oaks. Thus, please modify the sheets and go back to the original concept of live oak trees in the right of way. Please **submit** response and **resubmit** applicable sheets.

NO.	COMMENTS
	Comment on Oct 2021 Plans **Approved**
23	**Additional Comment on June 21 Documents** **Sheet C6.05:** Black text with white background appears to be the title of each profile plan. If so, should "ROAD I" and "ROAD J" be reversed? **Submit** response and **resubmit** applicable sheet. **Comment on Oct 2021 Plans** **Approved**
24	**Additional Comment on October 21 Documents** **Sheet C6.06:** Please call out that the water main under the road crossing is CLDI. **Conditionally Approved** **Comment on Nov 2021 Plans** **Approved**
25	**Additional Comment on October 21 Documents** **General Comment:** Based upon previous submittals, CoA assumes that wastewater from Tara Forest East Phases 1 & 2 will be routed offsite to Lift Station 25. If so, (1) the existing offsite gravity wastewater pipe expected to be used has never been approved for use by COA. As a minimum, visual TV inspection is required as a prerequisite for CoA approval (2) a new segment of gravity wastewater pipe is required to extend the existing gravity wastewater pipe to existing Lift Station 25. CoA assumes the above work scope will be shown on an offsite utility sheet(s). Please **submit** response and **submit** additional construction plan sheets, as necessary. **Comment on Nov 2021 Plans** This comment is being addressed under the Tara Baywood project. Thus, for the Tara Forest project, this comment has been resolved and is rated **Approved.**

NO.	COMMENTS
26	**Comment on Nov 2021 Plans** At the time of writing the submittal comments, the hydraulic simulation study to evaluate whether fire flow is adequate had not yet been completed. It is possible that offsite piping modifications shall be required to achieve the necessary fire flows. This issue is still open. Based upon the results of the fire study, **submit** sheet(s) showing the required offsite piping modifications. **Comment on Jan 2022 Plans** Report to be issued by CoA is being finalized. CoA has recently received required flow information from JBPro, which CoA will include in the report. **Conditional Approval** Once CoA issues the report confirming adequate fire flow, the rating will be changed to **Approved.** If the report indicates that fire flow is not adequate, the Engineer shall update their design to include the necessary improvements to achieve the required fire flow. **Follow-up Comment on Jan 2022 Plans** Report, indicating fire flow is adequate, has been issued and is attached. **Approved.**
27	**Comment on Nov 2021 Plans** Please address comment 16 made by CHW as part of their Tara Forest East Construction Plan review. The gist of the comment is that storm structures (temporary basins?) located outside of plat limits on Roads G & K will require easements so City can access and maintain. Subsequent comments & responses suggest that the offsite easements will be shown on the Final Plat. No such easements appear to be shown on the Final Plat. Please **submit** response and applicable materials. **Comment on Jan 2022 Plans** **Approved**
28	**New Comment on Jan 2022 Documents** CoA happened to notice that there are no callouts for detectable warning devices where sidewalks meet roads. By contrast, the Tara Baywood documents call out the detectable warning devices. Applicable detail 403 is included in both documents. Please evaluate. Modify sheets as applicable. **Approved as Noted.**

NO.	COMMENTS
	Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed. **Comments on Feb 2022 Documents** **Sheets C4.12 thru C4.19** **ADA Detectable Warning** To eliminate possible confusion, please: • Replace "MAT" with "PAVERS" in the Legend. • Replace "MATS" with "PAVERS" in the General Note 1. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of these sheets. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
29	**New Follow-up Comment on Feb 2022 Plans** Because Tara Forest East receives much of its fire flow and potable water from tie-ins with Tara Forest Baywood, its approval is contingent on the Tara Baywood Construction Plans receiving Approval. Once the Tara Baywood Construction Plans are approved, the Tara Forest East Construction Plans will be approved as well. **Conditional Approval**
	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

TECHNICAL MEMORANDUM

FY 2022 – Tara Forest East Water System Modeling

PREPARED FOR:	Rodolfo Valladares; Public Services Director
PREPARED BY:	Eiman Abbas; Engineering EA 8/24/2022
DATE:	February 14, 2022

Introduction

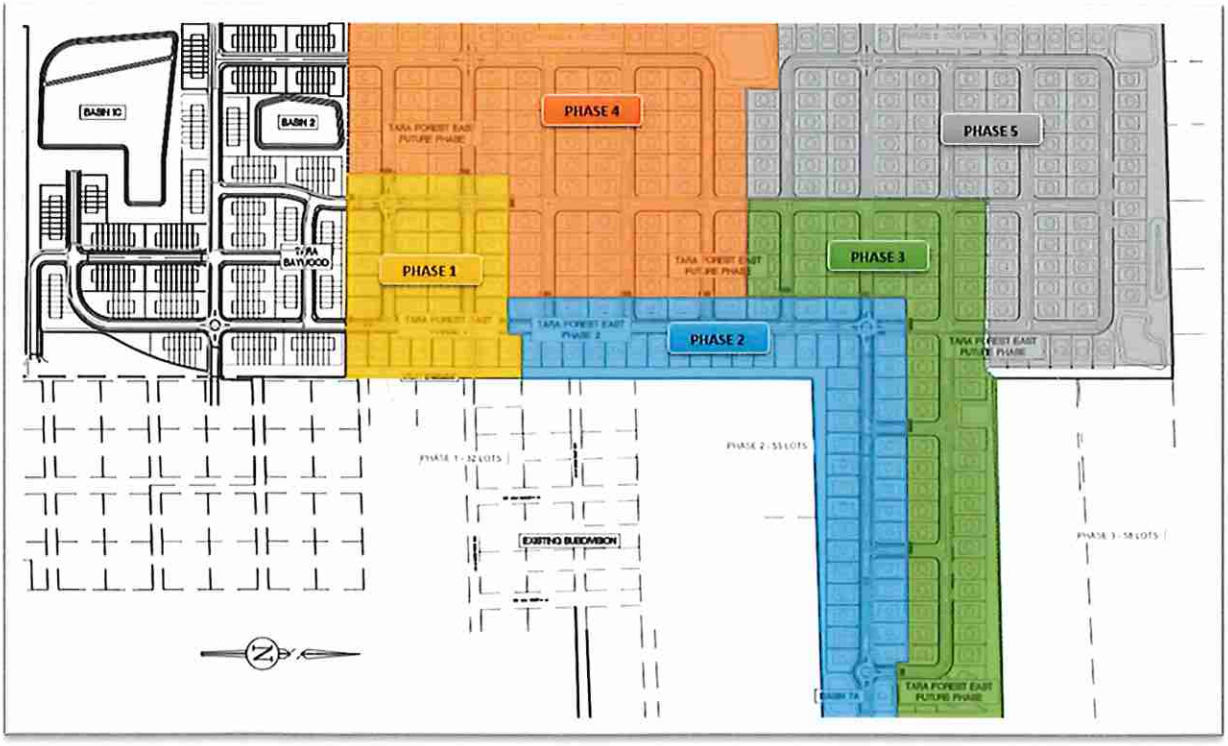
The proposed Tara Forest East subdivision is located at 17002 NW CR 241 (TP#03067-000-000, 03067-005-000, 03067-005-001. and 03067-006-000). Proposed is a 340-unit single-family detached neighborhood development with associated stormwater, open space/common area, roadway network, and utilities.

Summary

The Tara Forest East subdivision construction is submitted with five (5) phases. The following exhibit, EXHIBIT 1, provides an aerial illustration for each phase.

- Phase 1: 32 lots
- Phase 2: 55 lots
- Phase 3: 58 lots
- Phase 4: 95 lots
- Phase 5: 100 lots

EXHIBIT 1: Tara Forest East Subdivision General Phased Overview.



Hydraulic Modeling

Given that the City Water Utility supplies both domestic and fire protection demands, the distribution network is designed to satisfy both objectives with reliability. Evaluations were performed for planning purposes to confirm system adequacy and reliability.

Utilizing the City Potable Water Hydraulic Model (CPWHM), multiple scenarios were evaluated for each phase. The CPWHM enables the City to simulate individual components and evaluate system performance.

Assumption(s)

- The Tara Forest East Engineer, JBrown Professional Group Inc., has submitted a design that meets Tara Forest East performance requirements, local, and regulator standards, etc.
- All utility work and projects included for Tara Baywood are constructed and operational as per the City-approved construction documents.
- The submitted phasing will be completed and constructed sequentially. Analysis of subsequent phases assume preceding phased improvements have been completed in their entirety.
- As defined by Engineer, Tara Forest East fire flow requirement is 1,750 gallons per minute (gpm).

Note, that the evaluated improvements and design criteria, provided by the City, are defined at the point of connection to the City utility. Engineer is responsible to provide a design that meets their client's needs.

Analysis

Given that the Tara Forrest East is a new development being constructed over a piece of land that has not been developed, the site is vacant of City utilities. As a result, utilities will need to be constructed to meet the design goals.

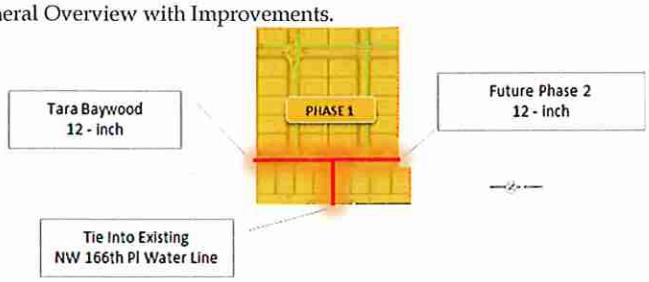
The following improvements and recommendation have been submitted by the Engineer and reviewed by City staff. The master plan concept provides an arterial (namely, 12-inches or larger watermain) internal loop network within the developments of Tara Forest East and Tara Forest West, and completes a distribution arterial network loop by tying into the City watermain located along US 441. This design minimized dead ends and provides a grid pattern that improves water pressure and water quality. With this understanding for the Tara Forrest water distribution master plan, the City provides the following analysis for Tara Forrest East.

Additionally, for modeling purposes, the smaller grid-like network consisting of 8-inch lines or less was not incorporated within the analysis. These complementary improvements would better water quality and performance needs. The purpose of this analysis is to confirm the desired performance within the arterial watermains is achieved.

PHASE 1 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Tara Baywood. Line will run north and terminate at Phase 1 limit.
- An 8-inch waterline will connect to the existing waterline along NW 166th PL.
- An 8-inch distribution watermain grid will be provided within Phase 1.

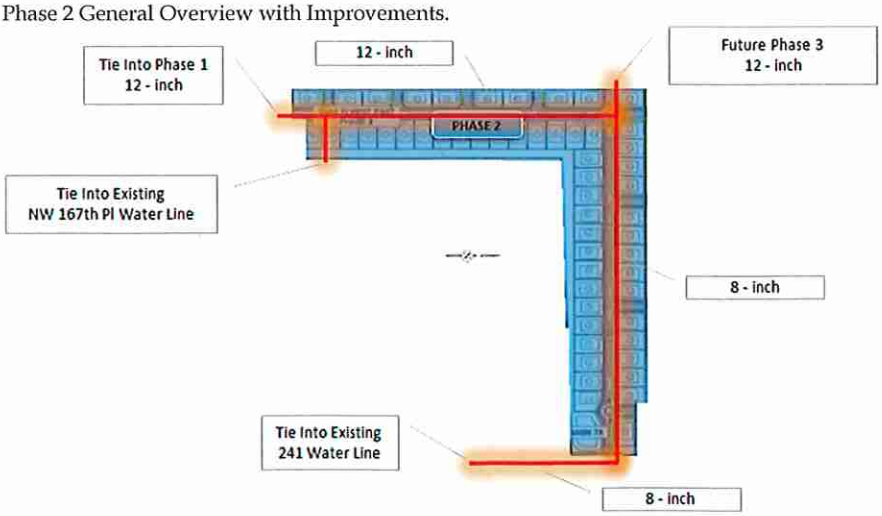
EXHIBIT 2: Phase 1 General Overview with Improvements.



PHASE 2 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 1. Line will run north and eventually westward to Phase 2 limit.
- Installation of an 8-inch waterline will connect to the existing City waterline along 241. From this connection, the 8-inch line will run westward and connect to the Phase 2 12-inch waterline.
- An 8-inch waterline connection to existing waterline along NW 167th PL.
- An 8-inch distribution watermain grid will be provided within Phase 2.

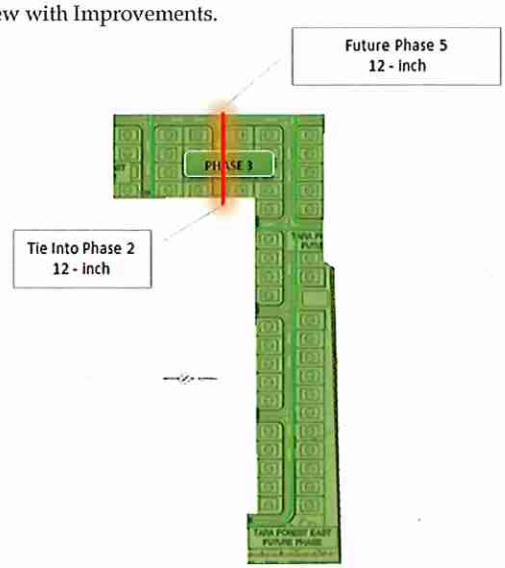
EXHIBIT 3: Phase 2 General Overview with Improvements.



PHASE 3 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 2. Line will run westward to Phase 3 limits.
- An 8-inch distribution watermain grid will be provided within Phase 3.

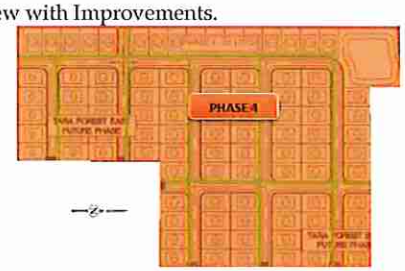
EXHIBIT 4: Phase 3 General Overview with Improvements.



PHASE 4 IMPROVEMENTS:

- No arterial watermain improvements are noted. The required fire flow is to be achieved via the 8-inch distribution grid as provided within Phase 4 and supplies/supported by the subsequent phases.

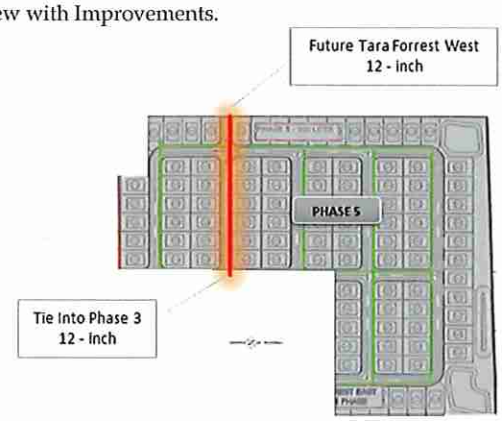
EXHIBIT 5: Phase 4 General Overview with Improvements.



PHASE 5 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 3. This line will run westward to Phase 5 limits.
- An 8-inch distribution watermain grid will be provided within Phase 5.

EXHIBIT 6: Phase 5 General Overview with Improvements.

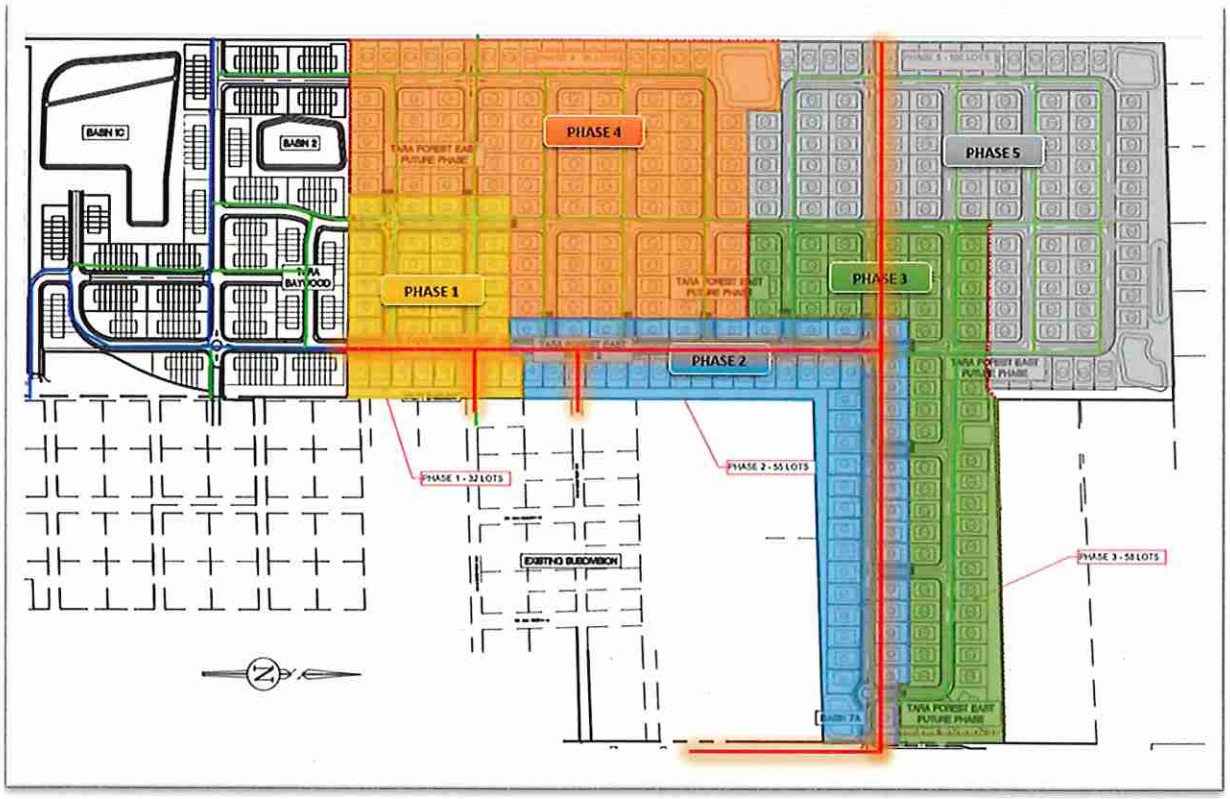


OVERVIEW SUMMARY AND FINDINGS:

The following, EXHIBIT 7, provides the overall summary of the water distribution main network for Tara Forest East. Hydraulic analysis shows that the fire flow requirement of 1,750 gpm is achieved within the arterial lines (12-inch or larger) for Phase 1, Phase 2, Phase 3, Phase 4, and Phase 5 sequentially. **Attachment A**, *InfoWater: Tara Forrest Hydraulic Modeling Flow Analysis*, provides a visual report showing the detailed data analysis for Tara Forrest East Water System Master Plan Buildout. This report shows the model's texted based input and output results.

City approves of the water distribution improvements as represented within this memorandum.

EXHIBIT 7: Tara Forest East subdivision general overview with summary of improvements.



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 16, 2021

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On September 9, 2021 the City of Alachua received your application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved. The City currently awaits resubmittal by the applicant to address outstanding Project Assistance Team comments.

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 submission of additional information as outlined below.

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 after the application is deemed to be complete, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

Please address the following:

1. **Subdivision Final Plat Application Attachment D.8 – Legal Description**
   Provided legal description is entitled Tara Forest East Phase 2. Please verify submitted legal description is Phase 1.

2. **Subdivision Final Plat Application Attachment D.11 – Mailing Labels**
   Mailing labels for property owners within 400' and those individuals and organizations registered with the City to receive notice not located. Please provide.

3. **Subdivision Final Plat Application Attachment D.13 – Proof of Payment of Taxes**
   Provided information shows TRIM notice for next fiscal year, but does not specify if property taxes are current on the property. Please provide receipt or other evidence that there are no outstanding taxes due on the subject property.

Please submit the above information by Tuesday, September 21, 2021. Failure to respond to the identified deficiencies above by September 21, 2021 shall render the application incomplete.

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

Salter • Feiber

ATTORNEYS AT LAW

July 20, 2022

City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Proposed plats of Tara Forest East

Ladies and Gentlemen:

Pursuant to the requirements for the platting of lands in Alachua County, Florida, and the recording of said plats, this letter is written as a statement of the condition of the title of said lands as of the date of this opinion. I have examined the legal description for the proposed plat of the development, more particularly described in the enclosed Exhibit "A" (the "Property"), and find it to be accurate and further find that title to the Property as of the date of this opinion is vested in Tara Forest, LLC, a Florida limited liability company. My examination of the title further reflects the lands to be free of liens and encumbrances except as follows:

1. Property Boundary Agreement recorded in O.R. Book 3499, Page 1210, Public Records of Alachua County, Florida.

2. Mortgage recorded in O.R. Book 5007, Page 1767, Public Records of Alachua County, Florida.

3. Construction, Drainage and Public Utility Easements recorded in O.R. Book 5023, Page 515, Public Records of Alachua County, Florida.

4. Taxes for the year 2021 and all subsequent years.

Sincerely yours,

Cole A. Barnett

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

EXHIBIT A

Tara Forest East – Phase 1

LEGAL DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES, MORE OR LESS.

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Tara Forest East
2. Preliminary Plat Approval Date: March 9, 2020
3. Construction Plans Approval Date: No Approved yet
4. Phase/Unit Number (if applicable): 1
5. Number of proposed lots/dwelling units: 32
6. Housing Type (i.e., attached/detached units): Single Family Detached
7. Address of Subject Property: Parcel# 03067-005-001 17002 NW COUNTY RD 241
8. Parcel ID Number(s): 03067-000-000, 03067-005-000 and 03067-005-001
9. Existing Use of Property: Most of the property is vacant with a few houses.
10. Future Land Use Map Designation: Moderate Density
11. Zoning Designation: RSF-3
12. Acreage: 10.86+

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Kyle Williems, EI Title: Project Manger
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: FL ZIP: 32606
   Telephone: _____ FAX: _____ e-mail: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tara Forest, LLC
   Mailing Address: 7717 NW 20th Lane
   City: Gainesville State: FL ZIP: 32606

** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
    a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
    b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. 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).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable 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.

Under penalty of perjury, 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

Kyle Williams, EI

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this day of October 20, 2021, by Kyle Willems who executed the same and has _____ produced _____ as identification or [X] is personally known to me.

Signature of Notary

Print Name: Jennifer Newbegin
Notary Public, State of Florida

My Commission Expires: 12/29/2024

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

TARA FOREST EAST – PHASE 1
CITY OF ALACHUA MUNICIPAL SYSTEM - CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers the impact so the proposed development on public facilities including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations, for the overall Major Subdivisions Final Plat.

A. Potable Water:

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element if the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. The current level of capacity for the City is 62.88%, therefore the City has 22.12% capacity for proposed developments. Table 4.2 was provided by the City's 2021 Annual Concurrency Status Report. Table 4.2 shows the City's current utilization rate is 62.88% and a residual rate 853,649 gallons per day. The City has not established a level of service for commercial uses.

Potable Water Available Capacity

Table 4.2 Potable Water Public Facilities Impacts	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	**146,101**
Residual Capacity	**853,649**
Percentage of Permitted Design Capacity Utilized	**62.88%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Potable Water Project Impact

Below is Table 1, that utilizes a 275 gallons per day for residential potable water. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 32 residential units. The total gallons per day for residential development of potable water will be 8,800 gallons. 8,800 gallons is

.01 of the residual capacity of potable water, leaving 844,849 gallons of residual capacity remaining.

Table 1 - Potable Water	Residential Units	Gallons Per Day
Single Family Detached	32	8,800
Totals	32	8,800
Based off a LOS of 275 gallons per day		

Sources:
1. City of Alachua June 2021 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

B. Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4.3 shows a sanitary sewer capacity Policy 1.1.d of the CFNGAR Element reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4.3 below shows capacity at 53.61%, therefore there 695, 850 gallons or 31.39%. The City has not established a level of service for commercial uses.

Wastewater Available Capacity

Table 4.3 Wastewater Public Facilities Impacts	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	**127,140**
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**

Sources:
1. City of Alachua Public Services Department, April 2021
2. City of Alachua May 2021 Development Monitoring Report

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Wastewater Project Impact

Table 2 that utilizes a 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 32 residential units. The total gallons per day for residential development of potable water will be 8,000 gallons. 8,000 gallons is .01% of the residual capacity of potable water, 687,860 leaving gallons of residual capacity remaining.

Table 2 – Wastewater	Residential Units	Gallons Per Day
Single Family Detached & Attached	32	8,000
Totals	32	8,000
Based off a LOS of 250 gallons per day		

Sources:
4. City of Alachua June 2021 Development Monitoring Report
5. City of Alachua Comprehensive Plan CFNGAR
6. F.A.C. Ch. 64E-6

C. Solid Waste

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

Solid Waste Available Capacity

Table 4.7 Solid Waste Public Facilities Impacts		
System Category	**Pounds Per Day**	**Tons Per Year**
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2020); Policy 2.1.a, CFNGAR Element
Formula: 10,490 persons x 0.73 tons per year
2. City of Alachua May 2021 Development Monitoring Report
3. New River Solid Waste Association, April 2021

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Solid Waste Project Impact

Table 3 utilizes a .73 tons level of service per day for residential solid waste. The proposed development will utilize (.73 * 32) 23.36 tons per day for each residential unit, with a total of 32 residential units. 32 DU * 2.58 Persons/DU[2] * 0.73 pds/person/yr[3] = 82.56 * 2.58 *.73 = 155 pds per/day = 155 * 365 = 56,757

Table 3 – Solid Waste	Residential Units	Pounds Per Day	Pounds Per Year
Single Family Detached	32	155	56,757
Totals	32	155	56,757
Based off a LOS of .73 tons per capita per day			

D. Stormwater

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

E. Recreation

Table 4 - Recreation	
SYSTEM CATEGORY	**Acreage**
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	52.35
Proposed Demand	**.412**
Available Recreation Acreage[1]	80.93

Usage Calculations by proposed uses within the development

32 DU * 2.58 Persons/DU[2] * 5 acres/1,000 Person[3] = **.412**

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

F. Transportation

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing). The proposed development will generate the following trips in Table 5 below.

Table 5 – Transportation	Residential Units	AADT (9.44)	PM Peak Hour (1.00)
Single Family Detached (210)	32	302	32
Totals – Phase 1	32	302	32

Table 5.1 – Transportation Impacts	Existing Traffic	Reserved Trips	Available Capacity	Updated Capacity
US HWY 441 (Segment 5) - AADT	39,000	24,204	3,972	3,670
US HWY 441 (Segment 5) – Peak	3,510	2,299	337	305
SR 235 (Segment 9) - AADT	8,054	167	6,179	5,877
SR 235 (Segment 9) - Peak	765	21	504	472
CR 241 (Segment 12) - AADT	1,481	0	13,639	13,337
CR 241 (Segment 12) - Peak	141	0	1,218	1,186

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

TARA FOREST EAST- PHASE 1
ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. FUTURE LAND USE ELEMENT:

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

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

Response: **The proposed density of the subject parcel will not exceed 4 units per acre. Under the Moderate Density designation, the allowed maximum density is for 10.86 acres is 43.44 units. The subject property is part of the Tara Forest East project. The proposed density is 2.9 units per acre for 32 single-family units. The proposed density is well below the maximum allowed density of 4 dwelling units per acre. Therefore, the proposed plat is it is consistent with Future Land Use Element Policy 1.2.a.**

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

Response: **All Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations section 6.2.1 - Tree Protection Landscaping Standards.**

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

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Response: **Tree protection will follow and comply with the City of Alachua Land Development Regulations, Section 6.2.1 - Tree protection landscaping standards.**

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.*

Response: **The proposed development plan will conform to the Cities of Alachua Land Development Regulations, Section 6.7 Open Space Standards.**

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.*

Response: **The proposed development will conform to the City's Open Space Standards of the City of Alachua Land Development Regulations, Section 6.7.4.**

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.

Response: **There are no wetlands or flood zones on the property.**

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.*

Response: **There are no active or inactive wetlands on the property.**

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.*

Response: **The proposed development does not have a significant impact on the level of service for roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, or recreation below an acceptable level. Therefore, the development meets the level of service required for FLUE Policy 5.2.a.**

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Response: Utility easements will be granted in accordance with Future Land Use Element Policy 7.1.a.

Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor.

Response: The site is not an environmentally sensitive area and is not located near the San Felasco Conservation Corridor.

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.

Response: The proposed development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

II. Transportation Element:

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Response: There are no new collectors or arterial roadways planned as part of this amendment. The entrance to the property will be provided off NW 140 Street. Therefore, it is consistent with Transportation Policy 1.4.a.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: The future development will include pedestrian paths that connect to lands outside of the development.

Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:

1. Through the extension of a public street from one project to another;
2. Through the extension of a sidewalk from one project to another;
3.Through the extension of a multi-purpose trail from one project to another.

Response: The proposed development will comply with this requirement.

III. Community Facilities and Natural Groundwater Recharge Element:

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

Response: The proposed development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

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:

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

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

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

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

Response: **The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.**

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

Response: **Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.**

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

1. A water main exists within 100 ft. of any residential subdivision lot or single-family residence water service can be accessed through public utility

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

Response: The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.

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

Response: The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.

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

Response: The proposed development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.

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

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Response: **The stormwater management design calculations for the proposed development will document the stormwater system design for pre-development flow vs. post-development flow.**

Policy 5.2.c: *Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:*
1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

Response: **The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c**

IV. Conservation and Open Space Element:

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

Response: **Future development of the property will address open space locations and contiguity per Policy 1.2.j.**

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

Response: **Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.**

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

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.

Response: ***An environmental assessment of the property including an inventory of listed species has been performed and is included as an Attachment 15.***

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*

Response: **There are no wetlands on the current property, however if wetlands are found the proposed development will adhere to Policy 1.10.g.**

OBJECTIVE 1.12: Water Resources - The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Florida 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.

Response: **Wetlands do not exist on the current property; however, this property is planned to be a part of a bigger Community Development District known as Tara Forest. The property will be protected per Community Facilities and Natural Groundwater Recharge Element Objective 1.12.**

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body and created as established in the following table.

Resource Addressed	***Required Buffer (feet)***
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	*50' average* *35' minimum*
Surface waters 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 surface water	*100' average* *75' minimum*

Response: ***The subject property does not contain surface waters.***

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2020 PAID REAL ESTATE

12765

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

UNASSIGNED LOCATION RE

N 330 FT M/L OF THE NW1/4 OF THE SE1/4
OR 4670/0200

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	4,223	0	4,223	33.33
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	4,223	0	4,223	4.77
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	4,223	0	4,223	6.33
SCHL DISCRNRY & CN (S01)	0.7480	4,223	0	4,223	3.16
SCHL GENERAL	3.6670	4,223	0	4,223	15.49
SCHOOL VOTED (S01)	1.0000	4,223	0	4,223	4.22
SUWANNEE RIVER WATER MGT DIST	0.3696	4,223	0	4,223	1.56
17 CITY OF ALACHUA	5.3900	4,223	0	4,223	22.76
CHILDREN'S TRUST	0.5000	4,223	0	4,223	2.11

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$93.73

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $93.73

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

12765

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03067 000 000	UNASSIGNED LOCATION RE	

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0044394 $89.98 Paid 11/30/2020

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 12777

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

UNASSIGNED LOCATION RE

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

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	41,408	0	41,408	326.85
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	41,408	0	41,408	46.75
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	41,408	0	41,408	62.11
SCHL DISCRNRY & CN (S01)	0.7480	41,408	0	41,408	30.97
SCHL GENERAL	3.6670	41,408	0	41,408	151.84
SCHOOL VOTED (S01)	1.0000	41,408	0	41,408	41.41
SUWANNEE RIVER WATER MGT DIST	0.3696	41,408	0	41,408	15.30
17 CITY OF ALACHUA	5.3900	41,408	0	41,408	223.19
CHILDREN'S TRUST	0.5000	41,408	0	41,408	20.70

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$919.12

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
R710	710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78

NON-AD VALOREM ASSESSMENTS	$20.78

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$939.90

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 12777

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03067 005 000	UNASSIGNED LOCATION RE	

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0044394 $902.30 Paid 11/30/2020

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE

12778

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03067 005 001		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

17002 NW COUNTY RD 241

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

COM NW COR OF NE1/4 SEC N 88 DEG E
629.85 FT S 1269.4
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	197,401	0	197,401	1,558.18
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	197,401	0	197,401	222.85
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	197,401	0	197,401	296.10
SCHL DISCRNRY & CN (S01)	0.7480	197,401	0	197,401	147.66
SCHL GENERAL	3.6670	197,401	0	197,401	723.87
SCHOOL VOTED (S01)	1.0000	197,401	0	197,401	197.40
SUWANNEE RIVER WATER MGT DIST	0.3696	197,401	0	197,401	72.96
17 CITY OF ALACHUA	5.3900	197,401	0	197,401	1,063.99
CHILDREN'S TRUST	0.5000	197,401	0	197,401	98.70

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$4,381.71

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
R710	710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
C550	550 COUNTY FIRE SERVICES	1.000	Varies	373.28

NON-AD VALOREM ASSESSMENTS	$394.06

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$4,775.77

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

12778

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03067 005 001	17002 NW COUNTY RD 241	

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0044394 $4,584.74 Paid 11/30/2020

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

Parcel ID Number(s): 03067-005-000, 03067-005-001, 03067-000-000

Acreage: 112.5

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Sayed Moukhtara Title: Manager

Company (if applicable): Tara Forest, LLC

Mailing Address: 7717 NW 20th Lane

City: Gainesville State: Florida ZIP: 32605

Telephone: 352-278-5317 FAX: N/A e-mail: sayed@moukhtara.com

C. AUTHORIZED AGENT

Name: Christopher Potts, P.E. Title: Director of Engineering

Company (if applicable): JBPro

Mailing address: 3530 NW 43rd Street

City: Gainesville State: Florida ZIP: 32693

Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: chris.potts@jbpro.com

D. REQUESTED ACTION:

Construction plan submittal for subdivision

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

SAYED MOUKHTARA

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 13th day of April, 2021, by Sayed Moukhtara, who is/are personally known to me, or who has/have produced _____ as identification.

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Signature of Notary Public, State of Florida

BOUNDARY and TOPOGRAPHIC SURVEY

LYING IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION:

(O.R. 1868, PAGE 1061)
A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE N. E. 1/ 4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N 88°15'52" E, ALONG THE NORTH UNE OF SAID SECTION 10, A DISTANCE OF 1324.84 FEET TO A STEEL ROD & CAP (L8#2903) AT THE NORTHWEST CORNER OF THE N. E. 1/4 OF THE N. E. 1/4 OF SAID SECTION 10; THENCE RUN S 00°04'49" W, ALONG THE WEST LINE OF SAID N. E. 1/4 OF THEN. E. 1/4, A DISTANCE OF 677.41 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE S. 1 /2 OF SAID N. E. 1/4 OF THE N. E. 1 /4; THENCE RUN N 88°18'13" E, ALONG THE NORTH LINE OF SAID S. 1 /2 OF THEN. E. 1/4 OF THE N. E. 1/4, A DISTANCE OF 1273.16 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (100 FOOT RIGHT OF WAY); THENCE RUN S 00°11'02" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 678.06 FEET TO THE SOUTH LINE OF SAID N. E. 1/4 OF THE N. E. 1/4; THENCE RUN S88°19'11" W, ALONG SAID SOUTH LINE OF THE N. E. 1/4 OF THE N. E. 1/4, A DISTANCE OF 1271.89 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID N. E. 1/4 OF THEN. E. 1/4; THENCE RUN S 00°02'40" E, ALONG THE WEST LINE OF THE S. E. 1/4 OF SAID N. E. 1/4, A DISTANCE OF 669.07 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S 00°04.13" W, ALONG THE WEST LINE OF SAID ALACHUA REALTY COMPANY ADDITION, A DISTANCE OF 679.26 FEET TO A CONCRETE MONUMENT (LS#.3456); THENCE RUN S 88°15'52" W, A DISTANCE OF 1326.11 FEET TO A CONCRETE MONUMENT (LS#.3456) ON THE WEST LINE OF THE E. 1/2 OF SAID SECTION 10; THENCE RUN N 00°04'23" E, ALONG SAID WEST LINE, A DISTANCE OF 2703.44 FEET TO THE POINT OF BEGINNING, CONTAINING 102.000 ACRES MORE OR LESS.

AND

(O.R. 2094, PAGE 1551)
A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°04'23"W., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 10, A DISTANCE OF 2703.44 FEET TO A CONCRETE MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.00°04'23"W., ALONG SAID WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 353.78 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED 2360.55 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10, SAID CONCRETE MONUMENT BEING DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RETURN TO THE TRUE POINT OF BEGINNING AND RUN N.88°15'52"E., A DISTANCE OF 1326.11 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN S.00°04'13"W., ALONG SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 407.10 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT LOCATED 2113.49 FEET NORTH OF THE NORTHWEST CORNER OF LOT 10 OF HITCHCOCK'S ADDITION TO THE CITY OF ALACHUA AS PER PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89°25'53"W., A DISTANCE OF 1325.52 FEET TO THE AFOREMENTIONED POINT "A" AND TO CLOSE, CONTAINING 11.57 ACRES MORE OR LESS.

LEGEND:

- ● = SET 5/8" REBAR (PSM 6602)
- □ = FOUND 4"x4" CONCRETE MONUMENT(AS NOTED)
- ◉ = FOUND 5/8" REBAR & CAP (AS NOTED)
- ✥ = BENCHMARK
- (L) = PER LEGAL DESCRIPTION OF RECORD
- (M) = MEASURED
- O.R. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- INV = INVERT
- PVC = POLYVINYL CHLORIDE PIPE
- —EX OHU— = OVERHEAD UTILITY LINE
- —100— = CONTOUR LINE
- —o— = METAL SIGN
- EH = ELECTRIC HAND HOLE
- <— = GUY ANCHOR
- = CONCRETE POWER POLE
- = WOOD LIGHT POLE
- SS = SANITARY SEWER MANHOLE
- AT&T = AT&T PEDESTAL
- T = TELEPHONE MANHOLE
- = WATER VALVE
- = FIRE HYDRANT
- = FIRE HYDRANT
- PINE 26" = TREE TYPE & DIAMETER
- HICK = HICKORY
- LAO = LAUREL OAK
- LO = LIVE OAK
- 100.00 = SPOT ELEVATION
- = ASPHALT PAVEMENT
- = CONCRETE SURFACE

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

2. ELEVATIONS SHOWN HEREON ARE BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). ALL ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. ALL SITE BENCHMARKS SHOULD BE CHECKED AND VERIFIED BEFORE USE.

3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.

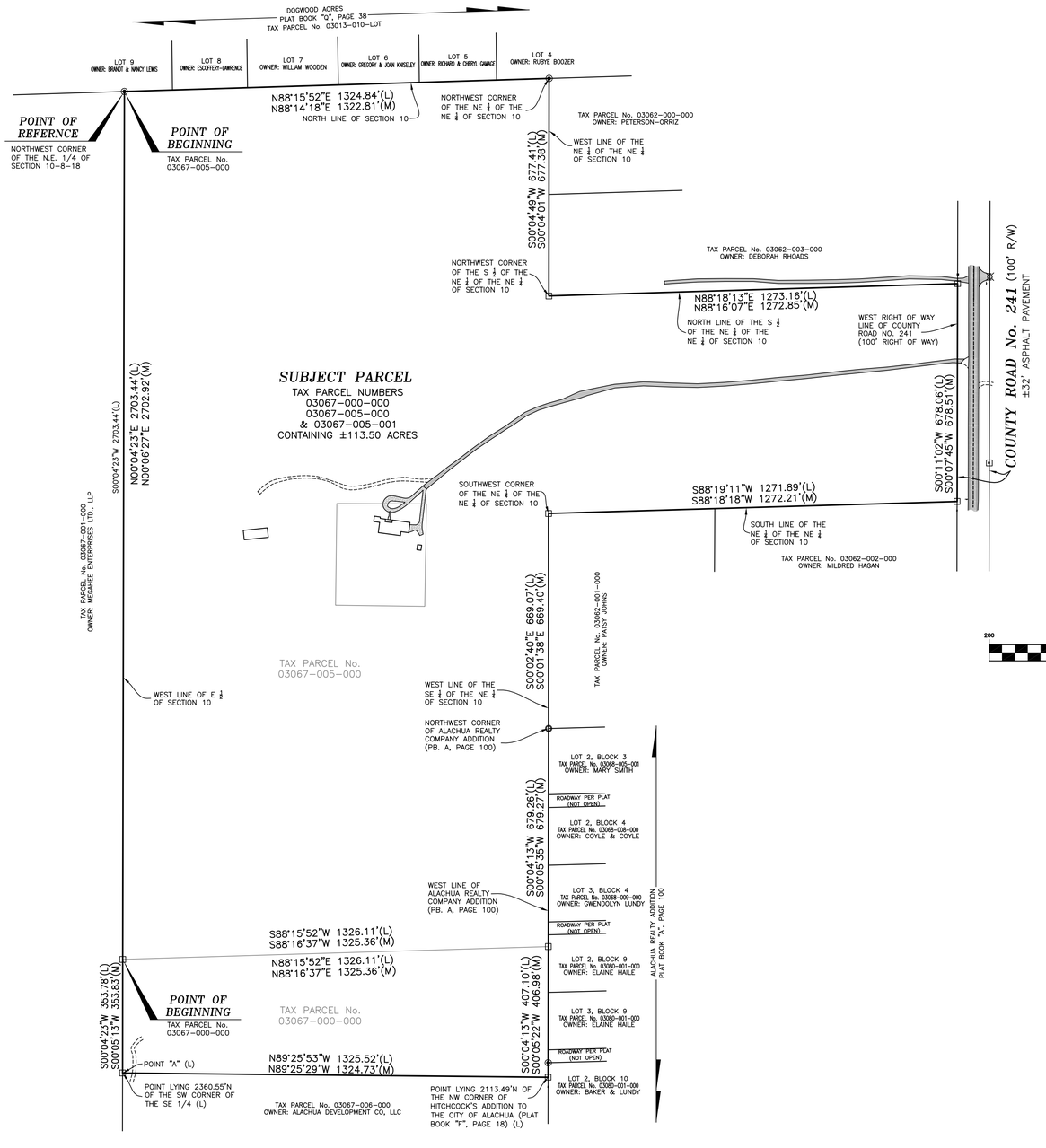
4. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

5. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

6. ALL TREES 8" AND LARGER, AS MEASURED AT CHEST HEIGHT, ON THE SUBJECT PARCEL ARE SHOWN HEREON.

7. THIS SURVEY CONTAINS 11 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

8. INTERIOR FENCES NOT LOCATED OR SHOWN.



GRAPHIC SCALE

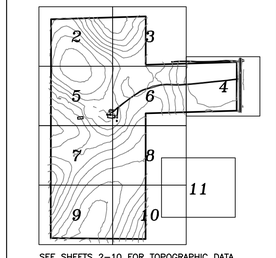
200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 12001C0110D, 12001C0120D, 12001C0130D, AND 12001C0140D FOR ALACHUA COUNTY, FLORIDA INCORPORATED AREAS, EFFECTIVE DATE JUNE 16, 2006, FOR CITY OF ALACHUA, COMMUNITY NUMBER 120664 PANEL NUMBERS 0110, 0120, 0130, AND 0140 SUFFIX D.

KEY MAP
(NOT TO SCALE)



SEE SHEETS 2-10 FOR TOPOGRAPHIC DATA, TREES, AND IMPROVEMENTS
SEE SHEET 11 FOR UTILITY CONNECTIONS

JOB NUMBER: 18-119
FIELD BOOK - SEE FOLDER
DRAFTED: LAF
CHECKED: LAF
SURVEY DATE: 8/13/18
SHEET 1 OF 11

CERTIFIED TO:
TARA FOREST, LLC
ALACHUA TITLE SERVICES, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

FLOWERS SURVEYING AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 462-0130
EMAIL: FLOWERSSURVEYING@GMAIL.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.

I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 6602

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
TARA FOREST EAST

This Declaration of Covenants, Conditions and Restrictions is hereby made this _____ day of _____ 2021 by **Tara Forest, LLC,** a Florida limited liability company, ("Declarant"), whose mailing address is 7717 NW 20th Lane, Gainesville, Florida 32605.

WITNESSETH:

Declarant is the owner in fee simple of the property described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

Declarant for purposes of this Declaration will be Tara Forest, LLC.; and

Tara Forest, LLC intends, but shall not be required, to develop the Property as a residential community and to construct, and/or sell Lots for the construction of single-family homes upon the Property, with such construction, ownership and occupancy of Lots and Homes to be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth, and subject to the Master Declaration for Tara Forest, recorded in the Public Records for Alachua County, Florida at Book ___, Pages _____, et. seq., as amended from time to time ("**Master Declaratio** ").

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the Property, and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof, and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said Property.

ARTICLE I

DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "Architectural Control Committee" or "ACC" shall mean the committee established, upon delegation or termination of Master Declarant's authority under the Master Declaration, to review plans and specifications for the construction or modification of improvements on Lots.

Section 2. "Architectural Review Committee" or "ARC" shall mean the committee established, if at all, by the Board of Directors for architectural review pursuant to Article IX of this Declaration.

Section 3. "Articles" shall mean and refer to the Articles of Incorporation of Tara Forest East Homeowners Association, Inc., a Florida corporation not-for-profit, attached hereto as **Exhibit "B"**, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 4. "Assessments" shall mean all expenses and charges levied for the purpose of operation of the Association and carrying out the Association responsibilities under the terms of this Declaration, such Assessments to include all Annual Assessments, Special Assessments, Master Association Assessments, and Individual Assessments as described in Article VII hereof and/or in the Master Declaration.

Section 5. "Association" shall mean Tara Forest East Homeowners Association, Inc., a Florida corporation not-for-profit, its successors and assigns.

Section 6. "Board of Directors" or "Board" shall mean the body responsible for administration of the Association, selected as provided in the Bylaws.

Section 7. "Builder" shall mean any person or entity that purchases more than one Lot for the purpose of constructing Homes on such Lots for sale to third party purchasers, and shall include Lennar.

Section 8. "Bylaws" shall mean the Bylaws of Tara Forest East Homeowners Association, Inc., attached hereto as **Exhibit "C"** and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 9. "Common Area" is the property owned by or dedicated to the Association for the common use and enjoyment of the Members and all improvements constructed thereon and such other property as determined by Declarant or Association, in its sole and absolute discretion, which may include, but is not limited to, retaining walls and perimeter fencing but only to the extent, the same are owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise, by, or dedicated to the Association. Common Areas shall exclude any property, real or personal, within the Property with is owned by or dedicated to the Master Association or CDD.

Section 10. "Community Development District" or "CDD" shall mean the Tara Forest Community Development District, which is a local unit of special purpose government organized

and existing under Chapter 190, Florida Statutes, established for the benefit of the property depicted in the Plat.

Section 11. "County" shall mean Alachua County, Florida.

Section 12. "Declarant" shall mean Tara Forest, LLC, or any successor or assignee of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of Alachua County, Florida. Where the HOA Act refers to "developer", such shall include "Declarant" herein as applicable. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee. Notwithstanding the forgoing, use of the term Declarant in the Governing Documents is not intended to mean one who constructed and was responsible for the site development and infrastructure for the Community including, but not limited to, underground utilities, grading, excavating, erosion control and road work, to the extent such was a person or entity other than Declarant.

Section 13. "Declaration" shall mean this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof.

Section 14. "Development Period" shall mean the period of time from the date of recording of this Declaration until the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein has been sold to third-party purchasers other than Builders.

Section 15. "Governing Documents" shall mean the Declaration, Articles, Bylaws, Rules and other documents governing the administration and operation of the Community.

Section 16. "HOA Act" shall mean Chapter 720, Florida Statutes, as amended from time to time.

Section 17. "Home" shall mean a detached single-family dwelling constructed upon and including a Lot and for which a certificate of occupancy has been issued.

Section 18. "Institutional First Mortgage" shall mean a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 19. "Institutional First Mortgagee" shall mean a bank, federal savings bank, and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 20. "Lot" is a designated lot within the property described on the Plat or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 21. "Master Association" shall mean Tara Forest Master Association, Inc., a Florida not-for-profit corporation, its successors and assigns.

Section 22. "Master Common Areas" shall have the meaning as set forth in the Master Declaration.

Section 23. "Master Declarant" shall mean Tara Forest, LLC a Florida limited liability company, or its successors or assigns as Declarant under the Master Declaration.

Section 24. "Master Declaration" shall mean the Master Declaration for Tara Forest recorded in Book ____, Page ____, et. seq. of the Public Records of Alachua County, Florida, as amended and supplemented from time to time.

Section 25. "Master Documents" shall mean the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, the architectural guidelines (adopted or to be adopted pursuant to the Master Declaration), and any rules and regulations promulgated by the Master Association, inclusive of all exhibits and attachments thereto and amendments thereof.

Section 26. "Member" shall mean every person or entity who is a Member of the Association in accordance with Article III.

Section 27. "Community" or "Tara Forest East" shall mean the community planned for development upon the property described in Exhibit "A" or any property annexed as provided herein; the said being within Alachua County, Florida.

Section 28. "Operating Expense" shall mean and refer to the actual and estimated expense of maintaining and repairing Common Area and operating the Association, including but not limited to, salaries and management fees, professional fees, service and material costs, telecommunications service costs, costs of supplies and equipment, Association-sponsored social events, and any and all costs relating to the discharge of the Association's obligations hereunder; and further in meeting the costs to be incurred by the Association in performing its contractual or other duties and in exercising its prerogatives. Notwithstanding anything to the contrary herein, Operating Expenses shall not include reserves.

Section 29. "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 30. "Permit" shall mean the Environmental Resource or Surface Water Management Permit for Tara Forest East, a copy of which shall be maintained by the Association for the benefit of the Association and by the Registered Agent of the Association.

Section 31. "Plat" shall mean the Plat of the Property for Tara Forest East, recorded or to be recorded in the Public Records of Alachua County, Florida. The term Plat shall also include any additional plats of property subsequently added to the terms of this Declaration.

Section 32. "Property" shall mean the property described in **Exhibit "A"**, and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 33. "Rules" shall mean collectively the rules and regulations which the Board of Directors of the Association may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation, and enjoyment of the Property, Common Areas and any improvements located thereon.

Section 34. "Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records of the County pursuant to Article II, Section 3, which subjects additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

Section 35. "Surface Water Management System" shall include, but is not limited to: all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetland, wetland buffer and upland preservation, and wetland mitigation areas. The Surface Water Management System facilities are located on land designated on the Plat or located on land that is owned by or dedicated to the CDD or located on land that is subject to an easement in favor of the CDD, if established pursuant to the Master Declaration.

Section 36. "Tenant" shall mean any person or person(s) who are renters, tenants or the like under a lease agreement with the Owner of a Lot for occupancy of the Home on the Lot.

Section 37. "Turnover" shall mean termination of the Class B Membership and transfer of operation of the Association by the Declarant, or successor Declarant, to Class A Members.

Section 38. "WMD" shall mean and refer to the Suwanee River Water Management District.

The foregoing definitions shall be applicable to this Declaration and to any supplemental declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration which is located within the County, and which is the property described in **Exhibit "A"**, and such additions as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration, less the portions thereof dedicated and/or conveyed to other entities.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt and acceptance of delivery of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration or be withdrawn from the terms of this Declaration in the following manner:

(a) Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time at any time to annex, subject to the provisions of this Declaration and the jurisdiction of the Association, all or any portion of the real property described in a Supplemental Declaration. Such Supplemental Declaration shall not require the consent of the Members or Institutional Mortgagees. Any such annexation shall be effective upon the filing of record of such Supplemental Declaration unless otherwise provided therein. Notwithstanding the foregoing, nothing herein shall be construed as an obligation of Declarant to annex in additional Property to the Community or construct the Community pursuant to the plan of development approved on the date of this Declaration, which may be modified by the Declarant in the future.

(b) Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, after the expiration of the Class B Member the Association may annex additional real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of not less than sixty-seven (67%) percent of the Class "A" Members of the Association. Annexation shall be accomplished by filing of record in the public records of the County, a Supplemental Declaration describing the property being annexed. Any such

Supplemental Declaration shall be signed by an authorized officer of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the Bylaws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section and to ascertain the presence of a quorum at such meeting.

(c) Withdrawal of Property. Declarant shall be entitled to withdraw portions of the Property owned by Declarant from the terms and conditions of this Declaration, subject to the terms and conditions of this Section. For purposes of this Declaration, the portion of the Property withdrawn from the terms hereof shall be referred to as the "Withdrawn Property." In order to withdraw such portion of the Property from the terms of this Declaration, Declarant shall record in the Public Records of the County an instrument executed with the formalities of a Deed, which instrument shall make reference to this Declaration, state that the purpose of the instrument is to withdraw the Withdrawn Property from the terms and conditions of this Declaration, and contain a legal description of the Withdrawn Property. Declarant shall have the right to withdraw portions of the Land from the terms and conditions of this Declaration without the joinder, ratification or approval of the Association, any Owner, or any lienholder, provided that Declarant is the fee simple owner of the Withdrawn Property, and provided that the withdrawal of the Withdrawn Property shall not result in (i) the reduction of the number of Lots within the Community; (ii) the material reduction of the size of the Lots, Common Areas or Common Area facilities, or (iii) a material change to the scheme of development of the Community. Notwithstanding anything herein to the contrary, Declarant may not withdraw any portions of the Property without the prior written consent of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant. Upon the withdrawal of the Withdrawn Property from the terms and conditions of this Declaration, the Withdrawn Property shall no longer be subject to the terms of this Declaration, including all exhibits hereto, or any other covenants, restrictions and/or regulations provided herein or adopted hereunder, except for those easements, rights-of-way, or other portions hereof which, by their terms, specifically survive the termination of this Declaration, which shall include the withdrawal of such lands from the terms and conditions of this Declaration.

(d) Amendment. This Article II, Section 3 shall not be amended without the prior written consent of Declarant during the Development Period or so long as the Declarant holds Lots for sale in the ordinary course of business. Nor may any provision in this Section requiring the consent of the Master Declarant be amended without the prior written approval of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant.

ARTICLE III

MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Association, as hereinafter provided, and shall be subject to enforcement by the Association in accordance with the terms and provisions of this Declaration.

ARTICLE IV

MASTER ASSOCIATION

Tara Forest East is a component of the larger community of Tara Forest. All Owners, lessees and occupants of homes in the Community shall have access to and use of various services and facilities provided by the Master Association in accordance with and subject to the Master Documents. Every Owner, by acceptance of a deed to a Lot in the Community acknowledges that, in addition to being bound by the Governing Documents for Tara Forest East , he or she is subject to and bound by the Master Documents and that he or she is automatically a Member of and subject to Assessments by the Master Association in accordance with the terms of the Master Declaration.

Section 1. This Declaration and the Property are subject to the Master Declaration, and in the event of a conflict with this Declaration, the terms of the Master Declaration shall govern.

Section 2. The foregoing shall not prevent enforcement by the Association of provisions of the Governing Documents which are stricter than those of the Master Documents.

Section 3. Notwithstanding anything herein to the contrary, this Declaration shall not be construed or amended in any manner so as to affect the property or rights of the Master Association, including its ACC, without the Master Association's written consent or joinder.

ARTICLE V

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant until the expiration of the Class B Membership when Class B Memberships convert to Class A Memberships. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for

such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant, its successors and assigns. The Class B member shall be entitled to three (3) votes for each Class A Member vote such that, as long as the Class B membership is in place, the Declarant shall have three times the votes of all Class A Members. Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(a) Three (3) months after ninety (90%) percent of the Lots ultimately planned for the Community have been conveyed to Class A Members (other than Builders); provided however this event shall not be deemed to have occurred based on Lots conveyed to a person or entity who becomes a successor Declarant by assignment;

(b) Thirty (30) days after Declarant elects to terminate the Class B Membership; or

(c) As otherwise required by applicable law.

Upon the conversion of the Class B Membership to Class A Membership, the Declarant shall be entitled to one vote for each Lot they own in the same manner as all other Class A Members.

ARTICLE VI

PROPERTY RIGHTS

Section 1. Master/CDD Property. It is anticipated that as set forth in the Master Declaration, the CDD will own or have easement rights in the property which is commonly common property of a community. The Master Documents shall govern all easements restrictions and use rights in and to the Master Common Property and CDD property.

Section 2. Common Area. The Common Area licensed, transferred, and/or conveyed as Common Area, shall be held, operated, maintained, repaired and replaced according to the following:

(a) Said Common Area, upon installation and construction, shall be maintained, repaired and replaced as scheduled and as necessary in a continuous and satisfactory manner in good order, condition, and repair as of the recording of this Declaration;

(b) The right to the use of the Common Area, once installation or construction thereof has been completed, shall extend to all Members and their family, tenants, contract purchasers and invited guests, subject to regulation from time to time by the Association in its Rules. Vendors, contractors and service providers, entering the Community as an invitee of an Owner or the Association, shall be subject to the Rules of the Association;

(c) The Common Area shall be subject to the other provisions of this Declaration, the Articles, Bylaws; and

(d) The Association, through its Board of Directors, may make and enforce this Declaration and the reasonable rules and regulations governing the Common Area, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions for violations may include monetary fines levied in accordance with the Declaration and applicable law and suspension of the right to vote. The Board of Directors shall, in addition, have the power to seek equitable and monetary relief in any court for violations. The imposition of sanctions shall be as provided herein and in the Bylaws of the Association.

(e) Association and Owners each covenant and agree jointly and severally to indemnify, defend and hold harmless Declarant, its officers, directors, shareholders, and any related persons or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained in relation to the Common Area or other property serving Association, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be operating expenses of the Association to the extent such matters are not covered by insurance maintained by the Association.

Section 3. Declarant's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article VI shall be subject to:

(a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Common Area which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Declarant's or any Builder's development, construction, sales and marketing of the Property. However, nothing contained herein shall authorize Declarant to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot; affect the Master Common Area; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles, Bylaws and Rules in violation of Chapter 720, Florida Statutes after the Class B Membership has terminated;

(b) Subject to any approvals required from the CDD, Master Declarant or Master Association under the Master Documents, the Declarant shall have full rights of ingress and egress to and through, and over and about the Property during the Development Period and such additional period of time as Declarant or Builders are engaged in any construction or improvement work, sales, leasing or marketing of the Community on or within the Property, and the Declarant and Builders shall further have an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. The Declarant shall further have the right to operate and maintain

models, sales centers and leasing offices and to operate and open gates and access to the Community to facilitate sales and marketing of the Community in Declarant's sole and absolute discretion. No Owner, his guests, employees, servants, agents and invitees shall in any way interfere or hamper Declarant or its agents, servants, employees, invitees, successors or assigns, in connection with such construction, development, promotion or sales activity; and

(c) Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Association, to another party by the execution and recording of a proper instrument in the Public Records of the County. This provision shall not, however, be construed to allow Declarant to assign a membership in the Association in a transaction separate from ownership of a Lot. Notwithstanding the foregoing, the Declarant, in its sole discretion, shall also have the right to grant a Builder certain rights reserved hereunder to the Declarant for the purpose of constructing, selling and marketing Homes in the Community and conducting construction, sales and marketing thereof by executing an assignment of rights in favor of the Builder to be kept in the official records of the Association. Any such assignment of rights shall not impose any obligation of the Declarant hereunder on any such Builder unless obligations are expressly assumed by the Builder.

(d) Notwithstanding anything contained herein to the contrary, neither the Declarant nor the Association make any representation whatsoever as to the commencement, completion or construction of any improvements within or upon the Common Area or property over which the Association or Master Association have easement rights. Title to any Common Area owned by Declarant may be transferred to the Association at any time, provided that title to all portions of the Common Area owned by Declarant shall be transferred to the Association no later than the expiration of the Development Period. THE ASSOCIATION AND THE MEMBERS SHALL BE OBLIGATED TO ACCEPT THE COMMON AREA IN THEIR "AS-IS" CONDITION. THE DECLARANT MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ALL OF WHICH ARE DISCLAIMED TO THE FULLEST EXTENT PERMITTED BY LAW, WITH RESPECT TO THE COMMON AREA INCLUDING WITHOUT LIMITATION THE MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, THE CONSTRUCTION, DESIGN, ADEQUACY OF SIZE OR CAPACITY RELATED TO THE USE OF THE SAME, DATE OF COMPLETION OR FUTURE ECONOMIC PERFORMANCE OR OPERATION OF THE COMMON AREA AND THE IMPROVEMENTS THEREON, INCLUDING ALL MATERIALS, FIXTURES, PERSONAL PROPERTY OR EQUIPMENT THEREIN.

Section 4. No Dedication to Public Use. Nothing contained in this Declaration, and except as otherwise provided in the Master Documents, shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area for public use, except for access to and from and throughout the property described in the Plat or any additions thereto for emergency access, law enforcement and persons providing essential services to the Community and its Members.

Section 5. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 6. Surface Water Management. It is acknowledged that the Property is located within the boundaries of the WMD and that an easement is hereby created over the entire Property for the surface water drainage and storage, and for the installation and maintenance of the Surface Water Management System for the Property; provided, however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. The Surface Water Management System shall be operated and maintained in compliance with all approvals, codes and regulations of governmental authorities and the WMD and in accordance with the Master Documents. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the WMD.

ARTICLE VII

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Association. The Declarant, for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is deemed to covenant, which covenant shall run with the land and be binding on every Owner, and agrees to pay to the Association: (1) any regular assessments or charges for the payment of Operating Expenses of the Association ("**Regular Assessme ts**" or "**A ual Assessme ts**"); (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the annual budget and the amount determined necessary by the Association for the proper management and maintenance of the Common Area, together with other costs and/or expenses levied or imposed against the Association or property of the Association ("**Special Assessme ts**"); and (3) any individual assessments or charges incurred by the Association on behalf of one or more Lots but not all Lots ("**I dividual Assessme ts**"). All such assessments shall be fixed, established and collected from time to time as hereinafter provided. The Regular, Special, and Individual Assessments (collectively "**Assessme ts**"), together with such interest thereon and costs of collection thereof, including attorney's fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Association, shall be a charge on the Property and shall be a ***continuing lien*** relating back to the date of recordation of the Declaration upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with interest, costs (including applicable late fees), and reasonable attorneys' fees for its collection, including attorneys' fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due. Each Owner shall be jointly and severally responsible with the previous Owner for all Assessments due to the Association prior to the transfer

of title without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner.

Section 2. Purpose of Assessments. The Assessments to be levied by the Association shall be used for the purpose of promoting the recreation, health, and welfare of the residents of the Property and the management and operation of the Association, and shall specifically include, but is not limited to, the maintenance of the Common Area improvements or equipment maintained by the Association. Special Assessments shall be used to fund capital improvements, deficits in the collection of Regular Assessments to cover Operating Expenses of the Association, and other purposes deemed necessary by a majority vote of Owners of the Association as set forth in Section 5 hereof. Individual Assessments shall be for the costs incurred by the Association which by nature are applicable only to one or more Lots, but less than all Lots. By way of example and not limitation, in the event an Owner fails to maintain their Lot in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents, shall be an Individual Assessment levied against such Lot.

Section 3. Basis of Annual Assessments. For the first year of operation of the Association, the Assessment shall be the amount as set forth in the estimated operating budget of the Association for the first year of operation. From and after January of the next operating year, the Annual Assessment shall be determined in accordance with the Articles of Incorporation and Bylaws of the Association taking into account current maintenance costs and future needs of the Association. Because reserve accounts are not being initially provided for by the Declarant, the Members of the Association may elect to collect reserves after the expiration of the Class B Membership upon the affirmative approval of a majority of the total voting interests of the Association obtained by a vote of the Members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the Association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the Board shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once reserves are established as provided in this subsection, the reserve accounts must be funded or maintained through the collection of Assessments or have their funding waived in the manner provided by Chapter 720, Florida Statutes. Notwithstanding the same, the Declarant is exempt from reserve funding obligations prior to termination of the Class B Membership for the Lots Declarant owns.

Section 4. Uniform Rate of Assessment. Unless otherwise provided for herein, both Annual and Special Assessments must be fixed at a uniform rate for all Lots with a Home and may be collected on an annual, quarterly or monthly basis or at any other interval as determined by the Board of Directors. Payments of all Assessments will be made directly to the Association or its designated management company and in no instance shall any mortgagees have the obligation to collect Assessments.

Section 5. Special Assessment for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a Common Area capital improvement, including the necessary fixtures and personal property related thereto, or to cover deficits in the collection of Regular Assessments to cover Operating Expenses of the Association; PROVIDED that any such Special Assessments shall have the assent of a majority of Members who are voting in person or by proxy at a meeting duly at which a quorum is attained and called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

Section 6. Quorum for Any Action Authorized Under Section 5. At each meeting called, as provided in Section 5 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of the total eligible voting interests of the Membership (Class B included until terminated), shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth in Section 6 and the required quorum at any such subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to a Lot upon the sale of a Home from the Declarant or Builder to a third-party purchaser. The first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto together with the due date of such Assessments established by the Board of Directors. The Board of Directors may institute late payment fees and interest at the highest legal rate in accordance with the HOA Act for delinquent payment of the Annual Assessment. The Association shall upon demand at any time furnish an estoppel certificate in writing signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid and the information set forth in the HOA Act. A reasonable charge may be made by the Board or its agent for the issuance of these certificates.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, an administrative late fee of the greater of Twenty-Five and no/100 Dollars ($25.00) or 5% of the amount of the installment that is past due, together with interest in an amount equal to the maximum rate per annum allowable by law beginning from the due date until paid in full may be levied. The Association, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the Assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such Assessment. Additionally, the Board of Directors of the Association may at its discretion accelerate the Assessments then due from a delinquent Owner for the next twelve (12) months. The Association may also notify any mortgagees or lenders of Owner, any co-borrowers

and/or guarantor(s) without recourse to Declarant and/or the Association of delinquencies in the payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot. All payments on accounts shall be first applied to fines levied in accordance with the terms of the Declaration, interest accrued by the Association, then to any administrative late fees, then to collection costs and attorney fees, and then to the delinquent Assessments. The allocation of payments described herein shall apply notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. Additionally, if a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner may be collected by the Association and shall be credited to the monetary obligations of the Owner to the Association. If within fourteen (14) days from written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive credit for the prepaid rent for the applicable period of such prepaid rent.

Section 9. Individual Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in accordance with the terms and conditions of the Declaration, Master Declaration and any promulgated Rules in a manner satisfactory to the Board of Directors to a minimum standard of consistency with the general appearance of the Property as initially constructed and improved by the Declarant or a Builder (taking into account normal wear and tear and exposure to normal exterior conditions, but not to the point of unsightliness), the Association, after approval by a majority of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance performed on behalf of the Lot Owner may be assessed to the Lot as an Individual Assessment for such expense; and said Individual Assessment shall be enforced in the same manner as provided for in Section 8. In addition, Owners shall be jointly and severally liable with their guests, tenants or invitees for damage(s) caused by their guests, tenants or invitees and for the associated costs of repair or replacement. In the event any Owner, its guests, tenants or invitees cause any damage to the Common Area, including but not limited to landscaping or sidewalks, the cost of any repairs required to correct such damage and the cost thereof may be assessed to the Lot Owner as an Individual Assessment.

Section 10. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be superior to all other liens except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee recorded prior to any lien for Assessments by the Association; provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and a secure indebtedness payable in monthly, quarterly or annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the Assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Common Area; and (c) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of

Florida; however, no land or improvements devoted to dwelling use shall be exempt from said Assessments. Lots owned by the Declarant shall be exempt from payment of Assessment during such period of time the Declarant is funding deficits in operating expenses pursuant to Section 12 below.

Section 12. Declarant's Right to Deficit Fund Operating Expenses. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant or a successor Declarant is in control of the Association, Declarant shall not be liable for Assessments against Lots owned by the Declarant, provided that the Declarant funds any deficit in operating expenses exclusive of reserves, cost of capital improvements, and non-budgeted repairs or replacement, as specified in Chapter 720.308(1)(b), Florida Statutes. For the purposes hereof, a deficit shall be computed by subtraction from said operating expenses (exclusive of the items described in the foregoing sentence) all assessments, income and other sums and income received or receivable by the Association. The deficit, if any, to be paid by Declarant pursuant to this Section shall be determined by looking at the period of deficit funding as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intraperiod allocations. The Declarant may at any time commence to pay Assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Association, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Association for the payment of Assessments or deficits other than those that arose to prior to such time. Should Declarant, in its sole discretion, elect to fund cash shortfalls caused by delinquencies or other matters which would not otherwise require deficit funds from the Declarant, or make excess contributions over the totality of the deficit funding period, such funds shall be considered a loan to the Association to be paid back to the Declarant by the Association. The Declarant's rights under this Section 12 shall not be construed as a guarantee of Assessments under Section 720.308(2), Florida Statutes.

ARTICLE VIII

CAPITAL CONTRIBUTION

Section 1. Working Fund Contribution on Sale by Declarant. At the time of a conveyance of a Lot and Home by the Declarant or a Builder to a third-party purchaser, each purchaser, excepting Builders, shall pay to the Association the amount of $200.00 as a contribution to working capital. These monies (hereinafter called **Worki g Fu d Co tributio)** shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income, may be applied to offset operating expenses both during and after the deficit funding period, and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale. Notwithstanding the foregoing, the Declarant may elect, in its sole discretion to waive the Working Fund Contribution on the initial sale of a Lot.

Section 2. Capital Contribution on Sale by Owner Other Than Declarant. At the time of a conveyance of a Lot pursuant to a sale by an Owner other than the Master Developer, Declarant or Builders, each purchaser shall pay to the Association the amount of $200.00 as a Working Fund Contribution. The amount of the resale Working Fund Contribution shall be

subject to change from time to time by the Board of the Association. These monies shall be the Association's property, and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale.

ARTICLE IX

ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. Subject to Section 2 below and the requirements of the Master Declaration, no improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including exterior paint, roofing, landscaping, antennas, awnings, and shutters) shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by the ACC of the Master Association and a majority of the Board of Directors of the Association. The terms, conditions, restrictions or requirements of the ACC shall prevail in the event of any conflicts between the ACC review and approval and the Association review and approval provided for herein. The Board of Directors of the Association shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. Notwithstanding any other provision in this Declaration, for so long as Declarant has the authority to appoint the entire Board of Directors, Declarant shall have the option to appoint a Board member or other individual ("**Declara t ARC Appoi tee**") to receive, review and approve or disapprove applications for construction, alterations or additions contemplated by this Article IX, in lieu of the Board or a committee acting in that capacity. Any reference in this Section 1 to "Board" or "Board of Directors" shall instead mean the Declarant ARC Appointee where such appointment has been made. The Board of Directors of the Association may condition its approval of proposals and plans and specifications as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Association may also issue rules or guidelines setting forth procedures for the submission of plans for approval, The Board of Directors of the Association may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Association of any required plans and specifications and approval of the ACC, the Board of Directors of the Association may postpone review of any plans submitted for approval. The Board of Directors of the Association shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans. During the period of time the Declarant appoints the majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed not

approved; however, once Owners other than the Declarant elect a majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or placement of exterior walls of any Home shall be further conditioned on compliance with the County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Association of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board of Directors of the Association, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Association. No member of the Board of Directors of the Association (or Declarant or Declarant ARC Appointee) shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval or disapproval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Association, the Association, Declarant ARC Appointee and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval or disapproval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon the completion of any work for which approved plans are required hereunder the applicant for such approval **(Applica t)** shall give written notice of completion to the Board of Directors of the Association.

(b) Within thirty (30) days thereafter, the Board of Directors of the Association (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Association finds that such work was not affected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same.

(c) If an Applicant is notified of any noncompliance, the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board ruling. If Applicant does not comply with the Board of Directors of the Association ruling within such period, the Board, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefore being hereby created), and Applicant shall reimburse the Association, upon

demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Association in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a *continuing lien* and run with the land on the Owner's Property if not paid within thirty (30) days after notice enforceable in the same manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

(d) If for any reason the Board of Directors of the Association fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors or Declarant ARC Appointee may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority and obtaining approval for the ACC.

Section 6. Architectural Review Committee. The Board of Directors of the Association may assign all of its responsibilities under this Article IX to an Architectural Review Committee to be appointed by the Board of Directors of the Association (the "ARC").

Section 7. Declarant's Exemption. Notwithstanding anything to the contrary, this Article does not apply to the Declarant. Notwithstanding anything to contrary, the Declarant shall have the right to approve any of the foregoing for any Builder in lieu of the Association. The Declarant's review and approval of any Builder plans shall be deemed approval of the ARC and the Association and such approval may not be revoked or modified and any modifications of such approved plans shall only require approval of the Declarant. The foregoing shall not act as an exemption to any requirements that apply to the Declarant under the Declaration.

ARTICLE X

USE RESTRICTIONS

Section 1. Residential Use. No Lot shall be used for any purpose other than for residential purposes. The occupancy of each Home shall be limited to the maximum number of persons allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home, related appurtenances, and other structures originally constructed by the Declarant, a Builder and in accordance with ARC, ACC, Declarant ARC Appointee and/or Board approval.

Section 2. Temporary Structures No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be placed or used on any Lot without the approval of the Board. No such structures shall at any time be used as a residence or appurtenance to such residence, either temporary or permanent. The foregoing shall not apply to temporary construction trailers or other temporary structures used by the Declarant or Builders approved by Declarant.

Section 3. Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Community within the Plat, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion.

Section 4. Animals. Subject to more restrictive provisions of the Master Declaration, no animals of any kind, including but not limited to livestock, swine, poultry, reptiles or insects, shall be kept, maintained, or bred on any Lot or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of four (4) domestic dogs (other than dogs which in the reasonable determination of the Board of Directors or under applicable codes or regulations are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or four (4) domestic cats (hereinafter "Pets"), shall be permitted to be kept in a Home or Lot, provided such Pets are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, Pets permitted by this Section 4 may be kept on a Lot only so long as such Pets do not constitute a nuisance. The Board of Directors shall specifically have the power to require the removal and relocation of any unauthorized animal and any Pet that is a nuisance, or which has harmed, or which presents a threat of harm, to residents and others in the Community. Each person bringing or keeping an animal within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any animal brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after Pets which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Pets belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the Pet when outside the Home. No Pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. Outdoor kennels, cages and dog runs are not permitted on any Lot. The Association shall have the right to promulgate Rules and Regulations relating to Pets and animals and the right to restrict or require removal of any animals determined by the

Board or applicable codes or regulations to constitute a nuisance or danger to the Community. In addition, all Pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the Pets owned and kept on the Lot, which insurance shall name the Association as an additional insured to the extent such endorsement is available. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request, not more than one time per calendar year. If such coverage is not provided as required herein, the Board of Directors shall have the right to require the animal to be removed from the Lot until the appropriate insurance is obtained. Notwithstanding anything to the contrary contained herein, all restrictions in this Section 4 are subject to the Americans with Disabilities Act and the Fair Housing Act.

Section 5. Signs. During the Development Period, no sign of any kind shall be displayed to the public view on any Lot, except one sign, subject to prior approval by the Board as to materials and aesthetic features, which sign is not larger than 24'' x 24", placed in the ground on the front of the Lot advertising the property for sale or for rent. Once the Declarant, or successor Declarant, has conveyed all Lots it owns within the Property, then the size of the signs can be modified as authorized by the Board. The location of signs, as well as the color, materials, and other aesthetic features of such may be set forth in the ACC guidelines or Rules by the Board or ACC. A sign provided by a contractor for security services, to the extent permitted by the HOA Act, and signs used by the Declarant or Builders to advertise the Property during the Development Period, are specifically excluded from the terms of this Section.

Section 6. Garbage. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with the County Code.

Section 7. Storage of Property. No garments, rugs, towels or blankets or any other materials may by hung, exposed or dusted from the windows or from the front facade of any Home. Further, unless otherwise specifically prohibited by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. All personal property of Owners or other occupants shall be stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. Parking. Parking in the Community is limited to designated driveways, garages and Common Area parking spaces. There shall be no parking on the grass, the street, or any portion of any sidewalk which is not part of a designated driveway. An Owner may park in the Home's garage or in the driveway on the Lot. Parking on streets may be limited by the Association's Rules and Regulations. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than twenty-four (24) hours, except inside of the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a

Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Association during normal working hours or for work performed for the Declarant, Builders, or the Association which are necessary in the development, maintenance or management of the Association. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view except those of visiting contractors making repairs to a Lot or Home and this provision is specifically intended to preclude any Lot Owner from parking their personal commercial vehicle or that used for employment in public view. Automobiles issued by the County or other governmental entity (i.e., police cars), shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs) or mini motorcycles are permitted at any time on any paved surfaces of the roadways in the Community or on any sidewalk. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, Builders or their agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow-vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and to the extent allowed by law, the roadways in the Community, which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting. This section shall not apply to vehicles used by Declarant and/or Builders in connection with their development, construction, sales, and marketing activities in the Community.

Section 9. Septic Tanks. No septic tanks or individual wells will be permitted on any Lot.

Section 10. Garages. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Association (or ARC if established) and/or the ACC. No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. Driveways. No widening of a driveway shall be permitted without prior written Board, Declarant ARC Appointee or ARC approval, and approval shall not be given for an extension beyond the external side lines of the garage. Any driveway extension must match the current driveway surface. Driveway stains or surface coatings are not permitted unless such stains are clear. Owners may not change the driveway surface from that installed by the Builder of the Home. Replacement of a driveway must be of the same materials and style as originally installed by the Builder.

Section 12. Window Coverings. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the Board. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the Board. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the Board. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 13. Flags and Banners. No flags or banners other than a flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association, will be permitted. The foregoing sentence shall not apply to the Declarant.

Section 14. Reconstruction. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of the loss. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the Board of Directors (or ARC if established) and/or the ACC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 15. Business Activity. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by Declarant, administrative offices of Declarant, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center,

childcare facility, assisted living facility or halfway house may be operated out of a Home. No garage sales are permitted, except as permitted by Association. The foregoing shall not apply to any platted Lot which is designated for and zoned for commercial use or pertaining to circumstances regulated by applicable fair housing laws.

Section 16. Telecommunications Equipment. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the Board. The Board may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the ACC and the Board and shall be governed by the then current rules of the FCC.

Section 17. Fences. Subject to the provisions of the Master Documents regulating fences, if any, and architectural review provisions of this Declaration, all fences shall require approval prior to installation on a Lot. Retaining walls and perimeter fences within the Community that were originally installed by the Master Declarant, Declarant or Association shall be maintained by the Association for the benefit of all Owners. All other fences located on a Lot or approved fences installed by an Owner or Owners shall be maintained by the Owner or Owners of such benefited Lots at such Owner's or Owners' sole cost and expense. Fences shared by two or more Lots, shall be maintained, cleaned, repaired and replaced jointly by the Owners of the Lots upon which the fence is shared. In the event such Owner(s) fail to maintain, clean, repair or replace a fence for which they have responsibility, the Association shall have the right, but not the obligation, to enter upon the Lots and perform necessary maintenance, cleaning, repair or replacement of the fence, the expense of which shall be charged in equal shares to the benefitting Lot Owners as an Individual Assessment.

Section 18. Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved by the Board. Accordion, panel and roll-up style hurricane shutters, if approved, may not be left closed during hurricane season. Any such approved hurricane shutters may be installed upon forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board or ARC may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than in relation to a storm event.

Section 19. Ponds. No Owner shall use any bodies of water located within the Community, if any, for recreational purposes, including boating, jet skiing, or any other types of water sports. Swimming in any body of water within the Community is prohibited. No planting, fencing or other improvements or additions to the landscape area or grassed area surrounding any body of water in the Community and within the maintenance easements surrounding the bodies of water are permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the pond and lake banks, within the maintenance easements surrounding the lake or rear yards of Lots adjacent to the lakes. The Association has the right to further restrict use of bodies of water in the Community in promulgated Rules. BY ACCEPTANCE OF A DEED

TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ANY WATER BODIES IN THE COMMUNITY MAY VARY FROM TIME TO TIME. THERE IS NO GUARANTEE BY THE DECLARANT OR ASSOCIATION AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. AT TIMES, AREAS IN THE COMMUNITY WHICH ARE DESIGNED TO RETAIN WATER, MAY HAVE LITTLE TO NO WATER RETENTION AND WATER LEVELS MAY BE NON-EXISTENT.

Section 20. Exemptions. Notwithstanding anything to the contrary, any restrictions contained in this Article that would disrupt the construction, sales, and marketing of Homes in the Community shall not apply to the Declarant.

ARTICLE XI

EASEMENTS

Section 1. Public Services. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, postal service and meter reading.

Section 2. Maintenance. Easements for ingress and egress and for the performance of its maintenance responsibilities hereunder are reserved on and over each Lot in favor of the Association and its agents, contractors and service providers related to the same. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners.

Section 3. Encroachments. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant or a Builder on a Lot, encroaches upon an adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant, encroaches or overlaps upon any other Lot, then, in such event, a perpetual easement appurtenant to the Lot upon which the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots.

Section 4. Drainage. Pursuant to the Master Documents and subject to amendment thereto, the CDD shall have the responsibility to maintain landscape buffers, easements and irrigation lines and facilities within the landscape and utility easements and all drainage easements, drainage facilities and drainage pipes and equipment within the designated easements in the Community. Notwithstanding the foregoing, Owners shall have the responsibility to maintain Drainage Swales and easements on their Lots. There shall be, and Declarant hereby grants reciprocal, perpetual non-exclusive easements between all adjacent Lots, as easements appurtenant to the Lots, for the natural run-off of rainwater, in accordance with any stormwater management plan which may be applicable to the development of the Tara Forest East, provided, however, that in no event shall any Owner of any Lot be required to allow stormwater drainage across its Lot in such a manner as shall damage any permanent improvements located thereon.

Section 5. Maintenance of Easement Areas. Within the easement areas hereby reserved, created, or shown on the Plat of Tara Forest East, or within any designated Master Association Common Area or property dedicated to or owned by the CDD or an MSTU/MSBU and containing any component of the Surface Water Management System, no digging, excavation, depositing fill material, debris or any other material or item, or altering any water control structure, or any other construction to modify the Surface Water Management System facilities shall be allowed, and no permanent structure may be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage canals in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The area of each Lot upon which an easement is located shall be maintained continuously by the Owner of the Lot, except that those improvements which are the property of a public authority or utility company shall be maintained by such authority or utility company. Each Lot Owner shall maintain any drainage easement located in the Lot in the manner required, if required, by the Master Association and/or the CDD.

Section 6. Right of Entry. The Master Association and/or the CDD, through their duly authorized employees, agents or contractors, shall have the right after reasonable notice to the Owner thereof, to enter any Lot at any reasonable hour of the day to perform such maintenance, replacement or repair of the Surface Water Management System, or any other items, as may be authorized herein or in the Master Declaration. In the event of any emergency which might reasonably result in damage to any Lot or the improvements located thereon, the Master Association and/or CDD shall have the right to enter any Lot as may be reasonably necessary to resolve such emergency without prior notice to the Owner thereof. Any such entrance by the Master Association and/or CDD shall not be deemed to be a trespass upon such Lot.

Section 7. Declarant. An easement is reserved over each Lot, in favor of the Declarant for the purpose of carrying out any obligations of the Declarant under the terms of this Declaration or any governmental permit, order or applicable law in connection with the construction of Homes on Lots. The easements created by this section shall be broadly construed and supplement other rights of the Declarant herein, running with the land until such time as the Declarant no longer owns any Lots in the Community and all of the Declarant's obligations hereunder are satisfied.

ARTICLE XII

COVENANTS FOR HOME AND LAWN MAINTENANCE

Section 1. Maintenance of Homes. Each Lot Owner shall be responsible for maintaining, repairing, and replacing the Home and all other improvements situated on his Lot that are not to be maintained by the Association, in a clean, sanitary, neat, safe and orderly condition including the provision of pest control services. Further, the Lot Owner shall be responsible for maintenance, repair or replacement of fixtures and equipment related to such improvements, including, but not limited to any air-conditioning or water softening fixtures or equipment, or any equipment, facilities or other items whatsoever installed within or placed upon any Lot by any Owner, including its agents, or other designees, and/or any other maintenance obligations designated as the Owners' responsibilities from time to time in the Declaration or the Rules. The Lot Owner shall obtain the written consent of the Association and the Master Association prior to making any modifications requiring architectural review approval. It will also be the duty of each

Lot Owner to maintain in good repair any driveway servicing a single Lot, If any Lot Owner breaches these covenants, the Association may enforce these covenants in accordance with the provisions of this Declaration.

Section 2. Lawn Maintenance. Unless otherwise provided, it shall be the duty of each Owner to perform regular and routine lawn maintenance as well as regularly cut the grass located on the Lot Owner's Lot at the Owners' expense. The Lot Owner shall promptly replace any grass that has died or otherwise requires replacement. In the event an Owner fails to adequately maintain the lawn, cut the grass on the Lot or replace dead grass, after reasonable notice and the opportunity to do the required maintenance, the Association shall have the right to enter upon the Lot and perform necessary lawn maintenance or cut the grass. The Association is hereby granted an easement over and across the Lot Owner's Lot for the purpose of maintaining and cutting the grass, if necessary, and the Lot Owner shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Association. The Lot Owner shall be responsible for all costs incurred by the Association in maintaining the lawn and landscaping on the Owner's Lot and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration.

Section 3. Irrigation. The Association shall maintain the irrigation system for the Community Common Areas and within any landscape easements or buffers as a Common Expense. Unless otherwise provided, it shall be the duty of each Owner to maintain any irrigation line, sprinkler heads, timers or other equipment located on and servicing a Lot at the Owners' expense, it being hereby acknowledged that not all Lots within the Community may be serviced by Lot irrigation lines. The Association is hereby granted an easement over and across the Lot Owner's Lot for the purpose of installing the irrigation system, if applicable. No Lot Owner shall place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the consent of the Association. A Lot Owner shall be responsible for payment of water charges, which may be billed by separate meter to each Owner or billed to the Association through a master meters and paid as a Common Expense. Further, each Lot Owner shall be responsible for any costs related to the repair and/or replacement necessary as a result of any damage done to the irrigation system, whether on the Owner's Lot, the Common Area, or within a landscape easement or buffer caused by the Owner, any member of Owner's family, any guests, invitees, tenants, contractors, workers or agents of Owner. Each Owner acknowledges that due to water quality, irrigation systems may cause staining on Homes, other structures, or paved areas. It is each Lot Owner's responsibility to treat and remove any such staining at the Lot Owner's expense. The Lot Owner shall be responsible for all costs incurred by the Association in maintaining the irrigation system on the Owner's Lot (excepting any portion within a dedicated landscape easement or buffer) and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot.

Section 4. Landscaping. Unless otherwise provided, the Association shall only be responsible for the maintenance of landscaping within any landscape easement or buffer originally installed to comply with governmental requirements by the Declarant or by the Association and on Common Areas. Such maintenance shall include routine trimming, weeding and pruning of the

landscaping. The Association is hereby granted an easement over and across an Owner's Lot for the purpose of maintaining the landscaping in accordance herewith. Owners hereby acknowledge the landscape material on the Property and within any landscape easement is intended to fulfill required landscape buffers of adjacent properties. Owners shall not cut or remove any landscape materials on landscape easements, landscape materials installed by the Declarant or the Association or any landscape materials required to remain pursuant to a permit or other governmental regulation.

Each Owner shall be solely responsible for all maintenance and replacement of all landscaping installed on the Lot, unless such landscaping is part of an easement or buffer and therefore required to be maintained by the Association by a governmental agency. Owner shall perform routine trimming, weeding and pruning of landscaping on the Lot and shall replace any dead or dying landscaping promptly. Any Owner violating the restrictions of this Section resulting in landscaping needing to be repaired or replaced will be charged the cost of such work as an Individual Assessment.

Section 5. Insurance. Each Owner of a Lot shall obtain insurance coverage upon the Lot insuring the Home and any improvements located thereon in an amount equal to the maximum insurable replacement value. Such coverage shall afford protection against (i) loss or damage by fire, hurricane, tornado, wind-storm, or other hazards covered by a standard extended coverage endorsement, and (ii) such other risks as from time to time shall be customarily covered with respect to similar construction, location and use as the Home including but not limited to vandalism and malicious mischief. Such coverage shall name the Association as an additional insured party. The Owner shall furnish proof of insurance to the Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on the anniversary date thereof. In addition, any Owner owning or keeping a pet on a Lot shall also obtain and maintain adequate homeowners' insurance to cover pet liability, naming the Association as an additional insured.

Section 6. Exterior Painting and Pressure Cleaning. Each Lot Owner shall be responsible for exterior painting and pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this section. It is anticipated that the Association shall require all Homes to be painted every five to seven years. In addition, it is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. The Board shall convene a duly noticed meeting to determine when the uniform exterior painting and pressuring washing shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required painting or cleaning. Each Owner shall have the right to paint or clean more frequently than required by the Association, provided that prior written approval of paint color is obtained from the Board. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a contract for painting or pressuring washing of all Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Lot Owner fails or refuses to paint or pressure wash its Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Assessment.

ARTICLE XIII

COVENANTS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Common Area by the Association, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Association to maintain fire and extended coverage on any insurable improvements hereafter on the Common Area and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Association for any loss to the Common Area, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Common Area and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Common Area.

Section 2. An Institutional First Mortgage encumbering any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default and which may or have become a charge against the Common Area; pay overdue premiums on hazard insurance policies for the Common Area; or secure new hazard insurance coverage for the Common Area after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Association for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Association against the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a common expense of the Association.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be jointly and severally liable with the prior owner for unpaid assessment or charges accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee; however, such Mortgagee, or its successors or assigns as a subsequent holder of the first mortgage, acquiring title to a Lot by foreclosure or by deed in lieu of foreclosure, shall be liable for the unpaid Assessments that became due before the mortgagee’s acquisition of title in the amount equal to the lesser of (i) the Lot’s unpaid Assessments and Special Assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (ii) one percent of the original mortgage debt on the Lot. The limitations on Assessment liability for Institutional

First Mortgagees obtaining title through foreclosure provided by this paragraph apply only if the Institutional First Mortgagee filed suit against the Lot Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable. Institutional First Mortgagees shall be responsible for all Assessments on the Lot as of the date of acquisition, including any Special Assessment or Individual Assessment assessed or coming due after the date of acquisition of title to the Lot.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon written request, to written notification from the Association of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days' notice to such Owner.

ARTICLE XIV

LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. All leases shall be in writing and reviewed by the Association prior to the effective date of the lease. The lease shall provide that the Association shall have the right to terminate the lease in the name of and as agent for the lessor upon default by the tenant in observing any of the provisions of the Declaration, the Articles of Incorporation, Bylaws of the Association and applicable rules and regulations, if any. The Owner or lessee requesting the review shall pay to the Association a fee of One Hundred and No/100 ($100.00) Dollars or the maximum amount permitted by the Florida Statutes, whichever is greater, to cover the costs of reviewing the lease and examining records. No lease shall be for a term of less than seven (7) months. No Home may be leased more than two (2) times in any calendar year unless otherwise approved by Association in the case of hardship. The prior written review of the Association for a lease shall not apply to Lots and/or Homes acquired by an Institutional Mortgagee who has acquired title to the Lot and/or Home through foreclosure or deed in lieu of foreclosure. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The Board of Directors may require that a sum of money not to exceed One Thousand and No/100 ($1,000.00) Dollars or one month's rent, whichever is greater, be deposited in escrow with the Association as a security deposit for the purpose of covering the cost of any damage to the Common Area or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The number of occupants must comply with Federal Law and applicable local codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such tenant and the costs of the same shall be charged to the Owner as an Individual Assessment. During such time as a Home is leased, the Owner of such Home shall not

enjoy the use privileges of the Common Areas appurtenant to such Home. If a Lot or Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with the terms of Florida law.

ARTICLE XV

WATER MANAGEMENT SYSTEMS

Section 1. Transfer of Surface Water and Stormwater Management System. The Association is intended to exist in perpetuity; however, should the Association cease to exist, property containing the Surface Water and Stormwater Management System and any other water management portions of Common Area shall be transferred to, accepted and maintained by an entity in accordance with Rule 62-330.310, Florida Administrative Code, and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, incorporated herein, and be approved by the WMD prior to such termination, dissolution, or liquidation.

Section 2. Amendments Pertaining to Surface Water Management System. Any amendment of this Declaration which would affect the Surface Water Management System or the responsibility of the CDD or the Master Association, or its agents, to maintain, or cause to be maintained, the Surface Water Management System must be approved by the CDD and WMD for a determination of whether the amendment necessitates a modification of the surface water management permit. The amendment may not be finalized until any necessary permit modification is approved.

Section 3. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property without the prior written approval of the CDD and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In particular, no Owner other than Declarant or the Association shall install any landscaping, place any fill on a Lot, remove or cut littoral plantings or native vegetation, spray herbicide or grade portions of the Property which would adversely affect the drainage of any contiguous Lot. No construction activities may be conducted relative to any portion of the surface water management system, including but not limited to digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the system as permitted without the consent of the CDD or WMD. No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair or landscaping purposes by the Declarant, the CDD, the Master Association or the WMD, or any appropriate governmental agency that may require access. No person shall fill, dike, rip-rap, block, divert or change the water retention and drainage areas that have been or may be created without the prior written consent of the CDD and WMD. No Owner may construct or maintain any building, residence, or structure,

or undertake or perform any activity in the wetlands, wetlands buffers and upland preservation areas, wetland mitigation areas, and drainage easements described in the Permit or Plat, unless prior approval is received from the Association, the Mater Association and WMD. If such actions are permitted by the CDD and WMD, the Declarant, or the Association may draw water for irrigation or other purposes from any water management area. All recreational activities, including without limitation, boating, swimming, wading or fishing, in water management areas are strictly prohibited.

Section 4. Drainage Swales. A drainage swale may be constructed upon each Lot for the purpose of managing and containing the flow of surface water if any, found upon such lot from time to time ("Drainage Swale"). Each lot owner shall be responsible for the maintenance, operation and repair of any Drainage Swale on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the Drainage Swales to provide drainage, direct water flow, water storage, conveyance or other stormwater management capabilities as permitted by the WMD. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the Drainage Swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human- induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located. In the event a Lot Owner fails to maintain or repair the Drainage Swale on the Owner's Lot in accordance with this Section 4, the Association, upon reasonable advance notice and opportunity to cure, may, through its employees, agents, or contractors, enter upon the Lot and perform such maintenance and repairs at the Owner's sole expense. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration

Section 5. Wetland Areas. The Plat or an amended Plat may contain wetlands, wetlands buffers and upland preservation areas which are regulated in accordance with Section 706 of the Alachua County Land Development Code. Unless permitted by the Land Development Code, the following acts are expressly prohibited within wetlands and wetland buffer areas, if any, without prior written consent of Alachua County: (1) "Development", as defined by the Land Development Code, (2) construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground, (3) construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations, (4) dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials (5) removal, mowing or trimming of trees, shrubs or other vegetation, (6) application of herbicides, pesticides, or fertilizers, (7) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface, (8) surface use except for purposes that permit the land or water areas to remain in its natural condition, (9) planting of vegetative material that is not native to the Southwest region of Florida, (10) any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, and (11) acts or uses detrimental to such retention of land or water areas. If wetland mitigation monitoring is required by the Permit and if the Association is responsible thereunder to carry out such obligation, the rules and regulations of the Association shall state that it will be the Association's responsibility

to complete the task successfully, including meeting all conditions associated with mitigation maintenance and monitoring.

Section 6. Littoral Areas. The ponds and wetlands within Tara Forest East may contain littoral areas which are required by State regulations to be vegetated with native plants and maintained in perpetuity. Littoral areas aid in shoreline stabilization and nutrient uptake, and provide habitat for native animal species. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the WMD. Removal includes dredging, the application of herbicide, cutting of and the introduction of grass carp.

Section 7. Rights of Enforcement. The WMD, the CDD, the Master Association, the Association, the Declarant and each Owner shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, monitoring, repair and replacement of the Surface Water Management System. Notwithstanding the foregoing, the WMD has the right to take enforcement action, including a civil action for injunction and penalties, against the CDD and/or the Mater Association to compel it to correct any outstanding problems with the Surface Water Management System facilities or the mitigation or conservation areas under the responsibility or control of the CDD the Mater Association.

ARTICLE XVI

INSURANCE AND HAZARD LOSSES

Section 1. Authority. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if available at commercially reasonable rates, for all insurable Common Area. If blanket all-risk coverage is not available at commercially reasonable rates, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. Insurance that shall be carried by the Association shall be governed by the following provisions:

Section 2. Named Insured. All insurance policies shall be purchased by the Association and shall be placed in a single agency or company, if possible, licensed by the State of Florida. The named insured shall be the Association. The Board of Directors has the authority to use their discretion in obtaining the coverage listed hereinafter, as some of the requirements may be or become unobtainable, or may be cost prohibitive.

Section 3. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

(a) Casualty. The Common Area owned and maintained by the Association (collectively the "Insured Property"), shall be insured in an amount not less than 100% of the full insurance replacement value thereof. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. Such coverage shall afford protection against:

(b) Loss or Damage by Fire and Other Hazards covered by a standard extended coverage endorsement; and

(c) Such Other Risk as from time to time are customarily covered with respect to the Common Area similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief.

(d) General Liability Insurance. If the policy does not include "severability of interest" in its terms, a specific endorsement must be obtained to preclude the insurer's denial of an Owner's claim because of negligent acts of the Association or of other Owners.

(e) Workmen's Compensation Insurance. The Association shall obtain workmen's compensation insurance in order to meet the requirements of law, as necessary.

(f) Directors and Officers Liability Insurance. The Association shall obtain directors' and officers' liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time.

(g) Fidelity Bond/Theft Insurance. The Association shall obtain insurance or a fidelity bond for all persons who control or disburse funds of the Association, with coverage in the amount of the maximum funds that will be in the custody of the association or its management at any one time.

(h) Other Insurance. The Board of Directors of the Association shall obtain such other insurance as they shall determine from time to time to be desirable.

Section 4. Subrogation Waiver. If available, the Association shall obtain policies which provide that the insurer waives its right to subrogation as to any claim against Members, the Association and their respective servants, agents and guests.

Section 5. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Members as part of the Annual Assessments.

Section 6. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Member and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

ARTICLE XVII

GENERAL PROVISIONS

Section 1. Covenants Run With Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the land, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions

and Easements, and (b) the Articles of Incorporation and Bylaws of the Association. The Association shall be the entity responsible for the operation and maintenance of the Common Area.

Section 2. Enforcement. The Declarant or the Association shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the Association or any Lot Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

The Association shall not be obligated to take action to enforce any covenant, restriction or rule which the Board reasonably determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right to enforce such provision under other circumstances or estop the Association from enforcing any other covenant, restriction or rule.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Duration. The covenants, conditions, restrictions, reservations, easements, liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of not less than thirty (30) years from the date this Declaration is recorded, after which time said covenants, as amended from time to time, shall be automatically extended for successive ten year periods or as otherwise provided in accordance with Florida Statutes, Chapters 720 and 712, as amended from time to time. In the event the Association ceases to operate and exist, any Owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association and all Common Area and for the corresponding infrastructure to be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation.

Section 5. Amendment. So long as there is a Class B Membership, Declarant reserves the right to amend this Declaration without the consent of the Lot Owners, subject to the terms and conditions herein. Such amendments shall not require the consent of the Institutional First Mortgage Lenders and shall become effective when executed by Declarant and recorded in the Public Records of Alachua County, Florida. After the Class B Membership terminates, the covenants and restrictions of this Declaration may be amended by an affirmative vote of not less than two-thirds (2/3) of the voting interests present in person or by proxy at a duly noticed meeting of the Lot Owners for the purpose of voting on such amendment. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting

any aspect of the Surface Water Management System must receive prior written approval of the WMD and the CDD.

Section 6. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner or Tenant, as applicable, for failure of an Owner or Tenant, his family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the Owner or Tenant, as applicable, of the alleged infraction or infractions. Included in the notice shall be the date and time of a meeting of a committee of the Association seated for the purpose of hearing such violation matters, at which time the Owner may present reasons why a fine(s) should not be imposed. At least fourteen (14) days' notice of such meeting shall be given.

(b) Hearing: The alleged non-compliance shall be presented to the committee after which the committee shall hear reasons why a fine(s) should not be imposed. A written decision of the committee shall be submitted to the Owner or Tenant, as applicable, by not later than fifteen (15) days after the committee's meeting.

(c) Amounts: The Board of Directors (if the committee's findings are made against the Owner or Tenant) may impose fines against the Lot Owner or Tenant as follows:

(1) First non-compliance or violation which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day not to exceed One Thousand and No/100 ($1,000.00) Dollars in the aggregate.

(2) Second non-compliance or violations which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day without a limitation on the aggregate amount of the amount due.

(d) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties, or within such additional time as determined by the Board.

(e) Collection. In addition to a suit for damages for which the prevailing party will be entitled to attorney's fees and costs, a lien on the Lot for a fine or fines totaling at least $1,000.00 may be recorded and foreclosed, if not timely paid, following notice in accordance with Section 720.3085, Florida Statutes.

(f) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Association.

(g) Non-Exclusive Remedies. These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the

offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

(h) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, lessees or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Association may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Association shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Association, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorney's fees incurred by the Association shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 7. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or Bylaws, shall be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or Bylaws.

Section 8. Instruments Governing Common Area and Owners of Lots. This Declaration and the Articles and Bylaws, and any lawful amendments thereto shall govern the Common Area and together with the Master Documents, the rights, duties and responsibilities of the Owners of Lots and their family members occupying the Homes, Tenants, guests and invitees.

Section 9. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("HUD") as a Planned Unit Development, as long as there is a Class B membership, the following actions may require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Association: Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions affecting or modifying rights of Institutional First Mortgagees hereunder.

Section 10. Agreements for Professional Management. Any agreement for professional management, or any other contract providing for services of the Declarant may not exceed three (3) years. Any such agreement must allow for the termination by either party without cause, but in such event, may provide for and payment of a termination fee on sixty (60) days or less written notice.

Section 11. Declarant's Disclaimer of Representations. Notwithstanding anything to the contrary herein, the Declarant makes no warranties or representations whatsoever that the plans presently envisioned for the development of the Property or surrounding land can or will be carried out, or that any real property now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration, or that any such real property (whether or not is have been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant and harmless therefrom.

Section 12. Security. The Association may, but shall not be obligated to, maintain or support certain activities within Tara Forest East designed to make the Property safer than it otherwise might be. Neither the Association, the original Declarant, nor any successor Declarant shall in any way be considered insurers or guarantors of security within the Community, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system or measures, including any mechanism or system for limiting access to the Property, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of their Homes that the Association, its Board of Directors and committees, Declarant, and any successor Declarant are not insurers and that each Person using the Property assumes all risks of personal injury and loss or damage to property, including Homes and the contents of Homes, resulting from acts of third parties.

Section 13. Notice to Owners. Whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot, unless otherwise required by the HOA Act. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change his mailing address by written notice given to the Declarant or the Association in the official records of the Florida Department of State, Division of Corporations, or the official address of the Association as it may be designated from time to time. Notices may alternatively be transmitted to owners electronically for those Owners who provide written notice to the Association of such election, in accordance with the HOA Act.

Section 14. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 15. Conflicts. In the event of any conflict between the provisions of this Declaration, the Articles and the Bylaws, the provisions of this Declaration, the Articles and the Bylaws shall control in that order.

Section 16. CABLE TELEVISION, INTERNET AND HOME SECURITY MONITORING SERVICES. THE ASSOCIATION IS NOT OBLIGATED TO BUT MAY, SUBJECT TO OBLIGATIONS AND RIGHTS SET FORTH IN THE MASTER DECLARATION, ENTER TO AN AGREEMENT WITH A CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY PURSUANT TO WHICH ALL OF THE OWNERS WILL BE PROVIDED CABLE TELEVISION AND/OR INTERNET SERVICE AND/OR HOME SECURITY MONITORING SERVICES WHICH WILL BE CHARGED AS ASSESSMENTS. IN THE EVENT SECURITY MONITORING IS PROVIDED TO THE OWNERS BY THE ASSOCIATION, DECLARANT AND THE ASSOCIATION WILL HAVE NO LIABILITY OF ANY KIND OR NATURE DUE TO THE FAILURE OF THE SECURITY MONITORING COMPANY TO DETECT OR REACT TO FIRE, UNAUTHORIZED ENTRY, OR OTHER SECURITY PROBLEM IN ANY HOME.

Section 17. LIMITATION OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, TENANT, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, TENANTS, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF;

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE

ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS HOME) AND EACH TENANT OR OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT, AND THEIR AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 18. Tara Forest Master Association, Inc. By acceptance of title to a Lot in the Community, each Owner shall automatically become a member of the Tara Forest Master Association, Inc., which is the master homeowners' association for Tara Forest. All Lots in the Community are encumbered by the Master Declaration for Tara Forest, as amended from time to time (the "Master Declaration"). The rights and responsibilities of membership, including the rights to use certain facilities and the duty to pay assessments and other charges. The Master Association has lien rights affecting the Lots in accordance with the Master Declaration.

Section 19. Community Development District. Each Owner is hereby advised that the Community and the Lots are within the Tara Forest Community Development District ("CDD"). THE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE LOTS. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Section 20. CONSTRUCTION ACTIVITIES. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "LISTED PARTIES") WILL BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE PROPERTY. BY THE ACCEPTANCE

OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, OR BY USING ANY PORTION OF THE PROPERTY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE PROPERTY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THAT ENTRY GATES MAY BE OPEN DURING ANY PERIODS OF CONSTRUCTION AT ANY TIMES OR ALL TIMES IN THE SOLE DISCRETION OF THE DECLARANT OR THE ASSOCIATION (iv) THE LISTED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (v) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (vi) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

Section 21. Notices and Disclaimers as to Water Bodies and Wildlife. THE SUBDIVISION MAY CONTAIN WATER BODIES SUCH AS LAKES, PONDS, CANALS, CREEKS, STREAMS, PRESERVES OR OTHER BODIES OF WATER IN OR IN THE VICINITY OF THE SUBDIVISION ("WATER BODIES"). SUCH WATER BODIES MAY POSE HEALTH AND SAFETY RISKS TO OWNERS, OCCUPANTS AND USERS OF THE PROPERTY IN AND AROUND THE SUBDIVISION, INCLUDING THE RISK OF DANGEROUS WILDLIFE. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "LISTED PARTIES") SHALL NOT BE LIABLE TO OWNERS, OCCUPANTS AND USERS OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR WATER LEVEL OF OR IN ANY WATER BODIES. ALL OWNERS, OCCUPANTS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF SUCH PROPERTY, TO HAVE RELEASED THE LISTED PARTIES FROM ALL CLAIMS FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH WATER BODIES. FURTHER, THE LISTED PARTIES ARE NOT RESPONSIBLE FOR MAINTAINING OR ASSURING SAFETY OF ANY OWNERS, OCCUPANTS OR USERS OF WATER BODIES OR AREAS IN OR AROUND SUCH WATER BODIES. NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO ANY WATER BODIES. ALL PERSONS USING OR ENJOYING WATER BODIES OR SURROUNDING AREAS OF THE WATER BODIES SHALL DO SO AT THEIR OWN RISK. ALL OWNERS, OCCUPANTS AND USERS ARE HEREBY

NOTIFIED THAT FROM TIME TO TIME ALL TYPES OF WILDLIFE, INCLUDING ALLIGATORS, SNAKES, PANTHERS, BEARS AND OTHER ANIMALS, MAY LIVE, MIGRATE, CREATE HABITATS OR ENTER INTO WATER BODIES AND SURROUNDING PROPERTY AND MAY POSE A HEALTH AND SAFETY THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE. NO PERSONS SHALL SWIM IN ANY WATER BODIES WITHIN TARA FOREST NOT SPECIFICALLY DESIGNATED FOR SWIMMING AND NO PERSONS IN THE COMMUNITY SHALL FEED ANY WILDLIFE IN OR AROUND THE COMMUNITY.

Section 22. Recreational Facilities.

(a) General Restrictions. Each Owner, its guests, invitees, Tenants, and other persons entitled to use the recreational facilities and other Common Areas within the Community ("**Facility Users**") shall comply with following general restrictions:

(1) Minors. Minors are permitted to use the recreational facilities; provided, however, parents are responsible for the actions and safety of such minors and any damages caused by such minors. The Association may adopt reasonable safety regulations and restrictions from time to time governing minors' use of the recreational facilities.

(2) Responsibility for Personal Property and Persons. Each Facility User assumes sole responsibility for the health, safety and welfare of Facility User, and the personal property of all of the foregoing, and each Facility User shall not allow any damage the recreational facilities or other Common Area, or interfere with the rights of others hereunder. Neither Declarant, nor a designated Operator, nor Builders, nor the Association, nor the Master Association, nor the CDD shall be responsible for any loss or damage to any private property used, placed or stored on the recreational facilities. Further, any person entering the recreational facilities assumes all risk of loss with respect to his or her equipment, jewelry or other possessions, including, without limitation, wallets, books and clothing left in the recreational facilities.

(3) Activities. Any Owner, Tenant, guest, invitee or other person who, in any manner, makes use of the recreational facilities, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored either on or off the recreational facilities, shall do so at their own risk. Every Facility User shall be liable for any property damage and/or personal injury at the recreational facilities, caused by such Facility User.

(b) Indemnification. By the use of the Recreational Facilities and other Common Areas, each Facility User agrees to indemnify and hold harmless the Declarant, Operator, Builders and the Association, their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, "**I dem ified Parties**") against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "**Losses**") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to use of the recreational facilities or other Common Areas by such Facility User and/or from any act or omission of the any of the

Indemnified Parties. Losses shall include the deductible payable under any of the Association's insurance policies.

IN WITNESS WHEREOF, Tara Forest, LLC, a Florida limited liability company, has executed this Declaration, this___ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

TARA FOREST, LLC, a Florida limited liability company

_____ By: _____

Name:_____

Its:

_____

Name:_____

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2021, by _____ _____, _____on behalf of said company, who is ☐ personally known to me or ☐ produced the following identification _____.

_____
Notary Signature

_____
(NOTARY SEAL) Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

JOINDER

Tara Forest East Homeowners Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Restrictions, Conditions and Easements of Tara Forest East and the Exhibits attached thereto and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Declaration.

I Wit ess Whereof, Tara Forest East Homeowners Association, Inc., has executed this Joinder on this _____ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

Tara Forest East Homeowners Association, Inc, a Florida corporation not-for-profit

_____
Name:_____

By:_____
Name: Sayed Moukhtara, as President

_____
Name: _____

(Corporate Seal)

STATE OF FLORIDA)
:SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2021, by Sayed Moukhtara, as President of Tara Forest East Homeowners Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐ personally known to me or ☐ produced the following identification _____.

_____
Notary Signature

(NOTARY SEAL)

_____
Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

JOINDER

Tara Forest Master Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Conditions and Restrictions of Tara Forest East and the Exhibits attached thereto.

I Wit ess Whereof, Tara Forest Master Association, Inc., has executed this Joinder on this ___ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

Tara Forest Master Association, Inc., a
Florida corporation not-for-profit

_____

Name:_____

By:_____
_____, President

_____

Name: _____

(Corporate Seal)

STATE OF FLORIDA)
:SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2021, by _____, as President of Tara Forest Master Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐ personally known to me or ☐ produced the following identification _____.

_____
Notary Signature

(NOTARY SEAL)

_____
Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

EXHIBIT “A”
LEGAL DESCRIPTION

EXHIBIT “B”
ARTICLES

EXHIBIT “C”
BYLAWS

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:_____ FA□:_____ 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. PRO ECT

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 Map Gallery by clicking on the □Public Schools□tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary:_____

    Middle:_____

    High:_____

E planation 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***

E EMPT 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**

_____

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

Date:_____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3179355 3 PG(S)
3/18/2019 11:55 AM
BOOK 4670 PAGE 200
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 879727
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $10,283.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive Suite C
Alachua, FL 32615
(386) 418-8183
File No 2018-205
Parcel Identification No 03067-000-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **18th** day of March, 2019 between **Wallace R. Cain and Mary H. Cain, husband and wife,** whose post office address is **P.O. Box 100, Alachua, FL 32616,** of the County of Alachua, State of Florida, Grantors, to **Tara Forest, LLC, a Florida Limited Liability Company**, whose post office address is **7717 NW 20th Ln, Gainesville, FL 32605,** of the County of Alachua, State of Florida, Grantee:

Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Property 1:
PARCEL 1 (For Informational Purposes Only Parcel 1 is currently tax parcel 03067-000-000):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°04'23"W., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 10, A DISTANCE OF 2703.44 FEET TO A CONCRETE MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.00°04'23"W., ALONG SAID WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 353.78 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED 2360.55 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10, SAID CONCRETE MONUMENT BEING DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RETURN TO THE TRUE POINT OF BEGINNING AND RUN N.88°15'52"E., A DISTANCE OF 1326.11 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN S.00°04'13"W., ALONG SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 407.10 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT LOCATED 2113.49 FEET NORTH OF THE NORTHWEST CORNER OF LOT 10 OF HITCHCOCK'S ADDITION TO THE CITY OF ALACHUA AS PER PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89°25'53"W., A DISTANCE OF 1325.52 FEET TO THE AFOREMENTIONED POINT "A" AND TO CLOSE.

Property 2:
PARCEL 2 (For Informational Purposes Only Parcel 2 is currently tax parcel 03067-005-000):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN NORTH 88°15'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 1324.84 FEET TO A STEEL ROD AND CAP (LB (12903) AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°04'49" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 677.41 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 88°18'13" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1273.16 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (100 FOOT RIGHT OF WAY); THENCE RUN SOUTH 00°11'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 678.06 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE

NORTHEAST 1/4; THENCE RUN SOUTH 88°19'11 WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1271.89 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 00°02'40" EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 669.07 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'13" WEST, ALONG THE WEST LINE OF SAID ALACHUA REALTY COMPANY ADDITION, A DISTANCE OF 679.26 FEET TO A CONCRETE MONUMENT (LS#3456); THENCE RUN SOUTH 88°15'52" WEST, A DISTANCE OF 1326.11 FEET TO A CONCRETE MONUMENT (LS#3456) ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 10; THENCE RUN NORTH 00°04'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2703.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (03067-005-001):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN NORTH 88° 15'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 629.85 FEET; THENCE RUN SOUTH 01°44'08" EAST, A DISTANCE OF 1269.47 FEET TO A STEEL ROD AND CAP (LB #2903) AND THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 86°55'51" EAST, A DISTANCE OF 275.50 FEET TO A STEEL ROD AND CAP (LB #2903); THENCE RUN SOUTH 03°04'09" WEST, A DISTANCE OF 316.23 FEET TO A STEEL ROD AND CAP (LB # 2903); THENCE RUN NORTH 86°55'51" WEST, A DISTANCE OF 275.50 FEET TO A STEEL ROD AND CAP (LB #2903); THENCE RUN NORTH 03°04'09" EAST, A DISTANCE OF 316.23 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, AND EGRESS OVER AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND BEING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED TRUE POINT OF BEGINNING AND RUN SOUTH 86°55'51" EAST, ALONG THE NORTH LINE OF THE BEFORE DESCRIBED TRACT OF LAND, A DISTANCE OF 175.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE (EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID NORTH LINE); THENCE RUN NORTH 59°26'48" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 556.89 FEET TO THE WEST LINE OF THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE AFOREMENTIONED SECTION 10; THENCE RUN NORTH 88°18'42" EAST, A DISTANCE OF 1272.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 241 (100 FOOT RIGHT-OF-WAY) AND THE TERMINUS OF SAID CENTERLINE (EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID RIGHT-OF WAY LINE).

Property 3:
PARCEL 3 (For Informational Purposes Only Parcel 3 is currently tax parcel 03067-005-001):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN NORTH 88° 15'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 629.85 FEET; THENCE RUN SOUTH 01°44'08" EAST, A DISTANCE OF 1269.47 FEET TO A STEEL ROD AND CAP (LB #2903) AND THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 86°55'51" EAST, A DISTANCE OF 275.50 FEET TO A STEEL ROD AND CAP (LB #2903); THENCE RUN SOUTH 03°04'09" WEST, A DISTANCE OF 316.23 FEET TO A STEEL ROD AND CAP (LB # 2903); THENCE RUN NORTH 86°55'51" WEST, A DISTANCE OF 275.50 FEET TO A STEEL ROD AND CAP (LB #2903); THENCE RUN NORTH 03°04'09" EAST, A DISTANCE OF 316.23 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, AND EGRESS OVER AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND BEING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED TRUE POINT OF BEGINNING AND RUN SOUTH 86°55'51" EAST, ALONG THE NORTH LINE OF THE BEFORE DESCRIBED TRACT OF LAND, A DISTANCE OF 175.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE (EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID NORTH LINE); THENCE RUN NORTH 59°26'48" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 556.89 FEET TO THE WEST LINE OF THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE AFOREMENTIONED SECTION 10; THENCE RUN NORTH 88°18'42" EAST, A DISTANCE OF 1272.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 241 (100 FOOT RIGHT-OF-WAY) AND THE TERMINUS OF SAID CENTERLINE (EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID RIGHT-OF WAY LINE).

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

Subject to taxes for 2019 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

WITNESS

Wallace R. Cain

WITNESS

WITNESS

Mary H. Cain

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of March, 2019, by Wallace R. Cain and Mary H. Cain.

Signature of Notary Public
Print, Type/Stamp Name of Notary

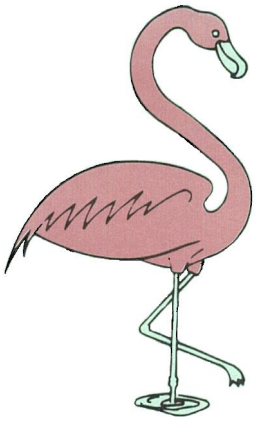
CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification: ✓
Type of Identification Produced: DL's.

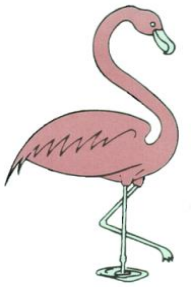
TARA FOREST EAST SUBDIVISION
TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

December 2019



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

December 13, 2019

Mr. Christopher A. Gmuer, P.E.
Gmuer Engineering
2603 NW 13th Street
Gainesville, Florida 32609

Re: **Updated Tara Forest East Traffic Study**

Dear Mr. Gmuer:

Attached is the updated traffic study. If there are any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 12/13/19. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

The proposed Tara Forest East residential development will contain 340 single family homes and 211 townhomes and will be located on the west side of CR 241 approximately ¾ of a mile north of SR 235 in northern Alachua County, Florida. The development will have access to both CR 241 and NW 147th Drive. CR 241 in the vicinity of the site is a two-lane undivided rural major collector with a posted speed limit of 55 mph. NW 147th Drive is a two-lane undivided local road with a posted speed limit of 20 mph. It intersects US 441 approximately ½ mile to the south at an existing signalized intersection.

Figure 1 shows the site location and surrounding road network while Appendix A contains the proposed site plan. The development is expected to be complete by the end of 2028 with 100 units completed by the end of 2020; 200 units completed by the end of 2022; and 280 units completed by the end of 2024. The full build out year of 2028 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Manual turning movement counts (see Appendix B) were conducted by Buckholz Traffic personnel in 2018 at the intersection of CR 241 with NW 172nd Avenue and NW 174th Avenue. The counts were conducted during weekday peak periods (6:30-8:30 AM and 3:45-5:45 PM). The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 2 provides a visual summary of existing weekday peak hour traffic counts at these two intersections. Figure 3 provides a similar visual summary for weekday peak period traffic flows. Also shown in Figure 3 are the directional percentages for the residential traffic currently using CR 241; a good indicator of the expected trip distribution for site traffic using the CR 241 driveway.

In addition, manual turning movement counts were conducted by Buckholz Traffic personnel in 2019 at the US 441/NW 147th Drive intersection and at the US 441/CR 235 (NW 140th Street) intersection. The counts were conducted during weekday peak periods. The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 4 provides a visual summary of existing weekday peak hour traffic counts at these intersections. Figure 5 provides a similar visual summary for weekday peak period traffic flows at the US 441/NW 147th Drive intersection. Also shown in Figure 5 are directional percentages derived from the traffic counts. These percentages are a good indicator of the expected trip distribution for site traffic using NW 147th Drive.

Appendix C provides daily traffic volumes from the FDOT annual traffic counting program for CR 241 and US 441. The current Average Daily Traffic (ADT) on the portion of CR 241 in the vicinity of the site is about 3000 vehicles per day and the current ADT on US 441 near NW 147th Drive is 24,000 vehicles per day.

TRIP GENERATION

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing) and 220 (Multi-Family Low Rise). Tables 1 and 2 contain the daily, AM peak hour, and PM peak hour trip generation calculations for the development. During an average weekday the development is expected to generate 4760 trips (2380 entering and 2380 exiting) with 343 trips (83 entering and 260 exiting) occurring during the AM peak hour and 444 trips (279 entering and 165 exiting) occurring during the PM peak hour. All of these trips will be new trips.

SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Peak hour site trips were directionally distributed based on percentages derived from Figures 3 and 5. The resulting weekday peak hour traffic assignments for the development are provided in Figure 6. The values contained in this figure were obtained by multiplying the trip generation results by the trip distribution percentages. Based on the arrangement of dwelling units within the site, it is estimated that 60% of site trips will use NW 147th Drive and 40% will use the CR 241 entrance.

2028 BUILD TRAFFIC VOLUMES

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the CR 241/NW 172nd Avenue intersection and the CR 241/NW 174th Avenue intersection are graphically depicted in Figures 7 and 8. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.99) and then by a corresponding annual growth factor obtained from nearby FDOT traffic counts on CR 241 (see Appendix C). The FDOT counts suggest that, since 2014, traffic volumes have actually been trending downward along CR 241. Consequently, a 0% annual growth rate was used in the analysis. The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2028 background traffic volumes.

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the US 441/NW 147th Drive intersection and the US 441/CR 235 intersection are graphically depicted in Figures 9 through 12. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor and then by a corresponding annual growth rate (5.0%) obtained from nearby FDOT traffic counts on US 441 (see Appendix C). The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2028 background traffic volumes.

TURN LANE ANALYSIS

A formal analysis was conducted to determine if an exclusive right turn lane is warranted on CR 241 at the Site Drive. The methodology contained in NCHRP Report #279 was used to conduct the right turn lane analysis. As indicated in Figure 13, right turn volumes into the Site Drive will not be high enough during weekday peak hours to warrant an exclusive right turn lane on CR 241 under 2028 Build conditions. The right turn lane warrants contained in NCHRP Report #420 support this conclusion.

Using the 2028 Build traffic volumes, a formal analysis was also made to determine if an exclusive left turn lane is warranted on CR 241 at the Site Drive. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results indicate that traffic volumes on CR 241 will not be high enough during the weekday PM peak hour to warrant a left turn lane at the site drive. The supporting analysis is provided in Figure 14.

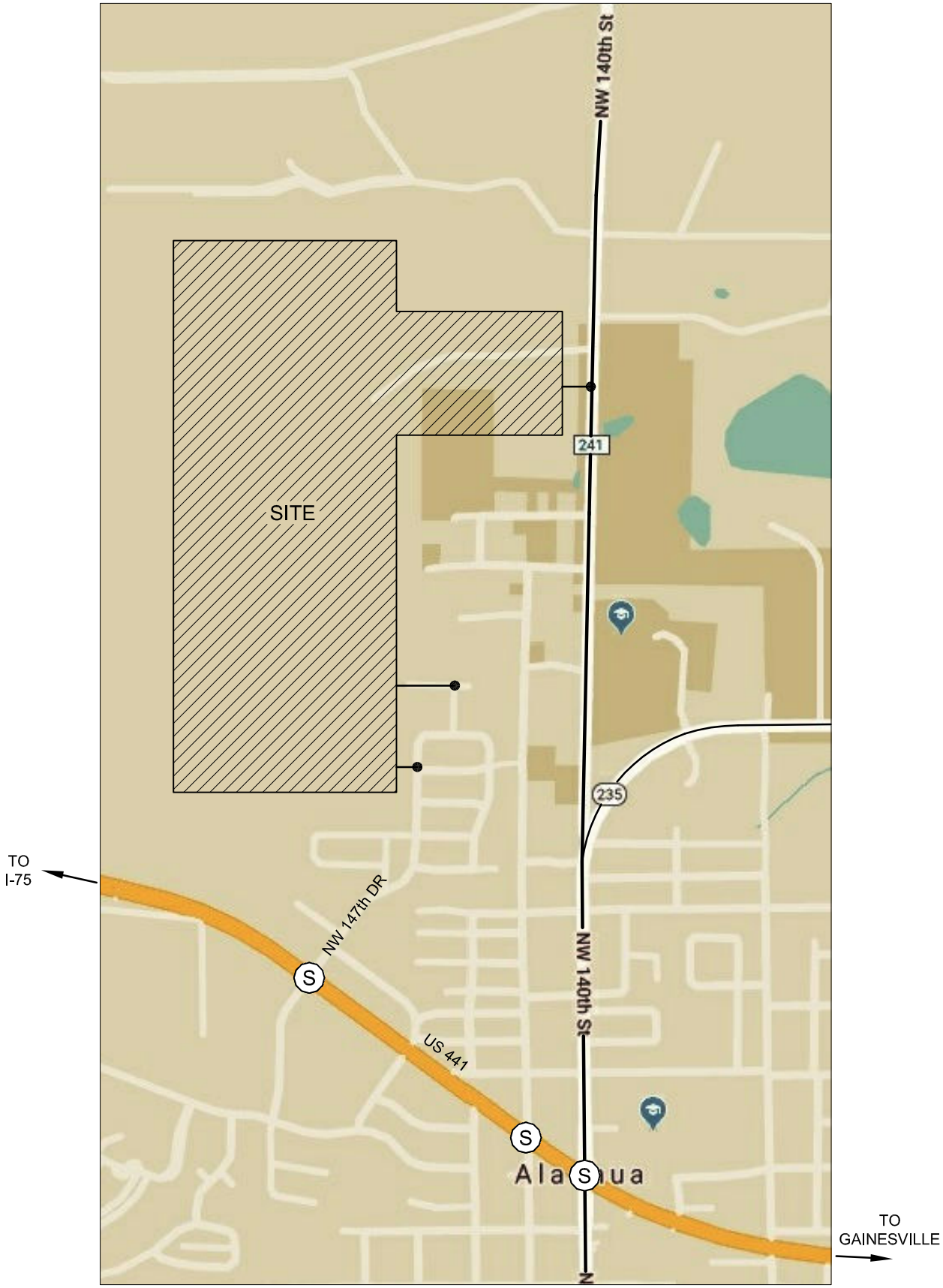
UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

The unsignalized CR 241/Site Drive intersection, the unsiganlized CR 241/NW 172nd Avenue intersection, and the unsignalized CR 241/NW 174th Avenue intersection were analyzed using the two-way stop control methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Tables 3 and 4 contain the capacity analysis results with the supporting calculations provided in Appendix D. Under 2028 Build conditions all minor movements and each of these intersections are expected to operate at level of service B or better with minimal queuing and a volume-to-capacity ratio of well less than one.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

The signalized US 441/NW 147th Drive intersection and the US 441/CR 235 intersection were analyzed using the operational methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Current signal timings were used for the existing (2019) analysis and consultant timings were used for the 2028 BUILD analysis. All timings are provided in Appendix E. Tables 5 and 6 contain the capacity analysis results with the supporting calculations provided in Appendix F. Under 2028 Build conditions with optimized splits, the US 441/NW 147th Drive intersection is expected to operate at LOS C during the weekday AM peak hour and LOS E during the weekday PM peak hour.

The US 441/CR 235 intersection is expected to operate at LOS F during both weekday peak hours with extensive queuing and delay. However, only 9% of expected entering peak hour traffic at this intersection in 2028 is attributable to the new development.



S = TRAFFIC SIGNAL

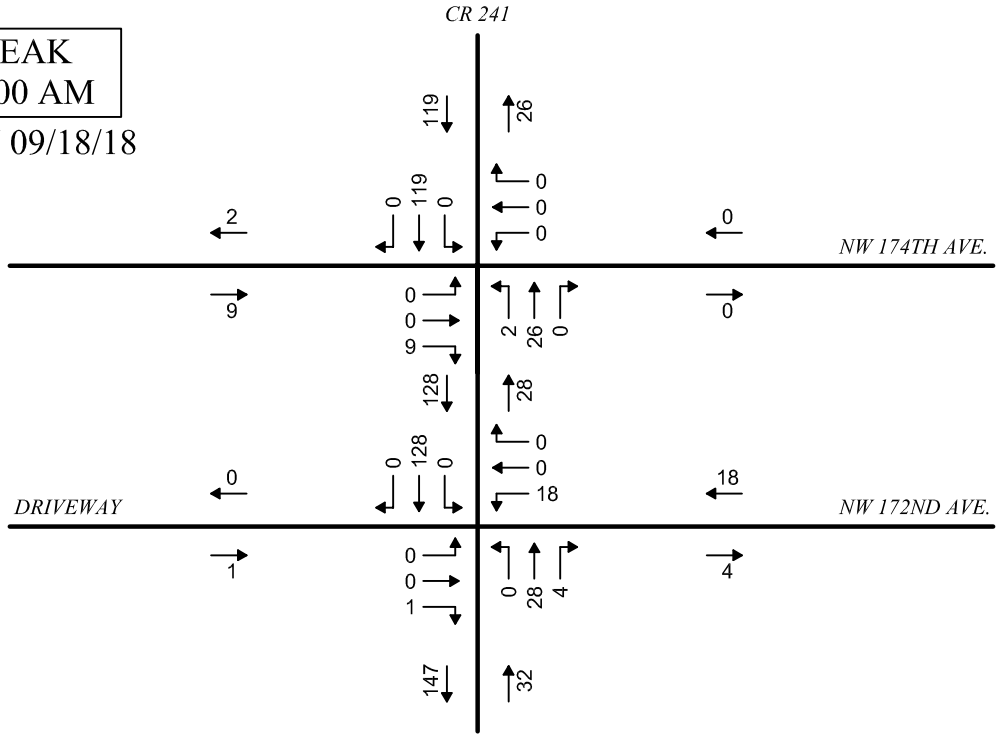
FIGURE 1

SITE LOCATION

Buckholz Traffic

M:\18-1534\CAD\FIG_01.dwg Date: 09-09-19 T:17:22 By:AVDelacruz

AM PEAK
7:00-8:00 AM
TUESDAY 09/18/18



PM PEAK
4:45-5:45 PM
MONDAY 09/17/18

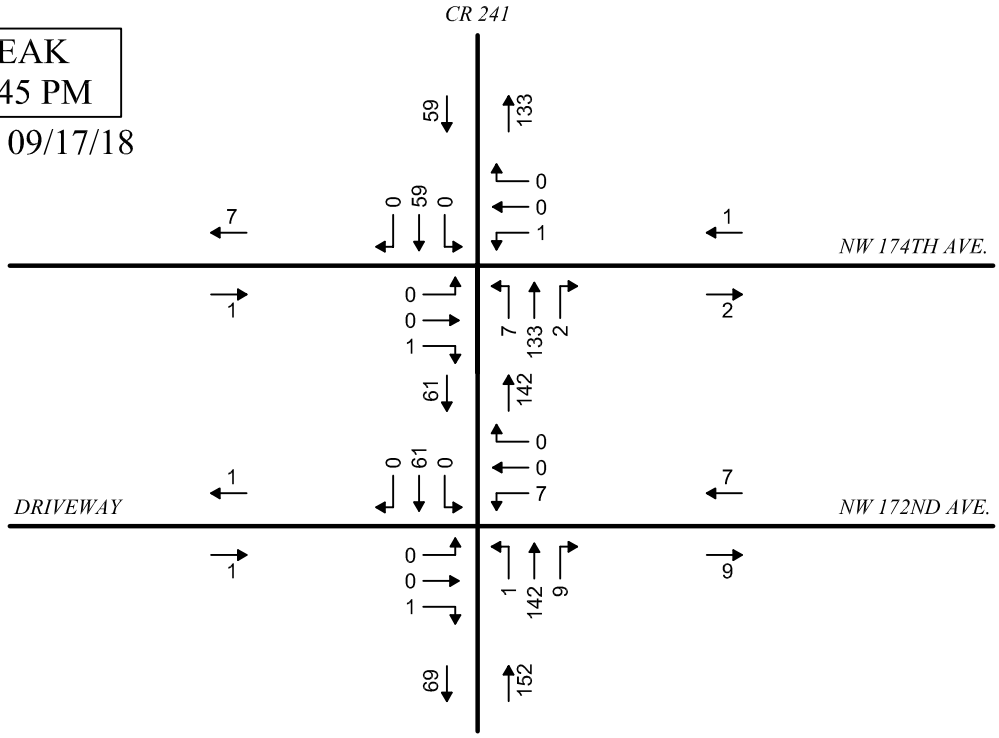


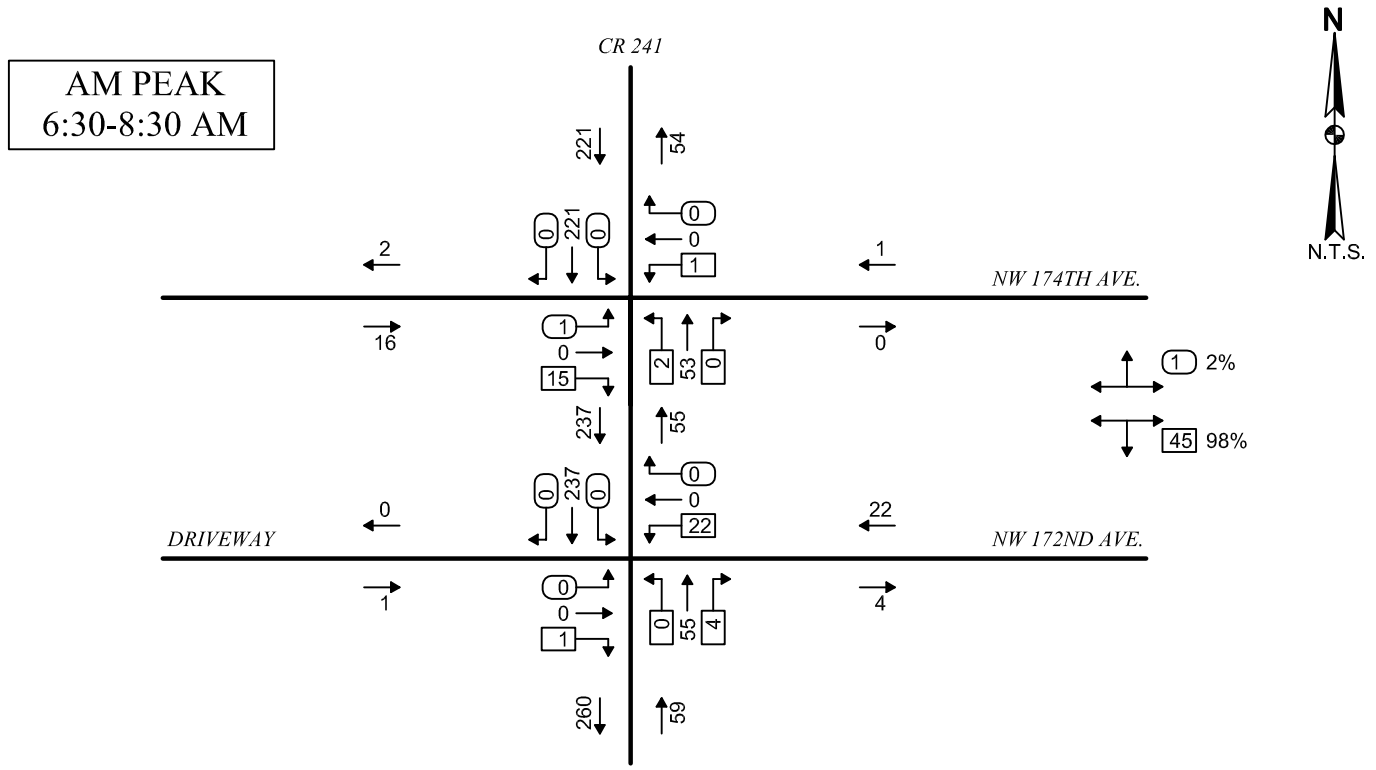
FIGURE 2

CR 241 TRAFFIC COUNTS

WEEKDAY PEAK HOURS

Buckholz Traffic

M:\18-1534\CAD\FIG 02.dwg Date:08-26-19 T:18:48 By:AVDelacruz



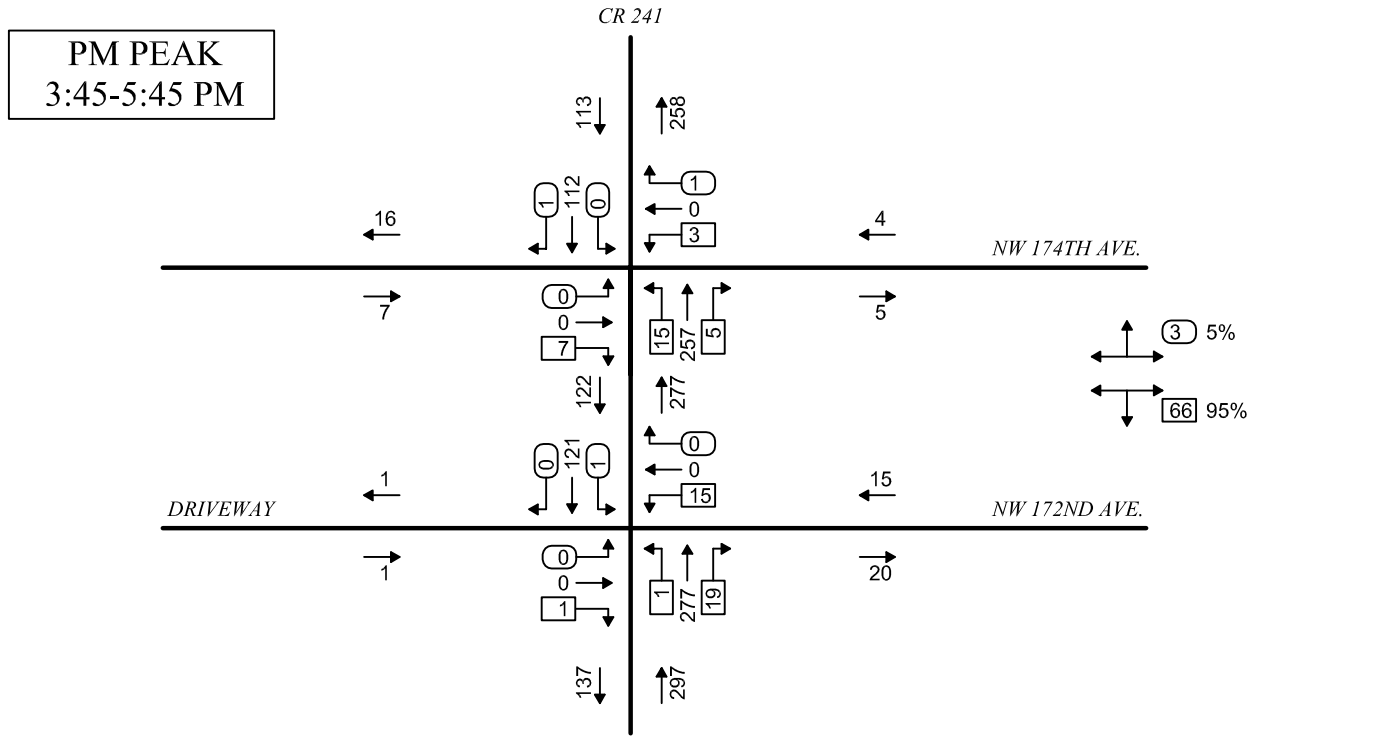


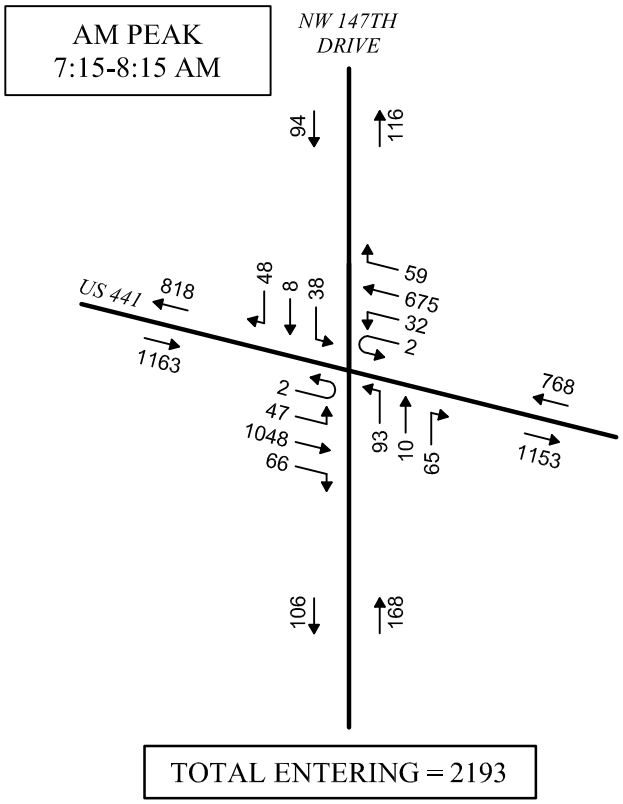
FIGURE 3

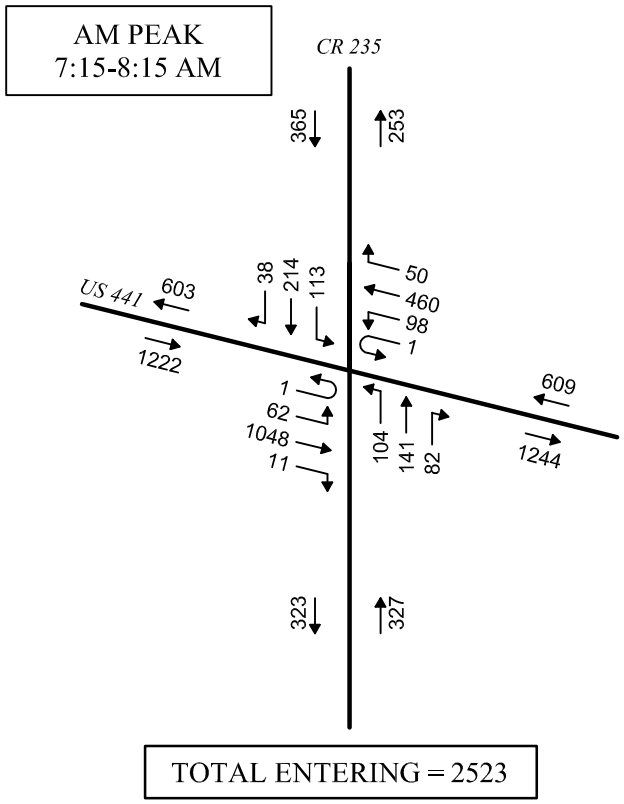
CR 241 TRAFFIC COUNTS

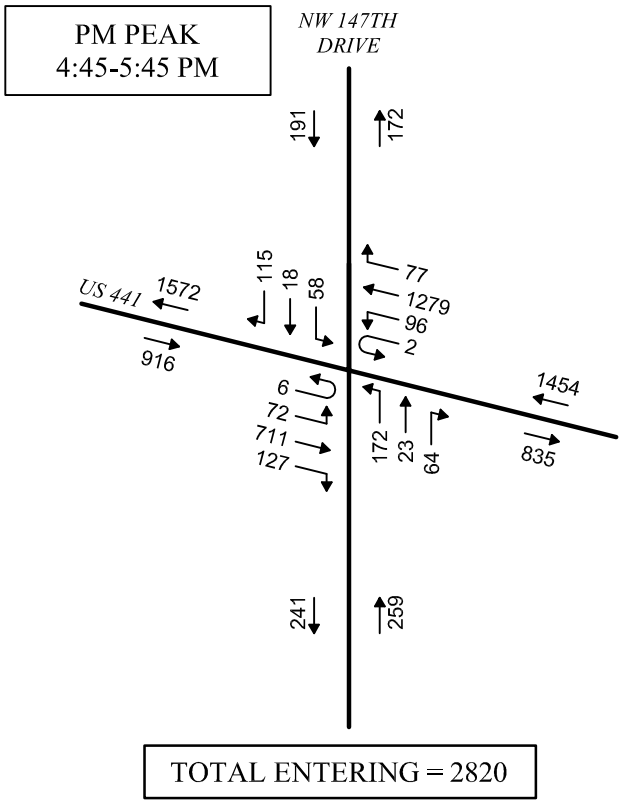
WEEKDAY PEAK PERIODS

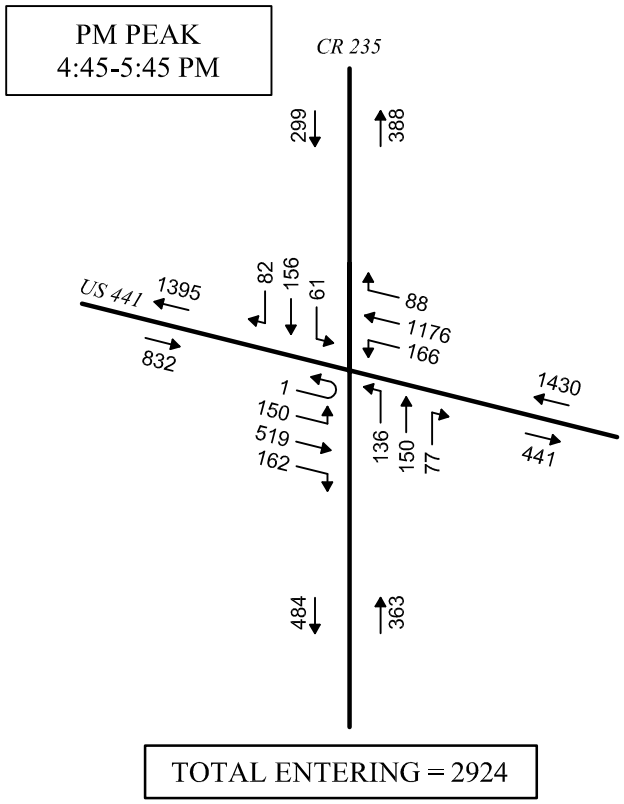
Buckholz Traffic

M:\18-1534\CAD\FIG 03.dwg Date:12-12-19 T:17:01 By:AVDelacruz









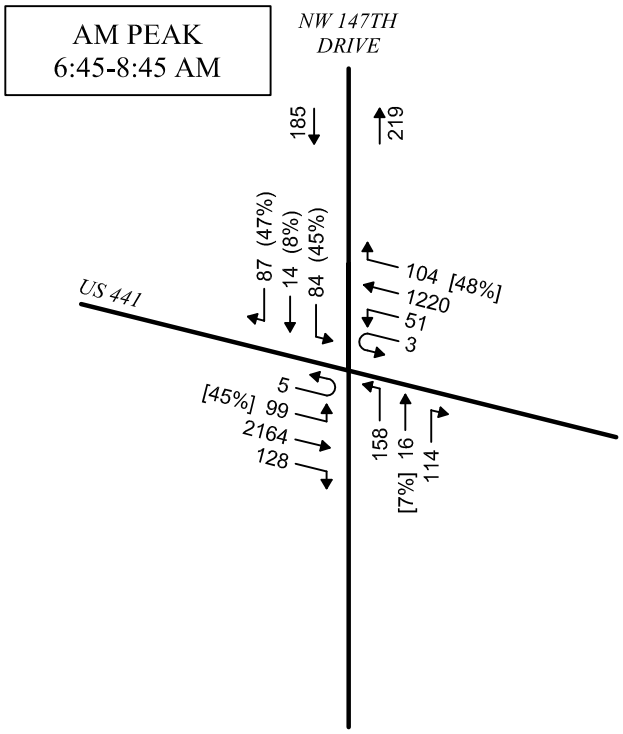
Buckholz Traffic

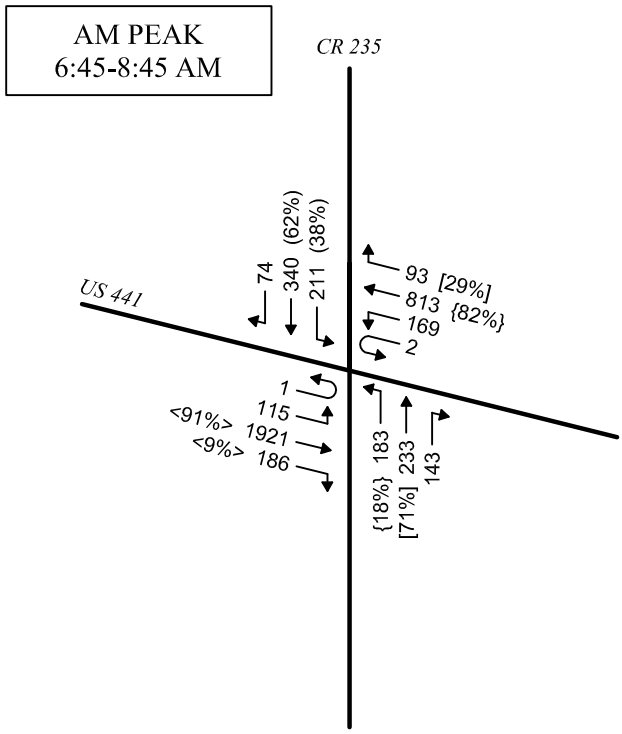
FIGURE 4

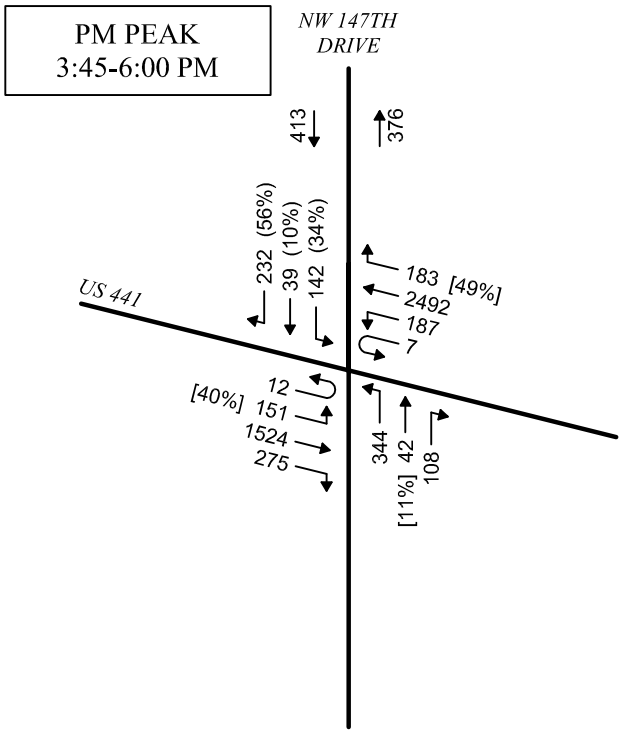
US 441
TRAFFIC COUNTS

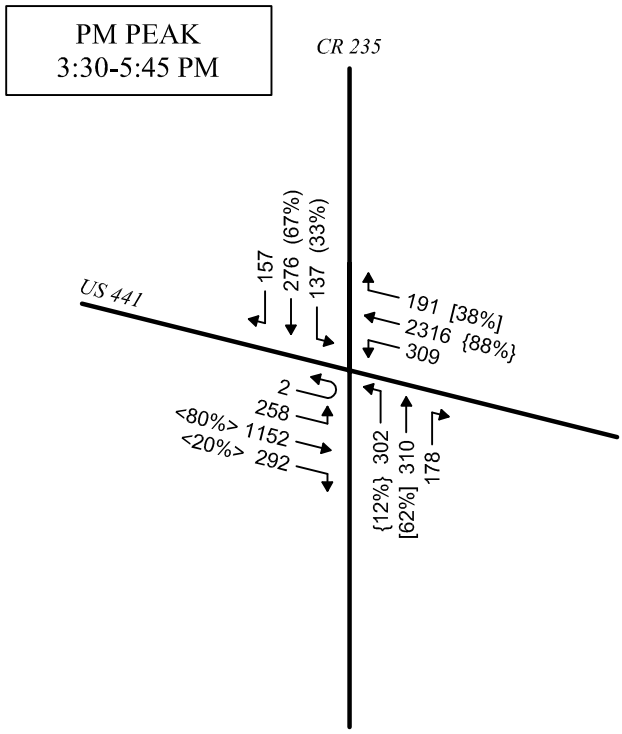
WEEKDAY PEAK HOURS

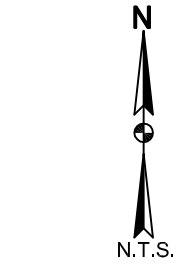
M:\18-1534\CAD\FIG 04.dwg Date:12-12-19 T:16:33 By:AVDelacruz











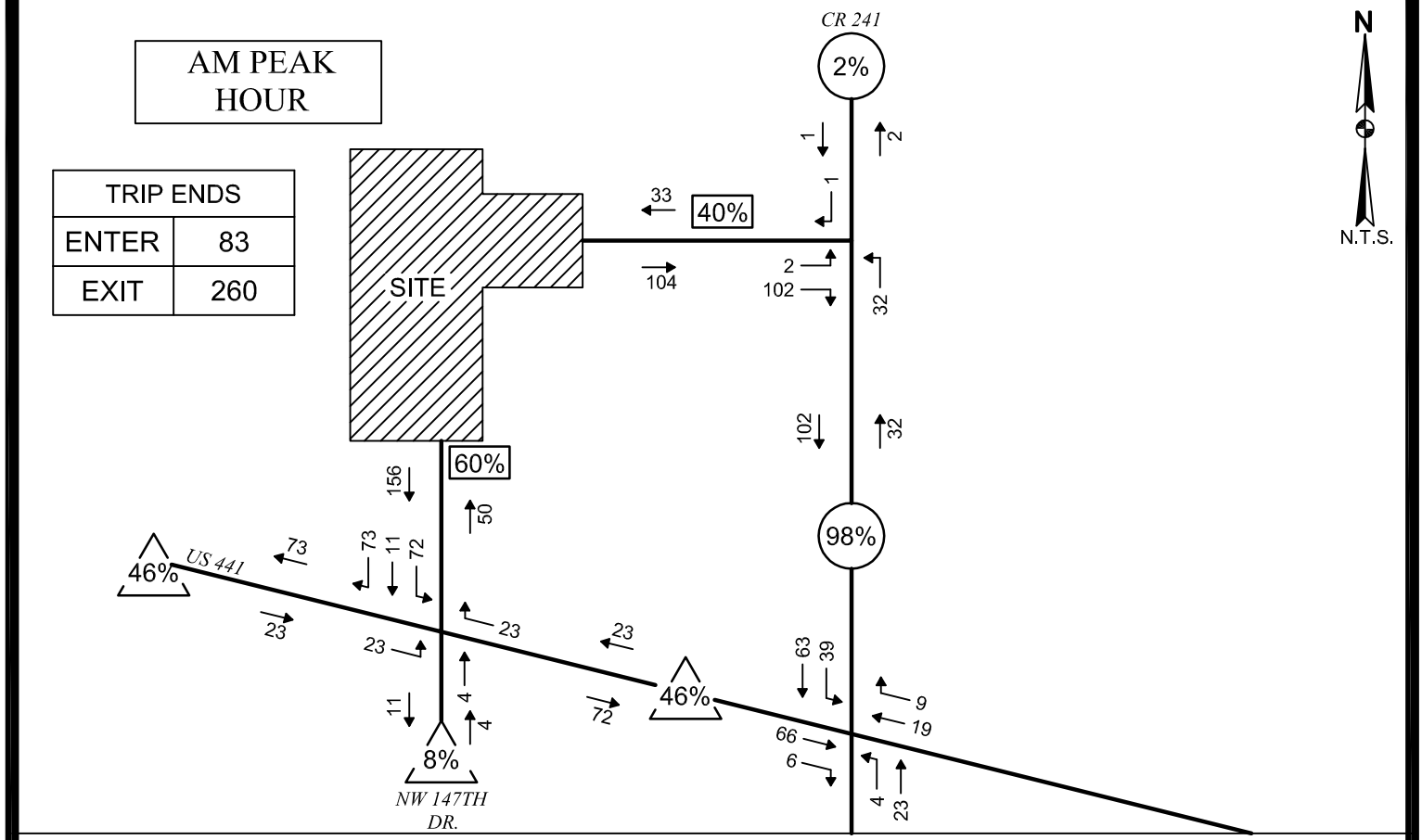
Buckholz Traffic

FIGURE 5

US 441
TRAFFIC COUNTS

WEEKDAY PEAK PERIODS

M:\18-1534\CAD\FIG 05.dwg Date:12-12-19 T:16:43 By:AVDelacruz



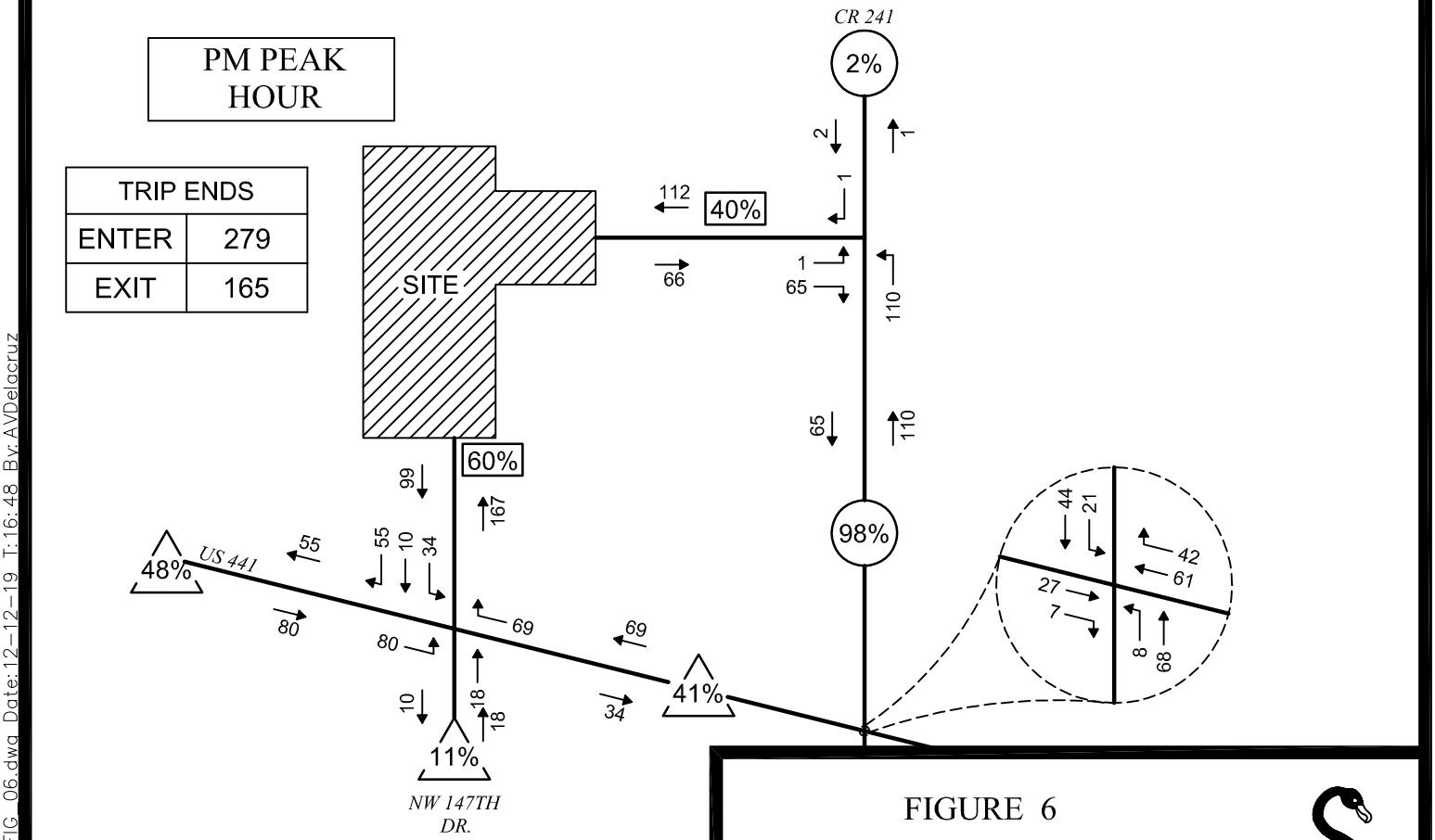
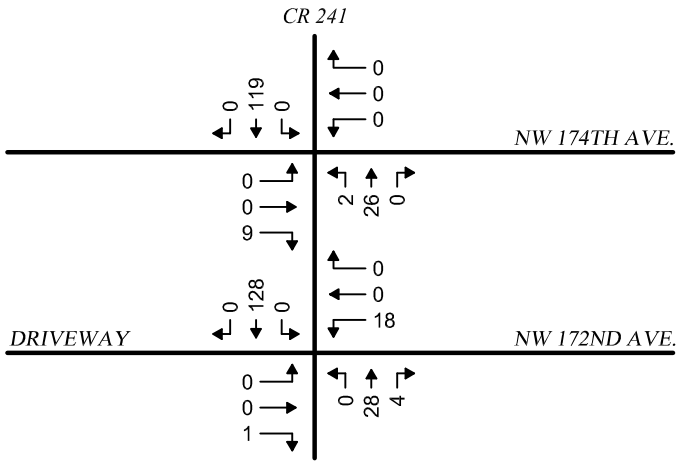


FIGURE 6

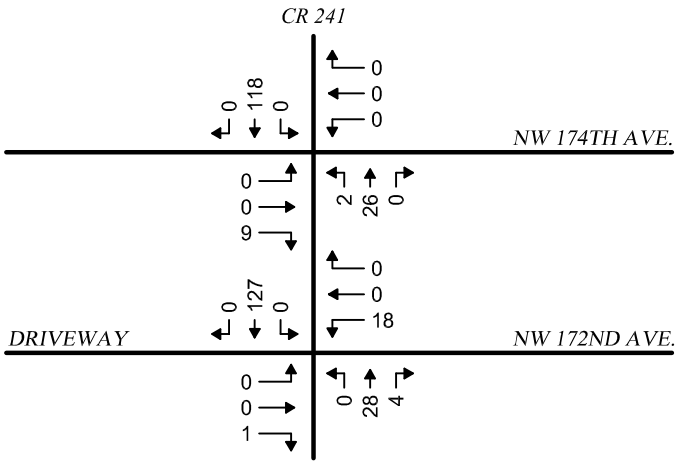
SITE TRAFFIC ASSIGNMENT

Buckholz Traffic

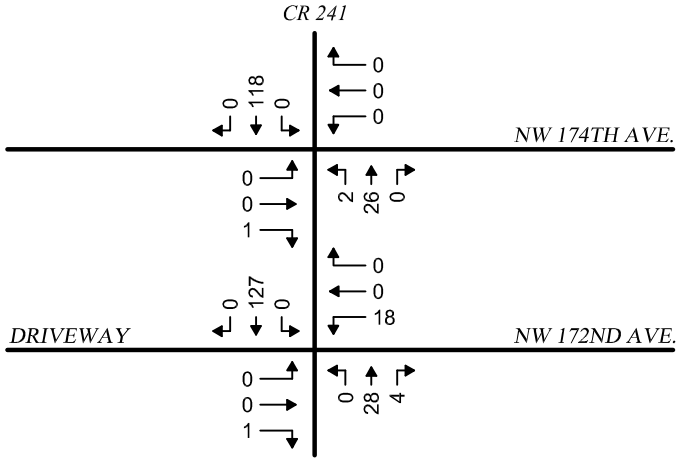
M:\18-1534\CAD\FIG_06.dwg Date:12-12-19 T:16:48 By:AVDelacruz



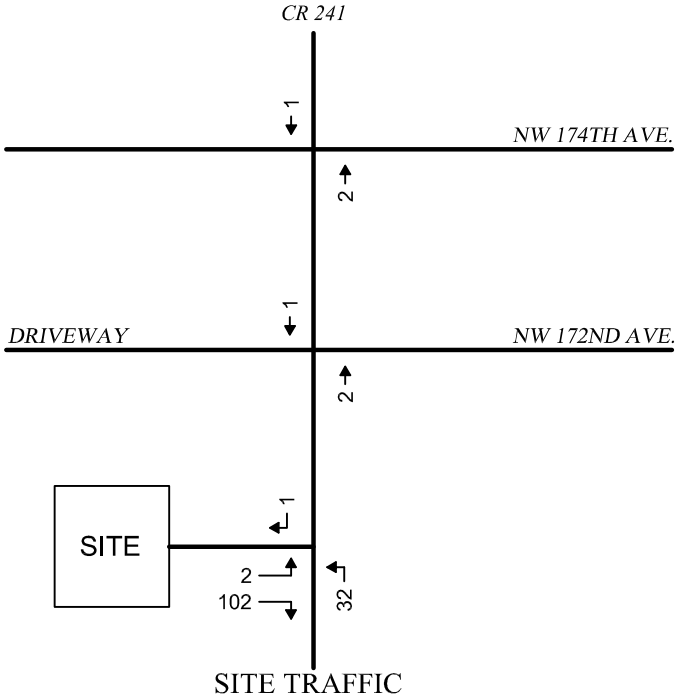
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



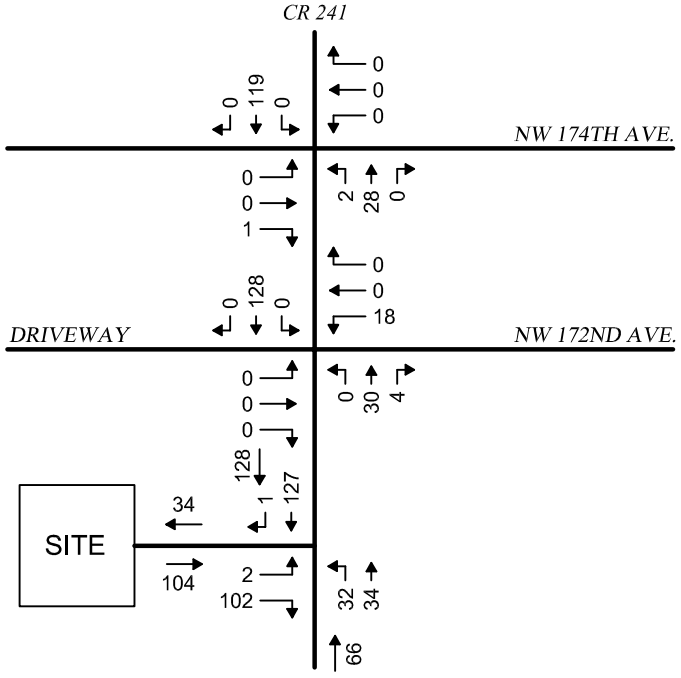
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
ANNUAL GROWTH RATE = 0%



SITE TRAFFIC



2028 BUILD TRAFFIC

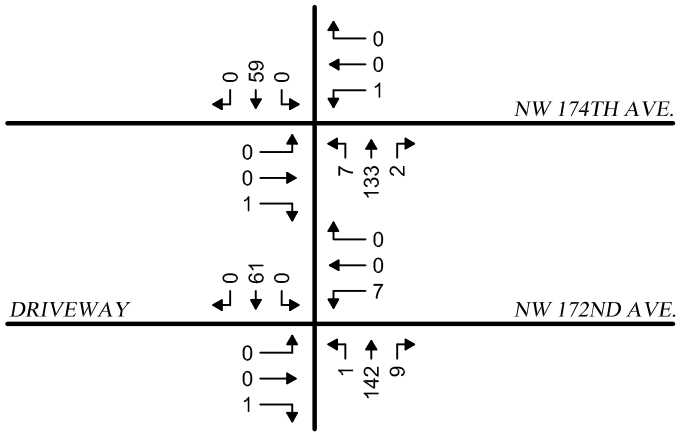
Buckholz Traffic

FIGURE 7

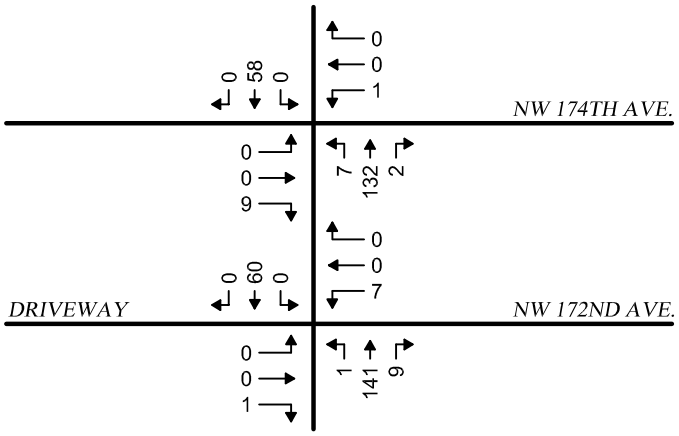
2028 BUILD TRAFFIC
CR 241

AM PEAK HOUR

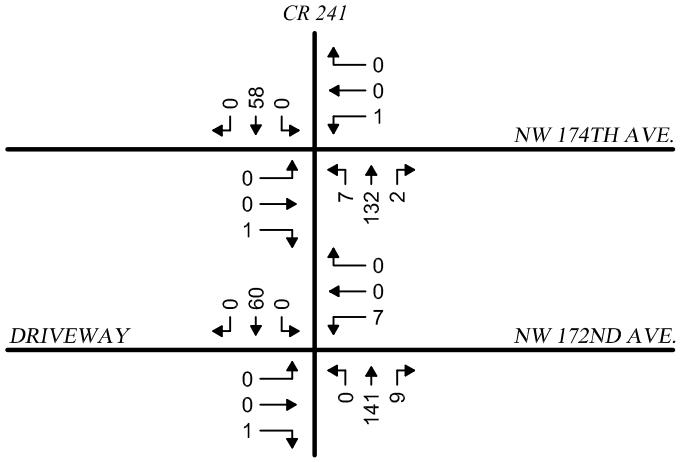
M:\18-1534\CAD\FIG 07.dwg Date:12-12-19 T:16:55 By:AVDelacruz



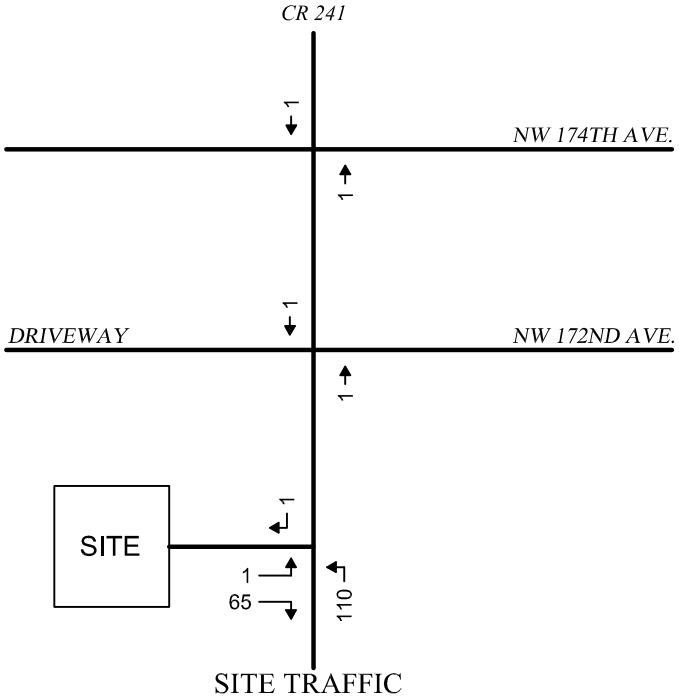
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



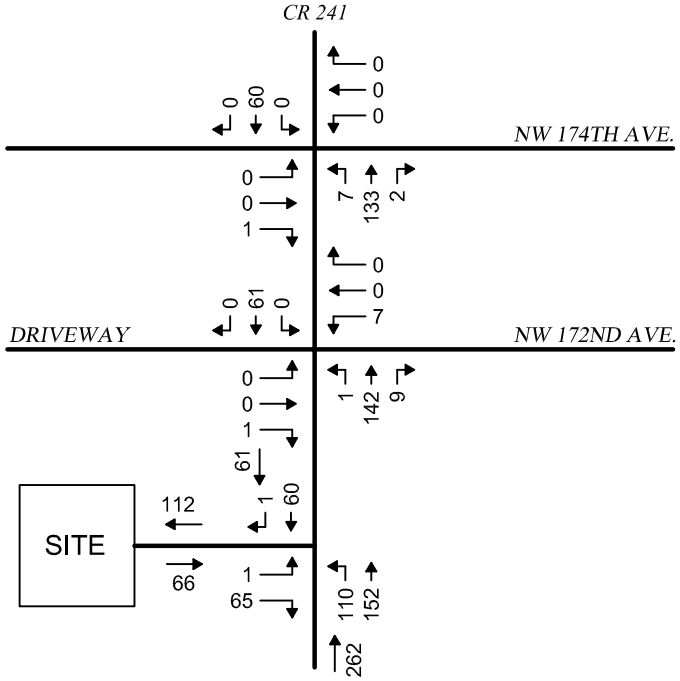
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
ANNUAL GROWTH RATE = 0%



SITE TRAFFIC



2028 BUILD TRAFFIC

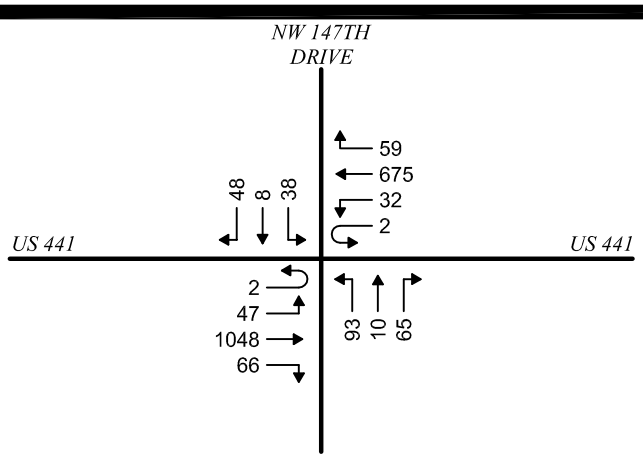
Buckholz Traffic

FIGURE 8

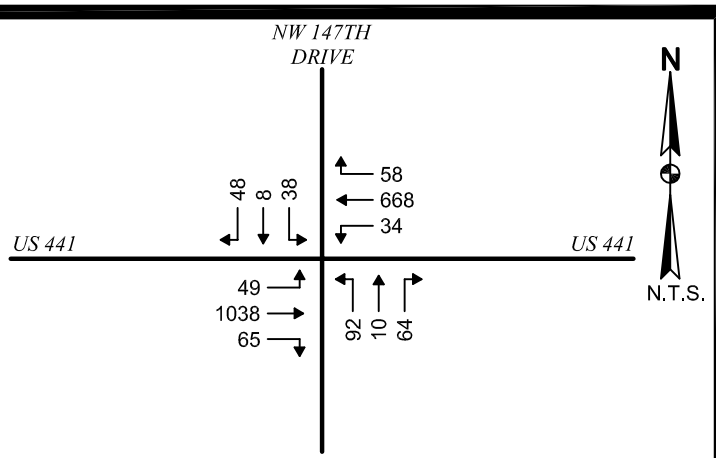
2028 BUILD TRAFFIC
CR 241

PM PEAK HOUR

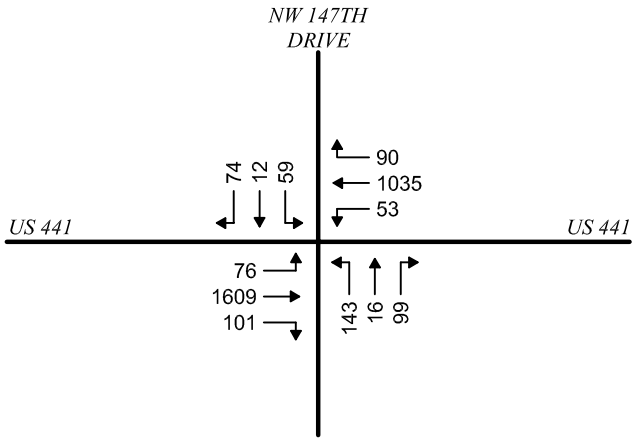
M:\18-1534\CAD\FIG 08.dwg Date:12-12-19 T:16:56 By:AVDelacruz



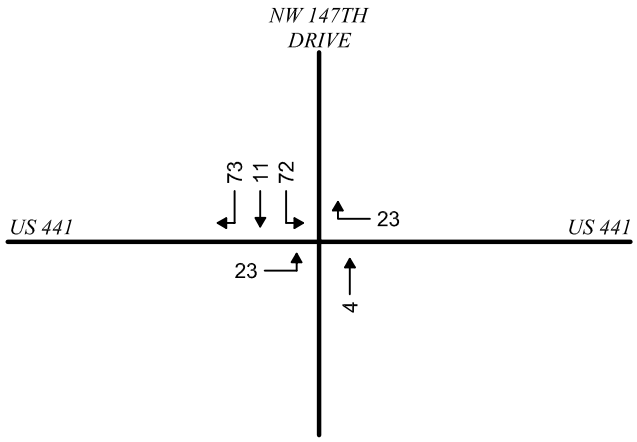
EXISTING TRAFFIC
08/28/19
7:15-8:15 AM



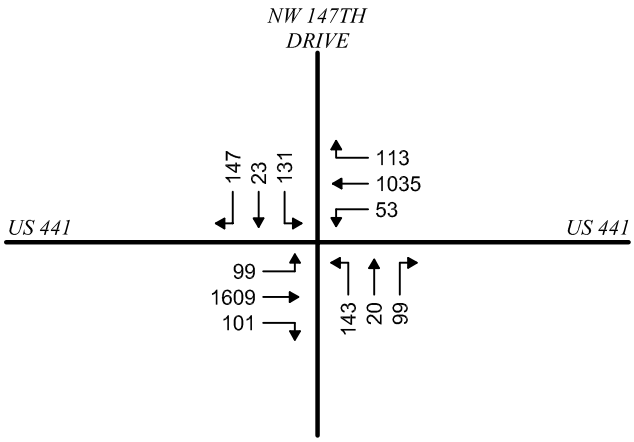
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

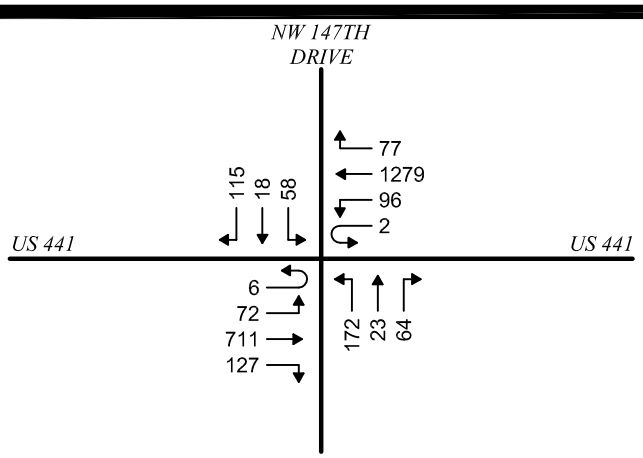
Buckholz Traffic

FIGURE 9

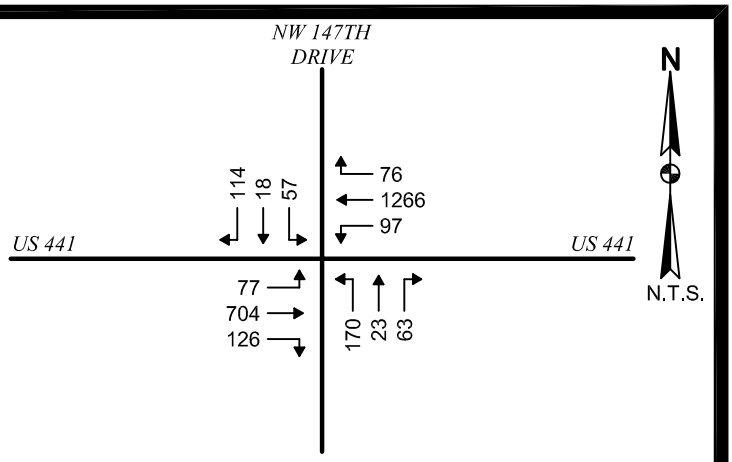
2028 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY AM PEAK HOUR

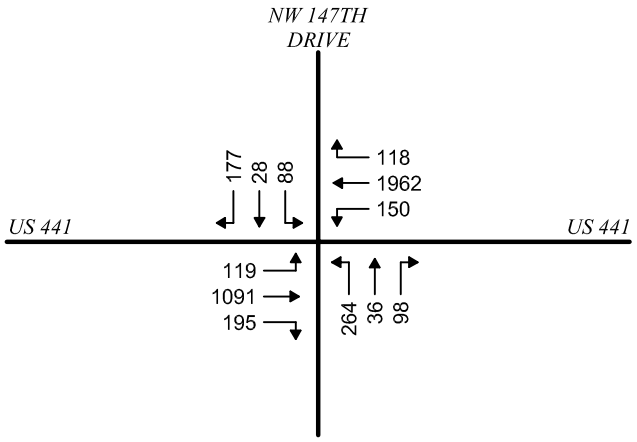
M:\18-1534\CAD\FIG_09.dwg Date:12-10-19 T:17:25 By:AVDelacruz



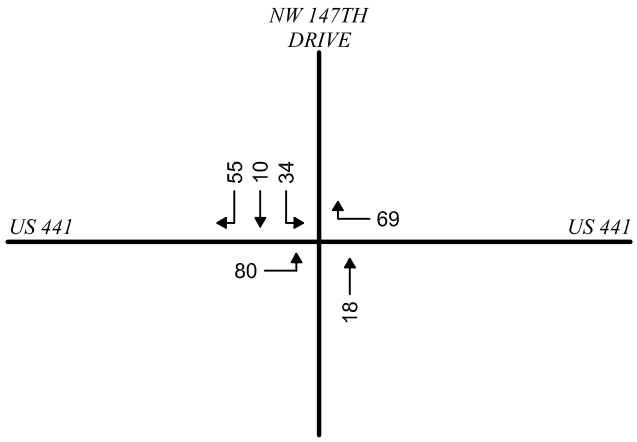
EXISTING TRAFFIC
08/26/19
4:45-5:45 PM



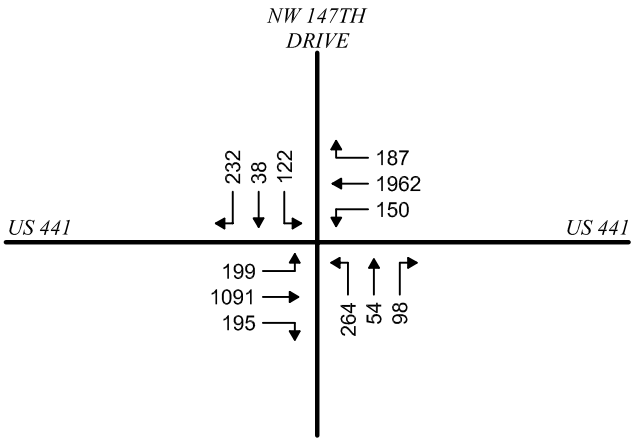
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

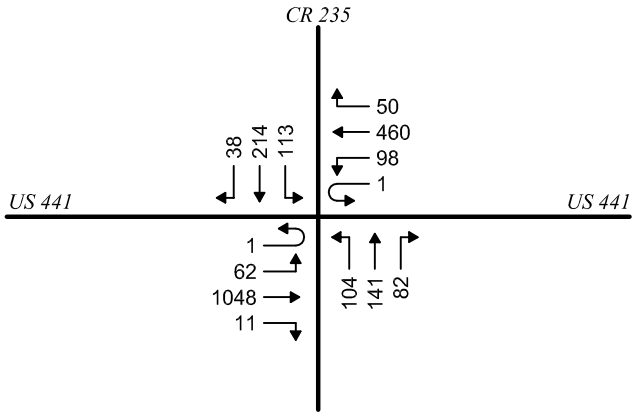
Buckholz Traffic

FIGURE 10

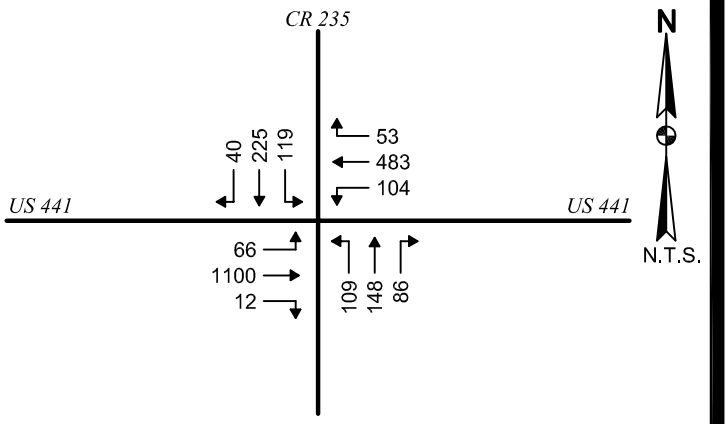
2028 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY PM PEAK HOUR

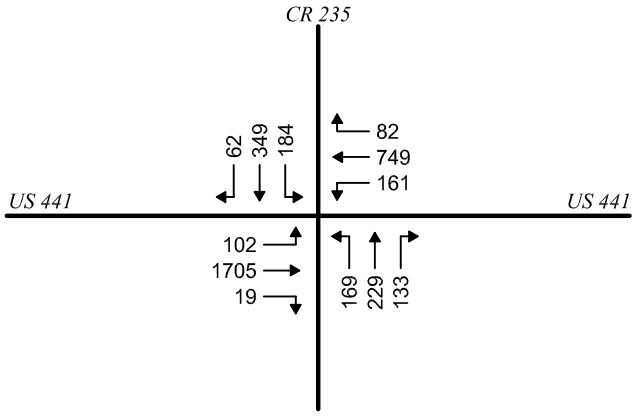
M:\18-1534\CAD\FIG_10.dwg Date:12-10-19 T:17:27 By:AVDelacruz



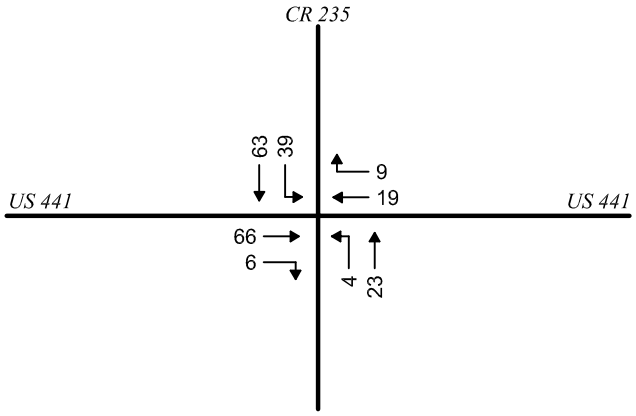
EXISTING TRAFFIC
12/11/19
7:15-8:15 AM



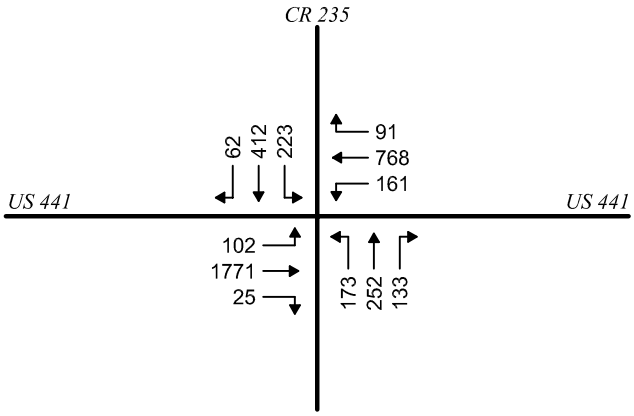
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

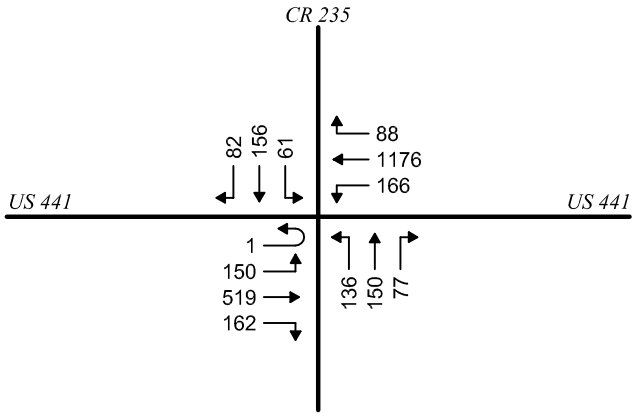
Buckholz Traffic

FIGURE 11

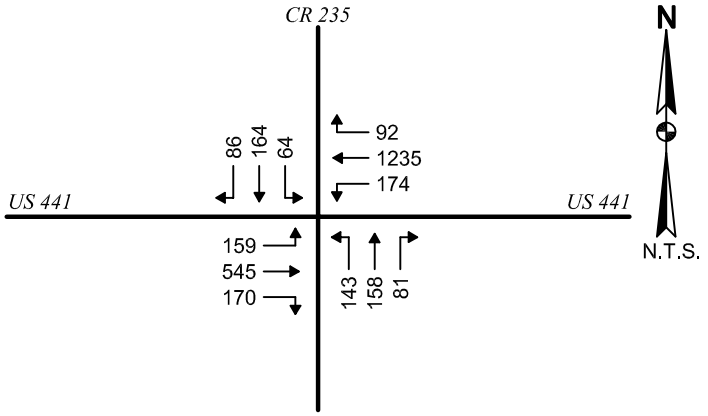
2028 BUILD TRAFFIC
US 441 / CR 235

WEEKDAY AM PEAK HOUR

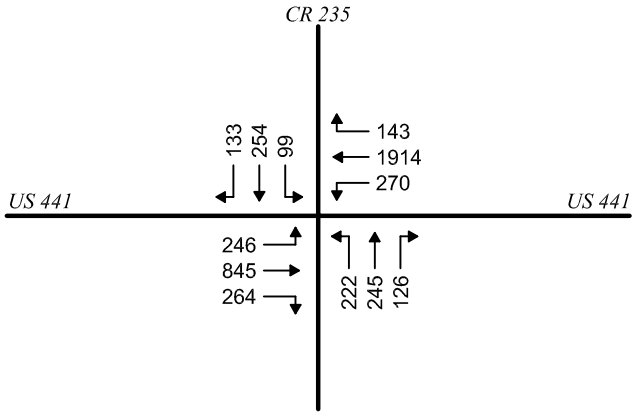
M:\18-1534\CAD\FIG_11.dwg Date:12-12-19 T:16:50 By:AVDelacruz



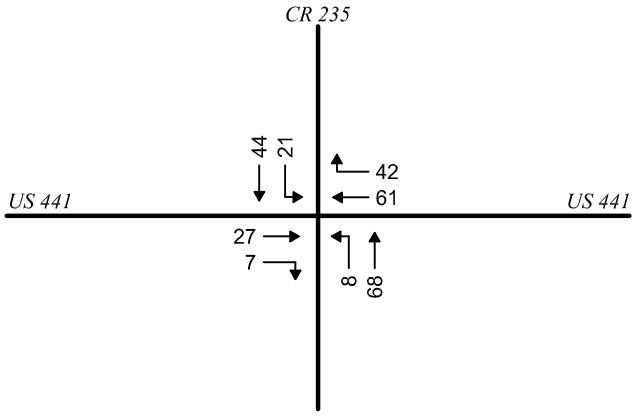
EXISTING TRAFFIC
12/09/19
4:45-5:45 PM



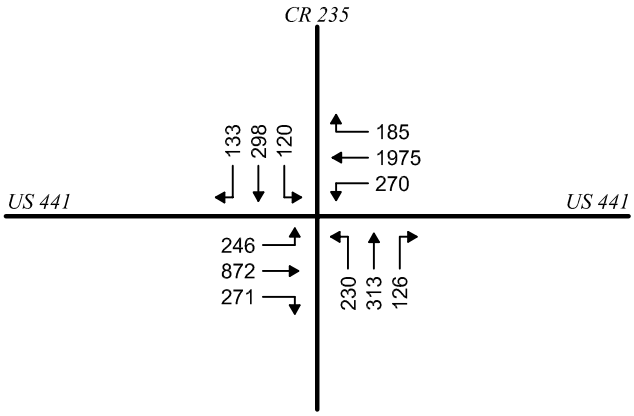
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



2028 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

Buckholz Traffic

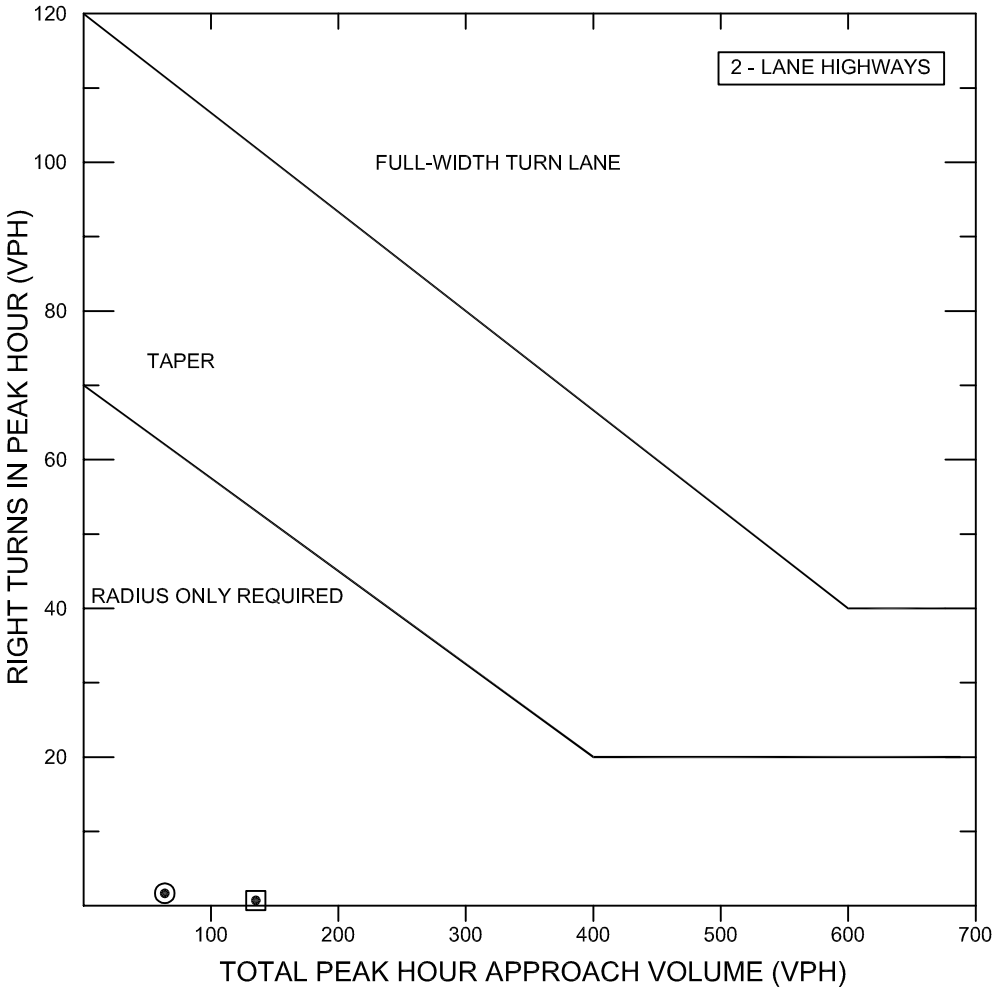
FIGURE 12

2028 BUILD TRAFFIC
US 441 / CR 235

WEEKDAY PM PEAK HOUR

M:\18-1534\CAD\FIG_12.dwg Date:12-12-19 T:16:48 By:AVDelacruz

CR 241 @ SITE DRIVE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR

V_A	128
V_R	1

⊙ PM PEAK HOUR

V_A	62
V_R	2

NCHRP 420	
MULTI-LANE	> 45 MPH

30 REQUIRED > 1 & 2

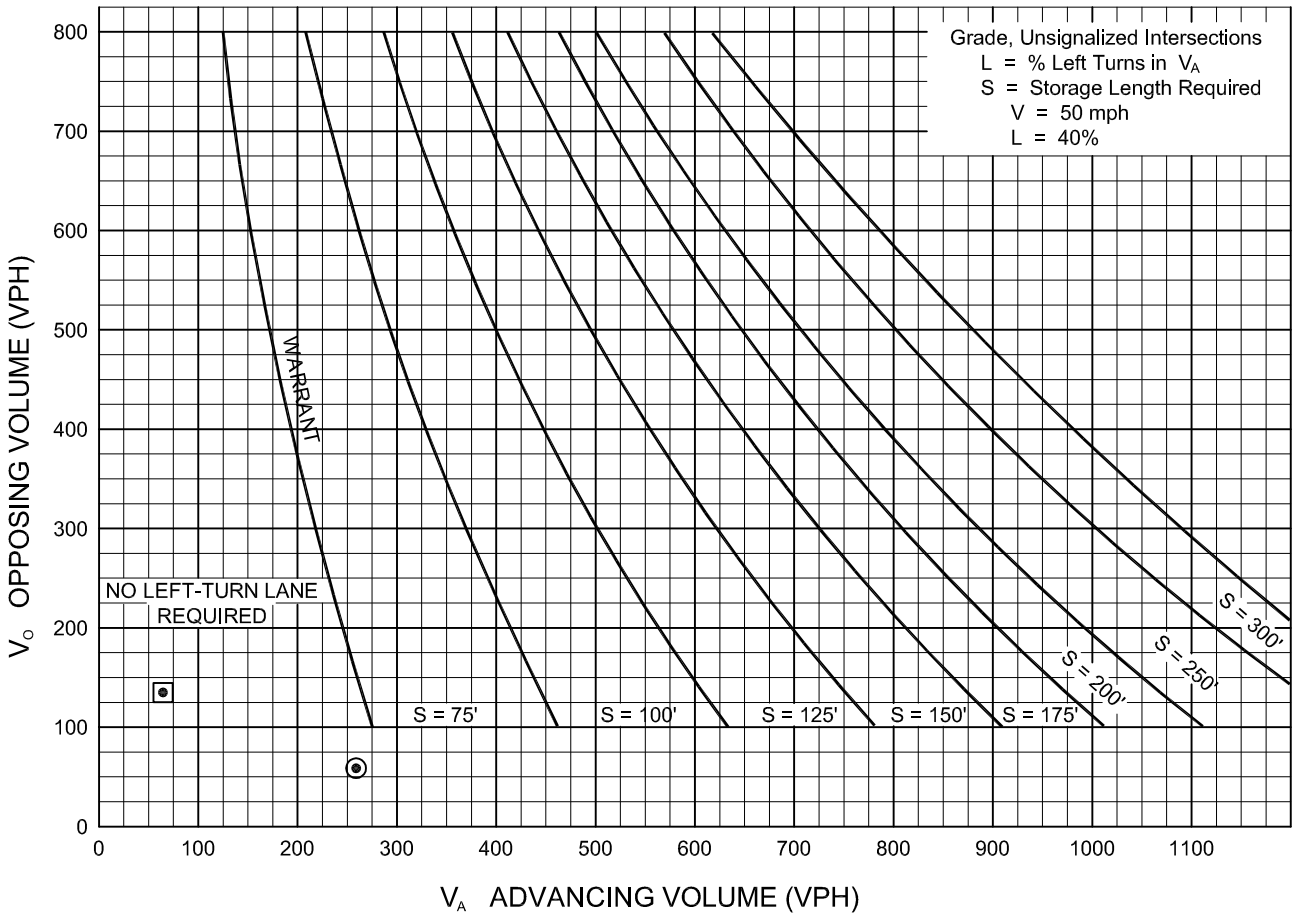
FIGURE 13

RIGHT TURN
LANE ANALYSIS

M:\18-1534\CAD\FIG_13.DWG Date:12-10-19 T:17:38 By:AVDelacruz

Buckholz Traffic

CR 241 @ SITE DRIVE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊡ AM PEAK HOUR
V_A = 67
V_O = 128
V_L = 33
%LT = $\frac{33}{67}$ = 49%

⊙ PM PEAK HOUR
V_A = 262
V_O = 62
V_L = 110
%LT = $\frac{110}{262}$ = 42%

FIGURE 14

LEFT TURN
LANE ANALYSIS

SOURCE: HARMELINK

M:\18-1534\CAD\FIG 14.dwg Date:12-10-19 T:17:39 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 340

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	3206	50%	50%	1603	1603
AM Peak Hour	T = 0.71 (X) + 4.80	246	25%	75%	61	185
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	329	63%	37%	207	122

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 211

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	1554	50%	50%	777	777
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	97	23%	77%	22	75
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	115	63%	37%	72	43

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 3

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2026 BUILD CONDITIONS
WEEKDAY AM PEAK HOUR

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	8.4 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	9.6 sec/veh	0.02	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.02	1
Eastbound Left Turn	A	9.9 sec/veh	0.00	1
Eastbound Right Turn	A	9.4 sec/veh	0.11	1

TABLE 4

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2026 BUILD CONDITIONS
WEEKDAY PM PEAK HOUR

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	9.0 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	10.0 sec/veh	0.01	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.08	1
Eastbound Left Turn	B	12.2 sec/veh	0.00	1
Eastbound Right Turn	A	8.9 sec/veh	0.07	1

TABLE 5
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441 / NW 147th Drive

2019 EXISTING CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.71 SBRT	**1.03** NBT/RT	SBRT 83.4 sec/veh **LOS F**	11.3 sec/veh LOS B	150 sec
2019 EXISTING CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.83 SBRT	**1.10** NBT/RT	SBRT 84.5 sec/veh **LOS F**	17.1 sec/veh LOS B	160 sec

2026 BUILD CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.16** SBRT	**1.88** NBT/RT	SBRT 187.8 sec/veh **LOS F** NBT 115.6 sec/veh **LOS F**	28.3 sec/veh LOS C	130 sec
With Optimized Splits	0.95 EBT	**1.37** NBRT	SBRT 66.9 sec/veh **LOS E**	26.7 sec/veh LOS C	130 sec
2026 BUILD CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.34** WBT	**1.67** NBT/RT **1.25** EBLT	WBT 190.1 sec/veh **LOS F**	104.3 sec/veh **LOS F**	160 sec
With Optimized Splits	**1.21** WBT	**1.78** NBT/RT **1.15** EBLT	WBT 127.2 sec/veh **LOS F**	75.8 sec/veh **LOS E**	160 sec

TABLE 6
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441 / CR 235

2019 EXISTING CONDITIONS	**AM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.89 SBT	0.93 SBLT	SBT 60.8 sec/veh **LOS E**	26.1 sec/veh LOS C	120 sec
2019 EXISTING CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.87 SBT	**1.22** NBLT	SBT 60.3 sec/veh **LOS E**	28.2 sec/veh LOS C	120 sec

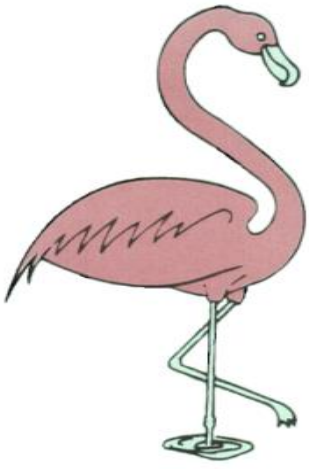
2028 BUILD CONDITIONS	**AM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.36** EBT **1.32** SBT **1.18** NBT	**2.50** SBLT **2.17** WBLT **1.77** NBLT	SBT **209 sec/veh LOS F** EBT **201 sec/veh LOS F** NBT 157.5 sec/veh **LOS F** SBLT 83.5 sec/veh **LOS F**	140.6 sec/veh **LOS F**	130 sec
With Optimized Splits	**1.55** WBLT **1.20** EBT **1.16** SBT **1.15** SBLT **1.13** NBLT **1.08** NBT	**3.43** WBLT **3.11** SBLT **2.64** NBLT	WBLT **317 sec/veh LOS F** NBLT 146.0 sec/veh **LOS F** SBLT 142.8 sec/veh **LOS F** SBT 141.1 sec/veh **LOS F** EBT 127.1 sec/veh **LOS F** NBT 115.6 sec/veh **LOS F**	113.5 sec/veh **LOS F**	130 sec

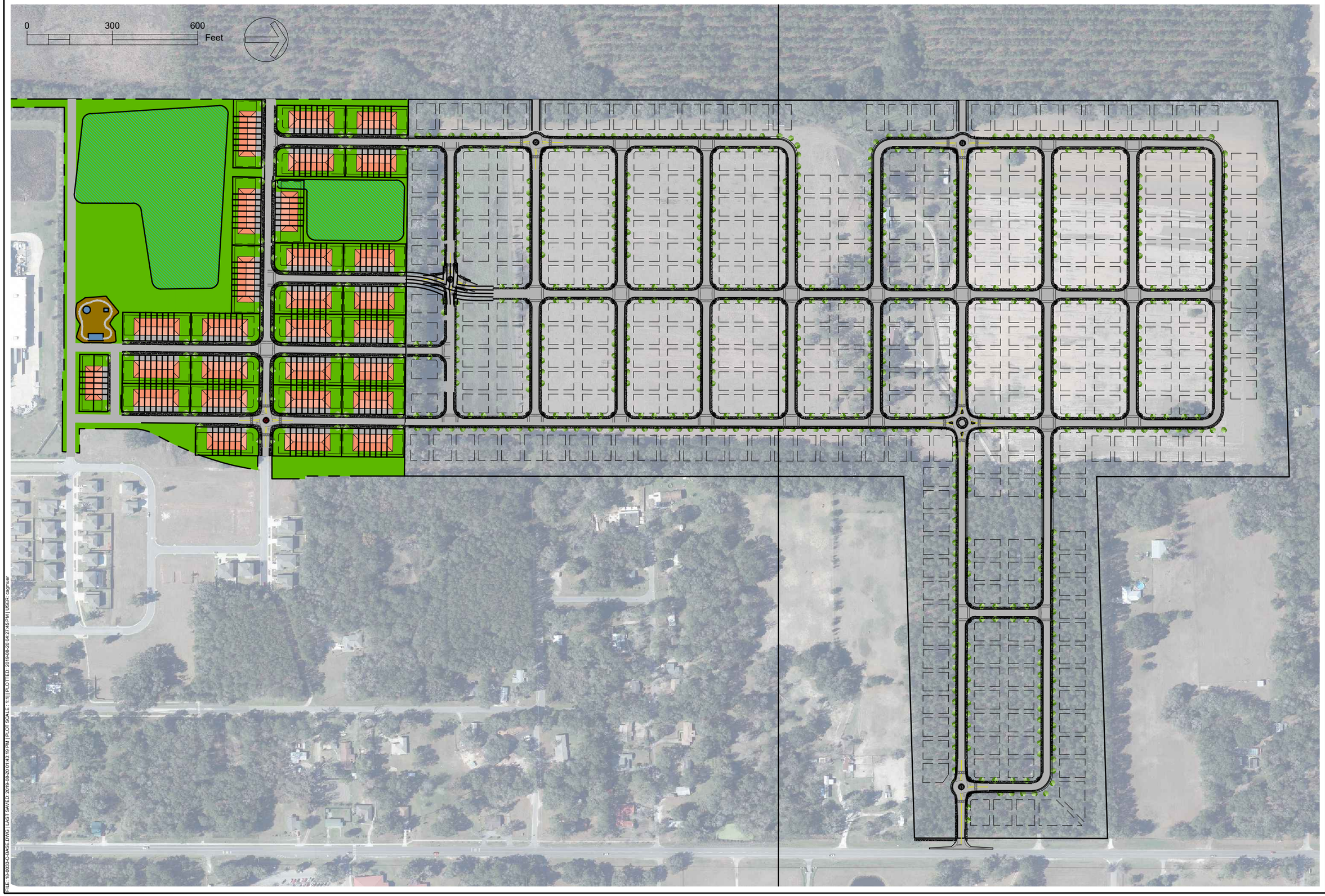
2028 BUILD CONDITIONS	PM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.58** EBLT **1.56** WB **1.16** SB **1.15** NBLT **1.15** WBLT **1.11** NB	**4.52** WBLT **4.01** NBLT **4.00** EBLT **1.77** SBLT	EBLT **336 sec/veh LOS F** WB **303 sec/veh LOS F** SB 157.5 sec/veh **LOS F** NBLT 156.5 sec/veh **LOS F** WBLT 149.7 sec/veh **LOS F** NB 135.2 sec/veh **LOS F**	196.8 sec/veh **LOS F**	160 sec
With Optimized Splits	**2.36** EBLT 1.37 WB 1.30 SB 1.23 NB	**4.49** EBLT **4.01** NBLT **3.07** WBLT **1.76** SBLT	EBLT **680 sec/veh LOS F** SB **217 sec/veh LOS F** WB **216 sec/veh LOS F** NB 187.2 sec/veh **LOS F** NBLT 155.6 sec/veh **LOS F**	183.9 sec/veh **LOS F**	160 sec

BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN





PRELIMINARY

PRICING : BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

2019-06-13 DRAFT BLOCK
2019-08-01 REVISED LAYOUT
2019-08-07 REVISED LAYOUT
2019-08-07 REVISED LAYOUT

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-08-20

gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT :

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP #
WMD APP #
GEng PROJECT # 18-0033

TARA BAYWOOD SUBDIVISION

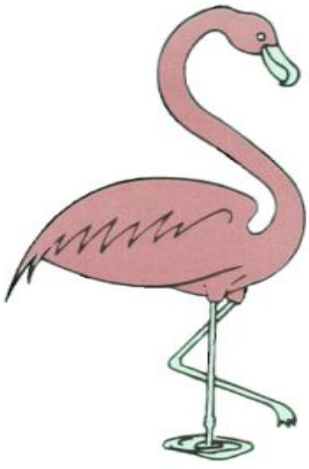
DRAFT LAYOUT

DRAFT

FILE: 18-0033-C-BASE.DWG | LAST SAVED: 2019-08-20 01:43:19 PM | PLOT SCALE: 1:1 | | PLOTTED: 2019-08-20 04:27:45 PM | USER: cagmuer

APPENDIX B

TURNING MOVEMENT COUNTS



AM PEAK PERIOD

TABLE B1
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday AM Peak Period

Tuesday, September 18, 2018

	CR 241 (Main Street)				NW 172nd Avenue				
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	All
6:30-6:45 AM	0	0	0	0	0	0	1	0	1
6:45-7:00 AM	0	0	0	0	0	0	1	0	1
7:00-7:15 AM	0	0	0	0	0	0	5	0	5
7:15-7:30 AM	0	0	0	0	0	1	2	0	3
7:30-7:45 AM	0	3	0	0	0	0	4	0	7
7:45-8:00 AM	0	1	0	0	0	0	7	0	8
8:00-8:15 AM	0	0	0	0	0	0	1	0	1
8:15-8:30 AM	0	0	0	0	0	0	1	0	1
TOTAL:	**0**	**4**	**0**	**0**	**0**	**1**	**22**	**0**	**27**

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	0	4	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	0	4	0	0	1	0	1	0	37
07:00	0	34	0	0	0	0	0	0	0	4	0	0	0	0	1	0	39
07:15	0	33	0	0	0	0	0	0	0	5	0	0	0	0	1	0	39
Hr Total	0	124	0	0	0	0	0	0	0	17	0	0	1	0	6	0	148
07:30	0	30	0	0	0	0	0	0	0	6	0	0	0	0	2	0	38
07:45	0	22	0	0	0	0	0	0	2	11	0	0	0	0	5	0	40
08:00	0	21	0	0	0	0	0	0	0	12	0	0	0	0	1	0	34
08:15	0	24	0	0	1	0	0	0	0	7	0	0	0	0	1	0	33
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	0	9	0	145
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%	
Pk total	119				0				28				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	34				0				13				5				
PHF	.88				.0				.54				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 77777777

DATE: 09/18/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/18/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs | Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	23	0	0	0	0	0	0	0	3	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	0	4	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	0	3	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	0	5	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	0	15	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	0	5	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	2	11	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	0	11	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	0	7	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138
TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%	
Pk total	112				0				26				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	31				0				13				5				
PHF	.90				.0				.50				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	7				0				2				0				
Highest	07:00				06:30				07:00				06:30				
Volume	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	3				0				1				0				
PHF	.58				.0				.50				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	0	4	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	0	4	0	0	1	0	1	0	37
07:00	0	34	0	0	0	0	0	0	0	4	0	0	0	0	1	0	39
07:15	0	33	0	0	0	0	0	0	0	5	0	0	0	0	1	0	39
Hr Total	0	124	0	0	0	0	0	0	0	17	0	0	1	0	6	0	148
07:30	0	30	0	0	0	0	0	0	0	6	0	0	0	0	2	0	38
07:45	0	22	0	0	0	0	0	0	2	11	0	0	0	0	5	0	40
08:00	0	21	0	0	0	0	0	0	0	12	0	0	0	0	1	0	34
08:15	0	24	0	0	1	0	0	0	0	7	0	0	0	0	1	0	33
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	0	9	0	145
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%	
Pk total	119				0				28				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	34				0				13				5				
PHF	.88				.0				.54				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 77777777

DATE: 09/18/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/18/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs | Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	23	0	0	0	0	0	0	0	3	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	0	4	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	0	3	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	0	5	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	0	15	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	0	5	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	2	11	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	0	11	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	0	7	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138
TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%	
Pk total	112				0				26				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	31				0				13				5				
PHF	.90				.0				.50				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	7				0				2				0				
Highest	07:00				06:30				07:00				06:30				
Volume	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	3				0				1				0				
PHF	.58				.0				.50				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	6	0	11	0	5	101	8	0	6	1	14	0	10	251	9	0	422
07:00	12	1	8	0	2	117	8	0	18	0	16	0	13	269	18	0	482
07:15	11	1	15	0	5	154	12	0	27	3	25	0	7	313	15	1	589
07:30	7	3	12	0	4	202	14	0	22	3	15	0	12	302	20	1	617
Hr Total	36	5	46	0	16	574	42	0	73	7	70	0	42	1135	62	2	2110
07:45	11	0	11	0	5	170	15	0	24	1	12	0	14	209	16	0	488
08:00	9	4	10	0	18	149	18	2	20	3	13	0	14	224	15	0	499
08:15	13	3	9	0	7	167	14	1	17	3	11	0	10	287	20	1	563
08:30	15	2	11	0	5	160	15	0	24	2	8	0	19	309	15	2	587
Hr Total	48	9	41	0	35	646	62	3	85	9	44	0	57	1029	66	3	2137
TOTAL	84	14	87	0	51	1220	104	3	158	16	114	0	99	2164	128	5	4247

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	38	8	48	0	32	675	59	2	93	10	65	0	47	1048	66	2	
Percent	40%	9%	51%	0%	4%	88%	8%	0%	55%	6%	39%	0%	4%	90%	6%	0%	
Pk total	94				768				168				1163				
Highest	07:15				07:30				07:15				07:15				
Volume	11	1	15	0	4	202	14	0	27	3	25	0	7	313	15	1	
Hi total	27				220				55				336				
PHF	.87				.87				.76				.87				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 15082819

DATE: 08/28/19 | US 441 @ NW 147TH DRIVE | Start Date: 08/28/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 082819AM

BEGIN TIME (MILITARY): 06:45 Hrs | Page : 1

AUTOMOBILES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	6	0	10	0	5	94	7	0	5	1	13	0	8	245	9	0	403
07:00	12	1	5	0	1	108	5	0	18	0	15	0	12	254	16	0	447
07:15	11	1	14	0	5	145	10	0	26	3	24	0	6	304	14	1	564
07:30	7	2	9	0	4	191	11	0	21	3	15	0	11	288	19	1	582
Hr Total	36	4	38	0	15	538	33	0	70	7	67	0	37	1091	58	2	1996
07:45	10	0	9	0	5	152	14	0	23	1	11	0	13	186	13	0	437
08:00	8	4	10	0	18	140	15	2	20	2	12	0	13	211	15	0	470
08:15	12	3	8	0	7	157	12	1	16	3	11	0	8	274	18	1	531
08:30	12	2	7	0	4	138	12	0	24	2	8	0	15	280	15	1	520
Hr Total	42	9	34	0	34	587	53	3	83	8	42	0	49	951	61	2	1958
TOTAL	78	13	72	0	49	1125	86	3	153	15	109	0	86	2042	119	4	3954

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	36	7	42	0	32	628	50	2	90	9	62	0	43	989	61	2	
Percent	42%	8%	49%	0%	4%	88%	7%	0%	56%	6%	39%	0%	4%	90%	6%	0%	
Pk total	85				712				161				1095				
Highest	07:15				07:30				07:15				07:15				
Volume	11	1	14	0	4	191	11	0	26	3	24	0	6	304	14	1	
Hi total	26				206				53				325				
PHF	.82				.86				.76				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	0	0	1	0	0	7	1	0	1	0	1	0	2	6	0	0	19
07:00	0	0	3	0	1	9	3	0	0	0	1	0	1	15	2	0	35
07:15	0	0	1	0	0	9	2	0	1	0	1	0	1	9	1	0	25
07:30	0	1	3	0	0	11	3	0	1	0	0	0	1	14	1	0	35
Hr Total	0	1	8	0	1	36	9	0	3	0	3	0	5	44	4	0	114
07:45	1	0	2	0	0	18	1	0	1	0	1	0	1	23	3	0	51
08:00	1	0	0	0	0	9	3	0	0	1	1	0	1	13	0	0	29
08:15	1	0	1	0	0	10	2	0	1	0	0	0	2	13	2	0	32
08:30	3	0	4	0	1	22	3	0	0	0	0	0	4	29	0	1	67
Hr Total	6	0	7	0	1	59	9	0	2	1	2	0	8	78	5	1	179
TOTAL	6	1	15	0	2	95	18	0	5	1	5	0	13	122	9	1	293

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	2	1	6	0	0	47	9	0	3	1	3	0	4	59	5	0	
Percent	22%	11%	67%	0%	0%	84%	16%	0%	43%	14%	43%	0%	6%	87%	7%	0%	
Pk total	9				56				7				68				
Highest	07:30				07:45				07:15				07:45				
Volume	0	1	3	0	0	18	1	0	1	0	1	0	1	23	3	0	
Hi total	4				19				2				27				
PHF	.56				.74				.88				.63				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 15082819

DATE: 08/28/19 | US 441 @ NW 147TH DRIVE | Start Date: 08/28/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 082819AM

BEGIN TIME (MILITARY): 06:45 Hrs | Page : 1

PEDESTRIAN & BICYCLE

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 08/28/19																	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	0				0				0				0				
Highest	06:45				06:45				06:45				06:45				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hi total	0				0				0				0				
PHF	.0				.0				.0				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 12/11/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 12111901
Start Date: 12/11/19
File I.D. : 18153404
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/11/19																	
06:45	31	31	4	0	6	65	10	1	17	16	17	0	9	204	10	0	421
07:00	27	41	4	0	29	77	10	0	19	22	13	0	18	243	24	0	527
07:15	26	59	5	0	28	110	13	0	21	35	28	0	18	281	34	0	658
07:30	42	57	11	0	36	128	23	0	28	41	19	0	18	275	23	1	702
Hr Total	126	188	24	0	99	380	56	1	85	114	77	0	63	1003	91	1	2308
07:45	24	47	15	0	21	130	10	1	15	42	21	0	15	259	23	0	623
08:00	21	51	7	0	13	92	4	0	40	23	14	0	11	233	31	0	540
08:15	16	25	14	0	21	105	12	0	19	21	17	0	11	218	26	0	505
08:30	24	29	14	0	15	106	11	0	24	33	14	0	15	208	15	0	508
Hr Total	85	152	50	0	70	433	37	1	98	119	66	0	52	918	95	0	2176
TOTAL	211	340	74	0	169	813	93	2	183	233	143	0	115	1921	186	1	4484

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	113	214	38	0	98	460	50	1	104	141	82	0	62	1048	111	1	
Percent	31%	59%	10%	0%	16%	76%	8%	0%	32%	43%	25%	0%	5%	86%	9%	0%	
Pk total	365				609				327				1222				
Highest	07:30				07:30				07:30				07:15				
Volume	42	57	11	0	36	128	23	0	28	41	19	0	18	281	34	0	
Hi total	110				187				88				333				
PHF	.83				.81				.93				.92				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 12/11/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 12111901
Start Date: 12/11/19
File I.D. : 18153404
Page : 1

AUTOMOBILES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/11/19																	
06:45	29	25	4	0	5	56	9	1	17	10	15	0	9	194	9	0	383
07:00	24	35	3	0	22	72	10	0	19	15	9	0	16	236	23	0	484
07:15	25	50	4	0	24	105	13	0	20	24	27	0	18	267	31	0	608
07:30	40	51	8	0	31	121	22	0	27	38	17	0	18	266	20	1	660
Hr Total	118	161	19	0	82	354	54	1	83	87	68	0	61	963	83	1	2135
07:45	22	39	15	0	16	122	10	1	12	33	17	0	14	246	19	0	566
08:00	20	41	7	0	10	81	4	0	35	19	12	0	10	227	29	0	495
08:15	14	15	13	0	16	92	11	0	18	14	14	0	11	207	24	0	449
08:30	23	23	12	0	12	94	9	0	22	20	9	0	12	193	14	0	443
Hr Total	79	118	47	0	54	389	34	1	87	86	52	0	47	873	86	0	1953
TOTAL	197	279	66	0	136	743	88	2	170	173	120	0	108	1836	169	1	4088

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	107	181	34	0	81	429	49	1	94	114	73	0	60	1006	99	1	
Percent	33%	56%	11%	0%	14%	77%	9%	0%	33%	41%	26%	0%	5%	86%	8%	0%	
Pk total	322				560				281				1166				
Highest	07:30				07:30				07:30				07:15				
Volume	40	51	8	0	31	121	22	0	27	38	17	0	18	267	31	0	
Hi total	99				174				82				316				
PHF	.81				.80				.86				.92				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 12111901

DATE: 12/11/19 | US 441 AT CR 235 | Start Date: 12/11/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153404

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/11/19																	
06:45	2	6	0	0	1	9	1	0	0	6	2	0	0	10	1	0	38
07:00	3	6	1	0	7	5	0	0	0	7	4	0	2	7	1	0	43
07:15	1	9	1	0	4	5	0	0	1	11	1	0	0	14	3	0	50
07:30	2	6	3	0	5	7	1	0	1	3	2	0	0	9	3	0	42
Hr Total	8	27	5	0	17	26	2	0	2	27	9	0	2	40	8	0	173
07:45	2	8	0	0	5	8	0	0	3	9	4	0	1	13	4	0	57
08:00	1	10	0	0	3	11	0	0	5	4	2	0	1	6	2	0	45
08:15	2	10	1	0	5	13	1	0	1	7	3	0	0	11	2	0	56
08:30	1	6	2	0	3	12	2	0	2	13	5	0	3	15	1	0	65
Hr Total	6	34	3	0	16	44	3	0	11	33	14	0	5	45	9	0	223
TOTAL	14	61	8	0	33	70	5	0	13	60	23	0	7	85	17	0	396

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	6	33	4	0	17	31	1	0	10	27	9	0	2	42	12	0	
Percent	14%	77%	9%	0%	35%	63%	2%	0%	22%	59%	20%	0%	4%	75%	21%	0%	
Pk total	43				49				46				56				
Highest	07:15				08:00				07:45				07:45				
Volume	1	9	1	0	3	11	0	0	3	9	4	0	1	13	4	0	
Hi total	11				14				16				18				
PHF	.98				.88				.72				.78				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 12111901

DATE: 12/11/19 | US 441 AT CR 235 | Start Date: 12/11/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153404

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

PEDESTRIAN & BICYCLE

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 12/11/19																	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2
TOTAL	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	
Pk total	1				0				1				0				
Highest	07:45				06:45				08:00				06:45				
Volume	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	
Hi total	1				0				1				0				
PHF	.25				.0				.25				.0				

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION - DISTRICT TWO

Signal Retiming - City of Alachua

Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

AM PLAN			RAW DATA											
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	145	434	46	88	978	114	86	147	77	126	177	25
US 441 AND MAIN ST	2	7:00	10	532	5	13	1151	32	35	6	33	9	17	18
US 441 AND NW 147TH DR	3	7:15	25	666	34	58	1059	60	102	13	47	38	2	50
US 441 AND I-75 NB RAMP	4	7:30	57	646	128	42	898	72	59	29	15	231	37	238
US 441 AND I-75 SB RAMP	5	7:00	29	556	272	0	1660	55	2	0	85	198	13	43
US 441 AND 167TH BLVD	6	7:15	7	556	96	55	1511	0	0	0	0	94	0	10
US 441 AND NW 173RD ST (CR 235A)	7	7:15	79	440	64	30	1365	31	40	24	113	94	19	32

AM PLAN			ADJUSTED BY AGGREGATED FACTOR											1.07
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	155	464	49	94	1046	122	92	157	82	135	189	27
US 441 AND MAIN ST	2	7:00	11	569	5	14	1232	34	37	6	35	10	18	19
US 441 AND NW 147TH DR	3	7:15	27	713	36	62	1133	64	109	14	50	41	2	54
US 441 AND I-75 NB RAMP	4	7:30	61	691	137	45	961	77	63	31	16	247	40	255
US 441 AND I-75 SB RAMP	5	7:00	31	595	291	0	1776	59	2	0	91	212	14	46
US 441 AND 167TH BLVD	6	7:15	7	595	103	59	1617	0	0	0	0	101	0	11
US 441 AND NW 173RD ST (CR 235A)	7	7:15	85	471	68	32	1461	33	43	26	121	101	20	34

PM PEAK PERIOD

TABLE B2
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday PM Peak Period

Monday, September 17, 2018

	CR 241 (Main Street)				NW 172nd Avenue				
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	All
3:45-4:00 PM	0	1	0	0	0	0	2	0	3
4:00-4:15 PM	0	1	0	0	0	0	4	0	5
4:15-4:30 PM	0	3	1	0	0	0	1	0	5
4:30-4:45 PM	0	5	0	0	0	0	1	0	6
4:45-5:00 PM	0	3	0	0	0	0	0	0	3
5:00-5:15 PM	1	1	0	0	0	0	2	0	4
5:15-5:30 PM	0	2	0	0	0	1	3	0	6
5:30-5:45 PM	0	3	0	0	0	0	2	0	5
TOTAL:	**1**	**19**	**1**	**0**	**0**	**1**	**15**	**0**	**37**

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	59				1				142				1				
Highest	17:30				17:30				17:15				17:00				
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	19				1				38				1				
PHF	.78				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	14	0	0	1	0	0	0	1	30	0	0	0	0	2	0	48
16:00	0	12	0	0	0	0	0	0	1	28	0	0	0	0	2	0	43
16:15	0	8	1	0	1	0	0	0	1	29	1	0	0	0	1	0	42
16:30	0	15	0	0	0	0	1	0	5	28	1	0	0	0	1	0	51
Hr Total	0	49	1	0	2	0	1	0	8	115	2	0	0	0	6	0	184
16:45	0	7	0	0	0	0	0	0	3	29	1	0	0	0	0	0	40
17:00	0	14	0	0	0	0	0	0	2	32	0	0	0	0	1	0	49
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	18	0	0	1	0	0	0	0	36	0	0	0	0	0	0	55
Hr Total	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	200
TOTAL	0	106	1	0	3	0	1	0	15	247	4	0	0	0	7	0	384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	57				1				141				1				
Highest	17:15				17:30				17:15				17:00				
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	18				1				38				1				
PHF	.79				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				0				1				0				
Highest	16:45				15:45				17:00				15:45				
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	1				0				1				0				
PHF	.50				.0				.25				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	59				1				142				1				
Highest	17:30				17:30				17:15				17:00				
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	19				1				38				1				
PHF	.78				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	14	0	0	1	0	0	0	1	30	0	0	0	0	2	0	48
16:00	0	12	0	0	0	0	0	0	1	28	0	0	0	0	2	0	43
16:15	0	8	1	0	1	0	0	0	1	29	1	0	0	0	1	0	42
16:30	0	15	0	0	0	0	1	0	5	28	1	0	0	0	1	0	51
Hr Total	0	49	1	0	2	0	1	0	8	115	2	0	0	0	6	0	184
16:45	0	7	0	0	0	0	0	0	3	29	1	0	0	0	0	0	40
17:00	0	14	0	0	0	0	0	0	2	32	0	0	0	0	1	0	49
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	18	0	0	1	0	0	0	0	36	0	0	0	0	0	0	55
Hr Total	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	200
TOTAL	0	106	1	0	3	0	1	0	15	247	4	0	0	0	7	0	384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	57				1				141				1				
Highest	17:15				17:30				17:15				17:00				
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	18				1				38				1				
PHF	.79				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				0				1				0				
Highest	16:45				15:45				17:00				15:45				
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	1				0				1				0				
PHF	.50				.0				.25				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 15082619

DATE: 08/26/19 | US 441 @ NW 147TH DRIVE | Start Date: 08/26/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 082619PM

BEGIN TIME (MILITARY): 15:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	15	5	26	0	15	238	24	0	36	3	13	0	20	165	27	2	589
16:00	20	4	22	0	14	230	28	1	31	4	7	0	12	164	33	3	573
16:15	15	2	28	0	24	227	18	1	43	4	8	0	18	148	27	0	563
16:30	18	6	23	0	15	266	23	2	33	5	8	0	17	156	34	0	606
Hr Total	68	17	99	0	68	961	93	4	143	16	36	0	67	633	121	5	2331
16:45	15	6	29	0	14	299	20	0	32	3	15	0	13	186	30	0	662
17:00	18	3	31	0	26	326	25	2	49	7	14	0	21	169	27	2	720
17:15	13	4	27	0	26	348	16	0	38	10	17	0	24	200	36	1	760
17:30	12	5	28	0	30	306	16	0	53	3	18	0	14	156	34	3	678
Hr Total	58	18	115	0	96	1279	77	2	172	23	64	0	72	711	127	6	2820
17:45	16	4	18	0	23	252	13	1	29	3	8	0	12	180	27	1	587
Hr Total	16	4	18	0	23	252	13	1	29	3	8	0	12	180	27	1	587
TOTAL	142	39	232	0	187	2492	183	7	344	42	108	0	151	1524	275	12	5738

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	58	18	115	0	96	1279	77	2	172	23	64	0	72	711	127	6	
Percent	30%	9%	60%	0%	7%	88%	5%	0%	66%	9%	25%	0%	8%	78%	14%	1%	
Pk total	191				1454				259				916				
Highest	17:00				17:15				17:30				17:15				
Volume	18	3	31	0	26	348	16	0	53	3	18	0	24	200	36	1	
Hi total	52				390				74				261				
PHF	.92				.93				.88				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/26/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082619
Start Date: 08/26/19
File I.D. : 082619PM
Page : 1

AUTOMOBILES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	14	5	26	0	15	226	23	0	36	3	13	0	20	155	27	2	565
16:00	18	4	22	0	14	215	26	1	31	4	5	0	11	156	31	2	540
16:15	14	2	28	0	23	218	17	1	42	4	8	0	18	134	27	0	536
16:30	17	6	21	0	15	252	22	2	32	5	8	0	16	146	34	0	576
Hr Total	63	17	97	0	67	911	88	4	141	16	34	0	65	591	119	4	2217
16:45	14	6	29	0	13	282	20	0	31	3	15	0	13	183	29	0	638
17:00	18	3	30	0	26	316	24	2	48	7	14	0	21	159	26	2	696
17:15	13	4	27	0	26	333	15	0	37	10	17	0	24	190	35	1	732
17:30	12	5	27	0	30	301	16	0	53	3	18	0	13	149	34	3	664
Hr Total	57	18	113	0	95	1232	75	2	169	23	64	0	71	681	124	6	2730
17:45	16	4	17	0	23	240	13	1	28	3	7	0	12	176	25	1	566
Hr Total	16	4	17	0	23	240	13	1	28	3	7	0	12	176	25	1	566
TOTAL	136	39	227	0	185	2383	176	7	338	42	105	0	148	1448	268	11	5513

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	57	18	113	0	95	1232	75	2	169	23	64	0	71	681	124	6	
Percent	30%	10%	60%	0%	7%	88%	5%	0%	66%	9%	25%	0%	8%	77%	14%	1%	
Pk total	188				1404				256				882				
Highest	17:00				17:15				17:30				17:15				
Volume	18	3	30	0	26	333	15	0	53	3	18	0	24	190	35	1	
Hi total	51				374				74				250				
PHF	.92				.94				.86				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 15082619

DATE: 08/26/19 | US 441 @ NW 147TH DRIVE | Start Date: 08/26/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 082619PM

BEGIN TIME (MILITARY): 15:45 Hrs | Page : 1

COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	1	0	0	0	0	12	1	0	0	0	0	0	0	10	0	0	24
16:00	2	0	0	0	0	15	2	0	0	0	2	0	1	8	2	1	33
16:15	1	0	0	0	1	9	1	0	1	0	0	0	0	14	0	0	27
16:30	1	0	2	0	0	14	1	0	1	0	0	0	1	10	0	0	30
Hr Total	5	0	2	0	1	50	5	0	2	0	2	0	2	42	2	1	114
16:45	1	0	0	0	1	17	0	0	1	0	0	0	0	3	1	0	24
17:00	0	0	1	0	0	10	1	0	1	0	0	0	0	10	1	0	24
17:15	0	0	0	0	0	15	1	0	1	0	0	0	0	10	1	0	28
17:30	0	0	1	0	0	5	0	0	0	0	0	0	1	7	0	0	14
Hr Total	1	0	2	0	1	47	2	0	3	0	0	0	1	30	3	0	90
17:45	0	0	1	0	0	12	0	0	1	0	1	0	0	4	2	0	21
Hr Total	0	0	1	0	0	12	0	0	1	0	1	0	0	4	2	0	21
TOTAL	6	0	5	0	2	109	7	0	6	0	3	0	3	76	7	1	225

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	1	0	2	0	1	47	2	0	3	0	0	0	1	30	3	0	
Percent	33%	0%	67%	0%	2%	94%	4%	0%	100%	0%	0%	0%	3%	88%	9%	0%	
Pk total	3				50				3				34				
Highest	16:45				16:45				16:45				17:00				
Volume	1	0	0	0	1	17	0	0	1	0	0	0	0	10	1	0	
Hi total	1				18				1				11				
PHF	.75				.69				.75				.77				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/26/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082619
Start Date: 08/26/19
File I.D. : 082619PM

PEDESTRIAN & BICYCLE

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 08/26/19																	
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:15	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	3
16:30	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	1	5
16:45	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	4
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	5
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	2	0	0	0	0	0	0	0	5	0	0	0	3	10

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	
Pk total	0				0				3				2				
Highest	15:45				15:45				17:00				17:00				
Volume	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	
Hi total	0				0				2				2				
PHF	.0				.0				.38				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22222222

DATE: 12/09/19 | US 441 AT CR 235 | Start Date: 12/09/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153403

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/09/19																	
15:30	14	21	15	0	18	227	19	0	34	26	24	0	19	154	29	0	600
15:45	15	19	19	0	35	228	23	0	25	41	29	0	19	116	19	0	588
16:00	11	30	12	0	28	220	19	0	29	30	21	0	23	138	22	0	583
16:15	22	24	20	0	29	204	15	0	35	33	12	0	15	109	19	0	537
Hr Total	62	94	66	0	110	879	76	0	123	130	86	0	76	517	89	0	2308
16:30	14	26	9	0	33	261	27	0	43	30	15	0	32	116	41	1	648
16:45	13	32	18	0	36	259	18	0	36	37	20	0	43	115	37	1	665
17:00	26	39	22	0	41	330	25	0	41	37	20	0	29	150	34	0	794
17:15	9	44	16	0	39	302	18	0	28	44	23	0	51	140	47	0	761
Hr Total	62	141	65	0	149	1152	88	0	148	148	78	0	155	521	159	2	2868
17:30	13	41	26	0	50	285	27	0	31	32	14	0	27	114	44	0	704
Hr Total	13	41	26	0	50	285	27	0	31	32	14	0	27	114	44	0	704
TOTAL	137	276	157	0	309	2316	191	0	302	310	178	0	258	1152	292	2	5880

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	61	156	82	0	166	1176	88	0	136	150	77	0	150	519	162	1	
Percent	20%	52%	27%	0%	12%	82%	6%	0%	37%	41%	21%	0%	18%	62%	19%	0%	
Pk total	299				1430				363				832				
Highest	17:00				17:00				17:00				17:15				
Volume	26	39	22	0	41	330	25	0	41	37	20	0	51	140	47	0	
Hi total	87				396				98				238				
PHF	.86				.90				.93				.87				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22222222

DATE: 12/09/19 | US 441 AT CR 235 | Start Date: 12/09/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153403

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/09/19																	
15:30	13	17	15	0	17	222	16	0	32	19	22	0	19	145	26	0	563
15:45	10	10	18	0	34	210	22	0	22	35	28	0	19	103	19	0	530
16:00	11	20	10	0	26	211	19	0	28	23	18	0	23	122	21	0	532
16:15	21	21	17	0	27	199	15	0	34	29	12	0	15	103	19	0	512
Hr Total	55	68	60	0	104	842	72	0	116	106	80	0	76	473	85	0	2137
16:30	14	24	6	0	32	245	25	0	38	28	13	0	29	113	37	1	605
16:45	13	24	16	0	35	247	17	0	34	37	12	0	42	113	36	1	627
17:00	24	36	21	0	37	324	24	0	39	34	18	0	28	146	34	0	765
17:15	8	39	16	0	38	292	18	0	27	39	22	0	51	133	44	0	727
Hr Total	59	123	59	0	142	1108	84	0	138	138	65	0	150	505	151	2	2724
17:30	13	37	26	0	47	281	27	0	30	29	13	0	27	110	42	0	682
Hr Total	13	37	26	0	47	281	27	0	30	29	13	0	27	110	42	0	682
TOTAL	127	228	145	0	293	2231	183	0	284	273	158	0	253	1088	278	2	5543

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	58	136	79	0	157	1144	86	0	130	139	65	0	148	502	156	1	
Percent	21%	50%	29%	0%	11%	82%	6%	0%	39%	42%	19%	0%	18%	62%	19%	0%	
Pk total	273				1387				334				807				
Highest	17:00				17:00				17:00				17:15				
Volume	24	36	21	0	37	324	24	0	39	34	18	0	51	133	44	0	
Hi total	81				385				91				228				
PHF	.84				.90				.92				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 12/09/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 22222222
Start Date: 12/09/19
File I.D. : 18153403
Page : 1

COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/09/19																	
15:30	1	4	0	0	1	5	3	0	2	7	2	0	0	9	3	0	37
15:45	5	9	1	0	1	18	1	0	3	6	1	0	0	13	0	0	58
16:00	0	10	2	0	2	9	0	0	1	7	3	0	0	16	1	0	51
16:15	1	3	3	0	2	5	0	0	1	4	0	0	0	6	0	0	25
Hr Total	7	26	6	0	6	37	4	0	7	24	6	0	0	44	4	0	171
16:30	0	2	3	0	1	16	2	0	5	2	2	0	3	3	4	0	43
16:45	0	8	2	0	1	12	1	0	2	0	8	0	1	2	1	0	38
17:00	2	3	1	0	4	6	1	0	2	3	2	0	1	4	0	0	29
17:15	1	5	0	0	1	10	0	0	1	5	1	0	0	7	3	0	34
Hr Total	3	18	6	0	7	44	4	0	10	10	13	0	5	16	8	0	144
17:30	0	4	0	0	3	4	0	0	1	3	1	0	0	4	2	0	22
Hr Total	0	4	0	0	3	4	0	0	1	3	1	0	0	4	2	0	22
TOTAL	10	48	12	0	16	85	8	0	18	37	20	0	5	64	14	0	337

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	3	20	3	0	9	32	2	0	6	11	12	0	2	17	6	0	
Percent	12%	77%	12%	0%	21%	74%	5%	0%	21%	38%	41%	0%	8%	68%	24%	0%	
Pk total	26				43				29				25				
Highest	16:45				16:45				16:45				17:15				
Volume	0	8	2	0	1	12	1	0	2	0	8	0	0	7	3	0	
Hi total	10				14				10				10				
PHF	.65				.77				.72				.62				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 12/09/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 22222222
Start Date: 12/09/19
File I.D. : 18153403
Page : 1

PEDESTRIAN & BICYCLE

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 12/09/19																	
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
15:45	0	0	0	0	0	0	0	1	0	1	0	3	0	0	0	0	5
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:15	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
Hr Total	0	0	0	0	0	0	0	3	0	1	0	4	0	0	0	1	9
16:30	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
Hr Total	0	0	0	1	0	0	0	2	0	0	0	2	0	0	0	0	5
17:30	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
Hr Total	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
TOTAL	0	0	0	4	0	0	0	5	0	1	0	6	0	0	0	2	18

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	0	0	0	4	0	0	0	0	0	0	0	2	0	0	0	1	
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	
Pk total	4				0				2				1				
Highest	17:30				15:30				17:15				17:30				
Volume	0	0	0	3	0	0	0	0	0	0	0	2	0	0	0	1	
Hi total	3				0				2				1				
PHF	.33				.0				.25				.25				

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION - DISTRICT TWO

Signal Retiming - City of Alachua

Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

PM PLAN			RAW DATA											
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	178	1164	93	118	583	147	141	132	94	68	134	88
US 441 AND MAIN ST	2	16:45	49	1306	11	48	798	68	72	8	44	9	16	47
US 441 AND NW 147TH DR	3	16:45	131	1173	102	92	874	122	174	13	67	65	14	104
US 441 AND I-75 NB RAMP	4	17:00	45	1166	204	57	810	22	41	13	12	260	17	659
US 441 AND I-75 SB RAMP	5	17:00	45	1618	195	0	956	58	26	0	98	173	22	54
US 441 AND 167TH BLVD	6	17:00	3	1360	305	123	787	0	0	0	0	185	0	49
US 441 AND NW 173RD ST (CR 235A)	7	17:00	105	1392	116	35	711	49	83	26	107	93	20	48

PM PLAN			ADJUSTED BY AGGREGATED FACTOR											1.07
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	190	1245	100	126	624	157	151	141	101	73	143	94
US 441 AND MAIN ST	2	16:45	52	1397	12	51	854	73	77	9	47	10	17	50
US 441 AND NW 147TH DR	3	16:45	140	1255	109	98	935	131	186	14	72	70	15	111
US 441 AND I-75 NB RAMP	4	17:00	48	1248	218	61	867	24	44	14	13	278	18	705
US 441 AND I-75 SB RAMP	5	17:00	48	1731	209	0	1023	62	28	0	105	185	24	58
US 441 AND 167TH BLVD	6	17:00	3	1455	326	132	842	0	0	0	0	198	0	52
US 441 AND NW 173RD ST (CR 235A)	7	17:00	112	1489	124	37	761	52	89	28	114	100	21	51

APPENDIX C

FDOT TRAFFIC DATA

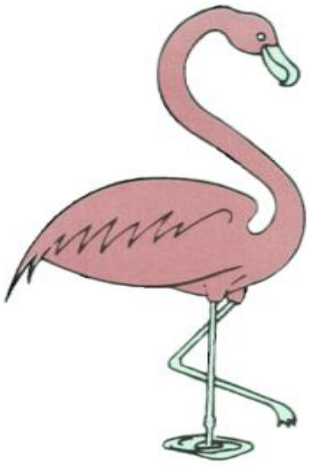
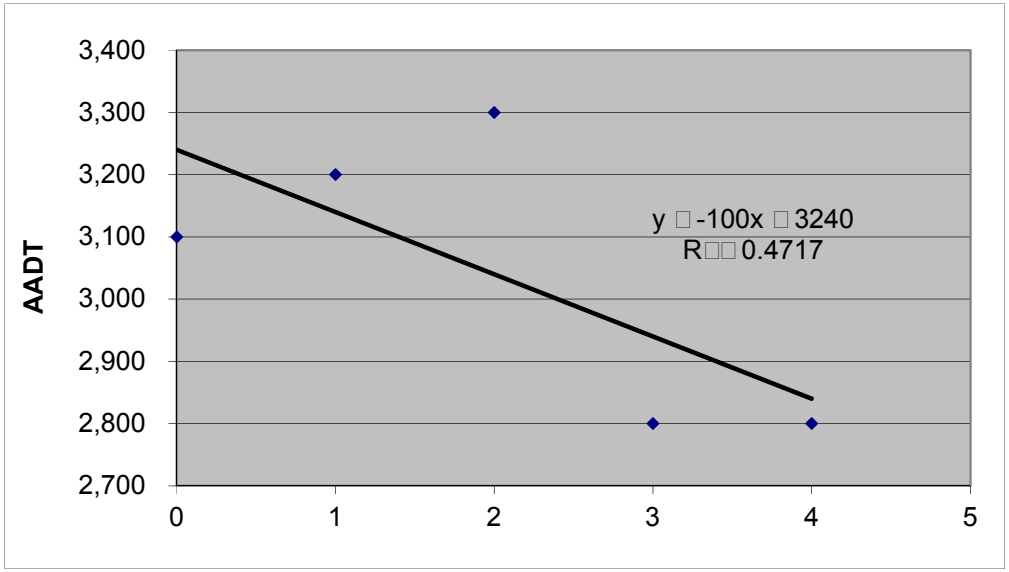


TABLE C1
LINEAR REGRESSION ANALYSIS

CR 241, North of SR 235

Year	□	Actual AADT (Y)	**Predicted AADT**
2014	0	3,100	**3,240**
2015	1	3,200	3,140
2016	2	3,300	3,040
2017	3	2,800	2,940
2018	4	2,800	2,840
2019	5		2,740
2020	6		2,640
2021	7		2,540
2022	8		2,440
2023	9		2,340
2024	10		2,240
2025	11		2,140
2026	12		**2,040**

i = - 3.8%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0240 - CR 241.1 MI. N. OF SR 235

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	2800 F	0	0	9.50	57.90	2.70
2017	2800 C	N 0	S 0	9.50	53.80	2.60
2016	3300 R	0	0	9.50	53.60	2.80
2015	3200 T	0	0	9.50	57.00	2.60
2014	3100 S			9.50	57.40	2.40
2013	3100 F	0	0	9.50	57.80	2.60
2012	3100 C	N 0	S 0	9.50	58.40	2.50

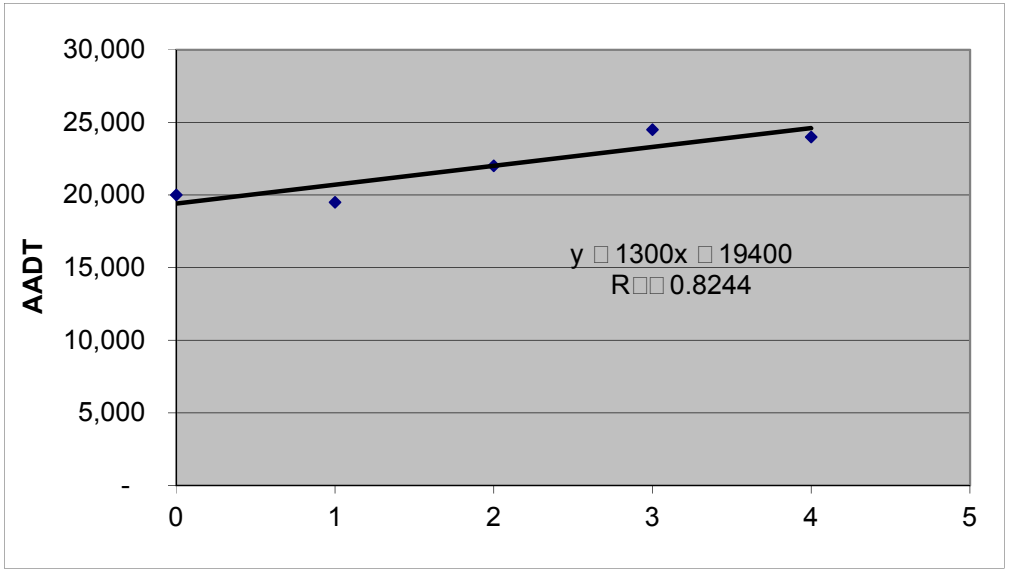
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441, Southeast of NW 147th Drive

Year	□	Actual AADT (Y)	**Predicted AADT**
2014	0	20,000	**19,400**
2015	1	19,500	20,700
2016	2	22,000	22,000
2017	3	24,500	23,300
2018	4	24,000	24,600
2019	5		25,900
2020	6		27,200
2021	7		28,500
2022	8		29,800
2023	9		31,100
2024	10		32,400
2025	11		33,700
2026	12		**35,000**

i = 5.0%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5106 - SR 20 .4 MI. NW OF SR 235

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	24000 C	N 12000	S 12000	9.50	57.90	4.90
2017	24500 C	N 12500	S 12000	9.50	53.80	4.60
2016	22000 C	N 11000	S 11000	9.50	53.60	4.90
2015	19500 C	N 9700	S 9800	9.50	57.00	5.20
2014	20000 C	N 10000	S 10000	9.50	57.40	5.40
2013	19800 C	N 9800	S 10000	9.50	57.80	5.00
2012	18900 C	N 9600	S 9300	9.50	58.40	4.90
2011	18600 C	N 9200	S 9400	9.50	58.80	5.50
2010	17600 C	N 8700	S 8900	10.13	59.87	5.10
2009	19600 C	N 9600	S 10000	10.04	57.81	6.20
2008	19400 C	N 9800	S 9600	10.17	57.73	7.30
2007	20000 C	N 10000	S 10000	10.22	58.44	5.70
2006	20500 C	N 10000	S 10500	9.98	59.05	6.70
2005	20000 C	N 10000	S 10000	10.10	58.20	19.60
2004	19900 C	N 10000	S 9900	10.20	62.30	9.10
2003	21000 C	N 10500	S 10500	10.20	59.50	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/24/2018
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	19	17	14	8	58	12	9	10	10	41	99
0100	11	8	14	11	44	1	20	13	6	40	84
0200	5	6	10	12	33	5	4	5	11	25	58
0300	6	9	8	7	30	10	8	21	15	54	84
0400	14	11	6	30	61	18	22	39	33	112	173
0500	36	39	46	38	159	59	88	114	106	367	526
0600	82	97	130	139	448	187	206	252	278	923	1371
0700	172	195	180	183	730	311	310	346	269	1236	1966
0800	185	174	123	148	630	230	304	232	159	925	1555
0900	161	158	148	142	609	206	212	195	169	782	1391
1000	172	168	179	200	719	163	149	159	156	627	1346
1100	186	184	208	222	800	191	176	203	180	750	1550
1200	213	201	187	181	782	232	188	215	220	855	1637
1300	196	203	181	205	785	228	224	212	201	865	1650
1400	225	199	208	240	872	209	159	184	184	736	1608
1500	241	235	252	282	1010	219	217	237	206	879	1889
1600	261	314	285	300	1160	226	168	267	211	872	2032
1700	327	337	348	277	1289	241	215	220	174	850	2139
1800	282	202	177	166	827	174	156	147	123	600	1427
1900	171	147	119	116	553	130	102	100	92	424	977
2000	123	124	102	76	425	117	113	95	74	399	824
2100	66	68	59	48	241	74	75	57	61	267	508
2200	40	36	26	30	132	43	23	25	25	116	248
2300	21	17	20	18	76	23	15	10	6	54	130
24-HOUR TOTALS:					12473					12799	25272

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	743	645	1245	700	1966
P.M.	1645	1312	1630	934	1645	2199
DAILY	1645	1312	645	1245	1645	2199

GENERATED BY SPS 5.0.53P

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/25/2018
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	12	11	9	12	44	20	13	17	13	63	107
0100	8	7	13	8	36	12	19	7	7	45	81
0200	8	11	9	6	34	10	14	5	9	38	72
0300	11	13	12	5	41	7	9	18	11	45	86
0400	11	21	8	32	72	14	29	17	35	95	167
0500	38	45	54	48	185	59	96	114	123	392	577
0600	73	106	102	104	385	160	221	246	269	896	1281
0700	161	206	182	180	729	331	311	344	261	1247	1976
0800	185	185	151	119	640	265	258	245	187	955	1595
0900	137	167	133	169	606	169	171	190	141	671	1277
1000	151	151	152	178	632	158	141	147	176	622	1254
1100	150	240	207	247	844	205	193	216	220	834	1678
1200	220	202	221	246	889	231	215	252	210	908	1797
1300	197	190	205	186	778	223	194	210	182	809	1587
1400	203	237	195	226	861	187	189	190	197	763	1624
1500	225	233	257	290	1005	212	239	207	201	859	1864
1600	281	296	306	348	1231	204	190	196	213	803	2034
1700	332	322	282	271	1207	214	214	192	184	804	2011
1800	259	195	184	181	819	182	165	167	135	649	1468
1900	159	128	145	128	560	127	130	105	109	471	1031
2000	134	145	109	103	491	107	96	90	97	390	881
2100	92	75	63	42	272	73	91	63	61	288	560
2200	49	38	32	34	153	35	35	34	27	131	284
2300	20	30	27	15	92	29	21	18	10	78	170
24-HOUR TOTALS:					12606					12856	25462

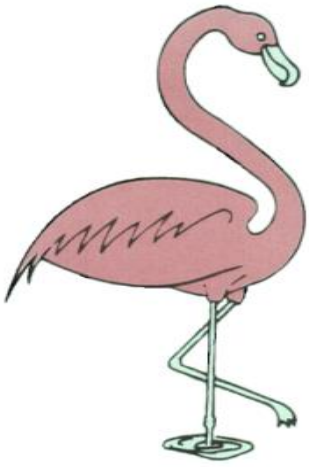
PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	753	645	1255	700	1976
P.M.	1630	1308	1200	908	1630	2145
DAILY	1630	1308	645	1255	1630	2145

GENERATED BY SPS 5.0.53P

APPENDIX D

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

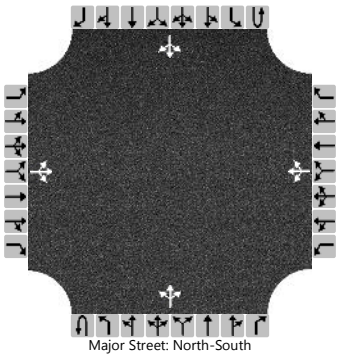
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		2	28	0		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			2				0		
Capacity, c (veh/h)			924				1052			1467				1598		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.9				8.4			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				8.4				0.5				0.0			
Approach LOS	A				A											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

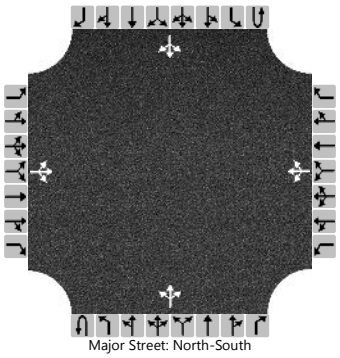
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		18	0	0		0	30	4		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				18			0				0		
Capacity, c (veh/h)			924				805			1467				1590		
v/c Ratio			0.00				0.02			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.1			0.0				0.0		
Control Delay (s/veh)			8.9				9.6			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				9.6				0.0				0.0			
Approach LOS	A				A											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

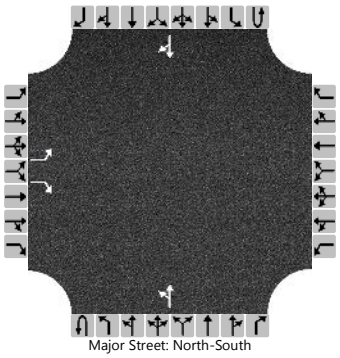
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		2		102						33	34				127	1
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		104						34						
Capacity, c (veh/h)		738		920						1455						
v/c Ratio		0.00		0.11						0.02						
95% Queue Length, Q_{95} (veh)		0.0		0.4						0.1						
Control Delay (s/veh)		9.9		9.4						7.5						
Level of Service (LOS)		A		A						A						
Approach Delay (s/veh)		9.4								3.8						
Approach LOS		A														

Copyright © 2019 University of Florida. All Rights Reserved.

PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

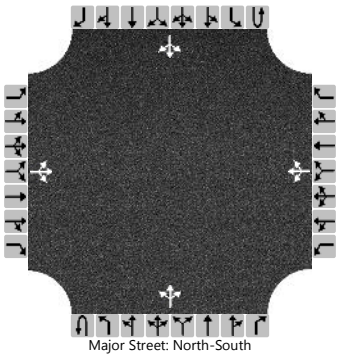
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		7	133	2		0	60	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			8				0		
Capacity, c (veh/h)			1004				905			1549				1446		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				9.0			7.3				7.5		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.6				9.0				0.4				0.0			
Approach LOS	A				A											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

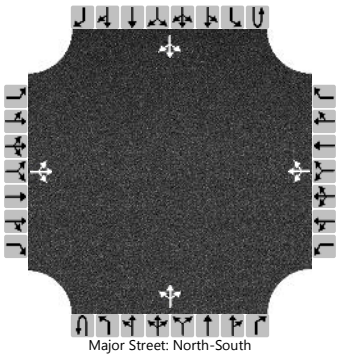
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		7	0	0		1	142	9		0	62	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				8			1				0		
Capacity, c (veh/h)			1001				726			1546				1424		
v/c Ratio			0.00				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				10.0			7.3				7.5		
Level of Service (LOS)			A				B			A				A		
Approach Delay (s/veh)	8.6				10.0				0.1				0.0			
Approach LOS	A				B											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

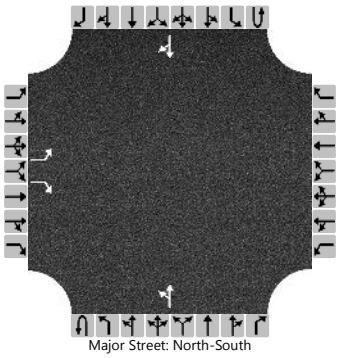
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		1		65						110	152				60	2
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

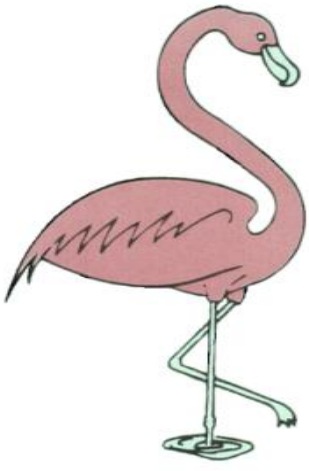
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1		71						121						
Capacity, c (veh/h)		500		996						1533						
v/c Ratio		0.00		0.07						0.08						
95% Queue Length, Q_{95} (veh)		0.0		0.2						0.3						
Control Delay (s/veh)		12.2		8.9						7.5						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)		8.9								3.6						
Approach LOS		A														

Copyright © 2019 University of Florida. All Rights Reserved.

APPENDIX E

SIGNAL TIMINGS



EXISTING TIMINGS

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Phase [1.1.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Ped Clearance	0	28	0	31	0	19	0	31	0	0	0	0	0	0	0	0
Min Green	4	20	4	6	4	20	4	6	0	0	0	0	0	0	0	0
Passage	2	3.5	2	3	2	3.5	2	3	0	0	0	0	0	0	0	0
Max1	15	50	15	30	15	50	15	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow	4.8	4.9	3.8	4	4.9	4.9	4	4	0	0	0	0	0	0	0	0
Red	2	2	2.6	3.1	2	2	2.1	3.1	0	0	0	0	0	0	0	0
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Exit		ON				ON										
Rest In Walk																

Phase Option [1.1.2]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

City of Gainesville Timing Sheet 8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Backup Time	Red Revert	Console Timeout	Tone Disable	Feature Profile	Phase Mode	Diamond Mode	SDLC Retry Time	TS2 Det Faults	Cycle Fault Action	Max Cycle Time	Max Seek Track Time	Max Seek Dwell Time	Enable Run	Local Flash Start	Start Red Time	Disable Init Ped	Yellow 3 Second Disable	Omit Yellow Enable	Free Ring Sequence
	OFF	900	3	10	OFF		STD8	4PH		OFF	ALARM				ON	ON		OFF	OFF	OFF	1

Comm, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	Port	System-Up	Sys-Down	PC/Print	Aux 232
160			OFF					

Port Parameters [6.2]

Comm	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	OFF	ON	OFF

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1																	NORMAL		3.5	1.5
Overlap 2	1								2								R-T/OTH		5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4	3								4								R-T/OTH		4	1
Overlap 5																	NORMAL		3.5	1.5
Overlap 6	5								6								R-T/OTH		5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8	7								8								R-T/OTH		4	1

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds									
Overlap 1																									OFF	OFF
Overlap 2																									OFF	ON
Overlap 3																									OFF	OFF
Overlap 4																									OFF	ON
Overlap 5																									OFF	OFF
Overlap 6																									OFF	ON
Overlap 7																									OFF	OFF
Overlap 8																									OFF	ON

Detector, Vehicle Parameters 1-16 [5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	1	6	8	3	2	5	4	7	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	2	2	4	4	6	6	8	8	9	10	11	12	2	4	6	8								
Type	OLP	VEH	OLP	VEH	OLP	VEH	OLP	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Flash 1-2 Hertz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Alt Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [1.3.3]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2_V14	ON	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1		1									1	1			
2		1		1							1	1			
3	1								1	1					
4	1		1						1	1					
5				1											
6		1		1											
7			1												
8	1		1												
9															
10															
11															
12															
13		1													
14	1														
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac								Detector								MMU	Diag
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
Present	ON	ON							ON								ON	
Peer to Peer																		

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

City of Gainesville | Timing Sheet | 8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash						
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1	4	2	3	4	2	1
Dwell P2	8	6	8	7	5	6
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						

27	ON
28	ON
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	ON
60	
61	ON
62	
63	
64	

27	ON
28	ON
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	
60	
61	
62	
63	
64	

Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6						
Dwell Ped7						
Dwell Ped8						
Exit R1	4	2	4	4	2	2
Exit R2	8	6	8	8	6	6
Exit R3						
Exit R4						

Alarms, Parameters [1.4.1]
Auto Flash Parameter

Yellow	Red	Mode	Source
4	2	VOT_MON	TEST B

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled
ON	ON

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases	2	6										
Overlaps												

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable	ON	ON	ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MIN	MIN	MIN	MIN	MIN	MIN
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1			4	8	6	2
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						

Dwell Over 12						
Ped Clear						
Yellow	4	4	4	4	4	4
Red	1	1	1	1	1	1
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX INH	FLOAT

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active	
FRC	TIMED	TIMED	NO_RECYCLE	ON	OFF	ON	OFF	OFF	0	+	OFF	ON

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	150	130	160	110	130	130	150									
Offset Time	20	93		10	58	58	35									
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Coordination, Splits [2.7.1]

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	84	22	22	22	84	22	22								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	72	18	22	18	72	22	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	67	19	56	22	63	26	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	50	19	23	18	50	24	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	45	19	48	18	45	18	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	69	19	20	18	73	19	20								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	59	18	55	22	55	24	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON

Coord-Ph		ON														

Split Table 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

TB Coor, Advanced Scheduler [4.3]

	Month												Day of Week							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
5																																																	5
6																																																	6
7																																																	7
8																																																	8
9																																																	9
10																																																	10
11																																																	11
12																																																	12
13																																																	13
14																																																	14
15																																																	15
16																																																	16
17																																																	17
18																																																	18

| | | |

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

TB Coor, Action Table [4.5]

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1											
2	2											
3	3											
4	4											
5	5											
6	6											
7	7											
8	8											
9	9											
10	10											
11	11											
12	12											
13	13											
14	14											
15	15											
16	16											
17	17											
18	18											
19	19											
20	20											
21	21											
22	22											
23	23											
24	24											
25	25											
26	26											
27	27											
28	28											
29	29											
30	30											
31	31											
32	32											
33	33											
34	34											
35	35											
36	36											
37	37											
38	38											
39	39											
40	40											
41	41											
42	42											
43	43											
44	44											
45	45											
46	46											
47	47											
48	48											
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												
61												
62												
63												
64												
99												
100	255											

City of Gainesville Traffic Operations
Intersection Timing Sheet

Name	US 441 □ SR 235 (Alachua)		Mod. Date	5/23/2017	Initial Operation Date
Intersection ID	11	System ID 175	Mod. No.	1	____/____/_____

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8	Other(A)	Other(B)
Direction	EBL	WBT	SBL	NBT	WBL	EBT	NBL	SBT		
Initial	4	15	4	6	4	15	4	6		
Passage	2.0	3.5	2.0	4.0	2.0	3.5	2.0	4.0		
Max1	25.0	45.0	20.0	35.0	25.0	45.0	20.0	35.0		
Max2										
Yellow	4.0	4.5	4.0	4.0	4.0	4.5	4.0	4.0		
All Red	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		
Walk		7.0		5.0		7.0		7.0		
Ped Clear		26.0		22.0		26.0		22.0		
Recall		MIN				MIN				
Flash Pattern										
Left TurnType										
Detect Type										

Preemption

Fire Station	☐ Active	Emergency Opticom	☐ Active	Preemption Notes
Bridge	☐ Active	Emergency.now	☐ Active	
Rail Road	☐ Active	Other_____	☐ Active	

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Pattern 1	16	49	16	39	17	48	16	39	120	0
Pattern 2	20	45	16	39	20	45	16	39	120	106
Pattern 3	17	50	14	39	17	50	14	39	120	4
Pattern 4	12	46	12	20	12	46	12	20	90	56
Pattern 5										
Pattern 6										
Pattern 7										

Schedule Implementation

Schedule Notes

Day Plan 1 (Mon-Thurs)			Day Plan 2 (Fri)			Day Plan 3 (Sat)		
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern
0:00	5:45	FREE	0:00	5:45	FREE	0:00	8:00	FREE
5:45	6:30	4	5:45	6:30	4	8:00	18:00	1
6:30	9:00	2	6:30	9:00	2	18:00	21:00	4
9:00	15:00	1	9:00	15:00	1	21:00	0:00	FREE
15:00	19:00	3	15:00	19:00	3			
19:00	20:30	1	19:00	20:30	1			
20:30	22:00	4	20:30	22:00	4			
22:00	0:00	FREE	22:00	0:00	FREE			

Schedule Notes

Day Plan 4 (Sun)								
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern
0:00	8:00	FREE						
8:00	18:00	1						
18:00	21:00	4						
21:00	0:00	FREE						

Part III — Equipment Information

Equipment (N)	Manufacturer	Equipment (C)	Manufacturer	Equipment (V)	Manufacturer
Switch	☐ ITS-Express	Controller	☐ Naztec	CCTV	☐ Bosch
Wireless	☐	CMU/MMU	☐	Video Detection	☐ Iteris
Other_____	☐	Other_____	☐	Other_____	☐

CONSULTANT (FUTURE) TIMINGS

Time of Day Plan

Designed By:	J.M.
Date:	4/19/2019
Checked By:	R. A. A
Date:	4/19/2019

Section:	26020000
Corridor:	US 441
From:	NW 140th St/SR 235
To:	NW 173rd St/CR 235A

TIME OF DAY

Day	Plan	Time		Pattern	Cycle Length
Monday Thru Friday	FREE	0:00	6:00	-	FREE
	AM	6:00	10:00	1	130
	MIDDAY	10:00	16:15	2	130
	PM	16:15	18:15	3	160
	NT	18:15	21:30	4	110
	FREE	21:30	0:00	-	FREE
Saturday	FREE	0:00	7:00	-	FREE
	NT	7:00	9:00	4	110
	WKN OffPk	9:00	12:30	6	130
	WKN	12:30	18:00	5	130
	NT	18:00	21:00	4	110
	FREE	21:00	0:00	-	FREE
Sunday	FREE	0:00	9:00	-	FREE
	NT	9:00	11:00	4	110
	WKN OffPk	11:00	17:30	6	130
	NT	17:30	21:00	4	110
	FREE	21:00	0:00	-	FREE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	18.481	**Node**	3
Date:	4/19/2019	**Sig ID**	160	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	10
Date:	4/19/2019	**Min. Street**	NW 147th Dr	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Speed Limit (mph)	*45*	*45*	*25*	*30*	*45*	*45*	*30*	*25*	
Vehicle Traversed Width	*116*	*111*	*109*	*130*	*104*	*109*	*115*	*128*	
Approach Grades	*0.3%*	*-0.9%*	*-7.2%*	*-4.4%*	*-0.9%*	*0.3%*	*-4.4%*	*-7.2%*	
Ped-X (curb to curb)		*95*		*106*		*64*		*106*	
Crossing Time		*28*		*31*		*19*		*31*	
Ped-X (button to curb)		*6*		*12*		*13*		*13*	
Ped-X (button to far curb)		101		118		77		119	
Crossing Time (to far curb)		*34*		*40*		*26*		*40*	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Turn Type	*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		
Min Green	*4*	*20*	*4*	*6*	*4*	*20*	*4*	*6*	
Ext	*2.0*	*3.5*	*2.0*	*3.0*	*2.0*	*3.5*	*2.0*	*3.0*	
Yellow Change Interval	*4.8*	*4.9*	*3.8*	*4.0*	*4.9*	*4.8*	*4.0*	*3.8*	
Red Clearance Interval	*2.0*	*2.0*	*2.6*	*2.5*	*2.0*	*2.0*	*2.1*	*3.1*	
Max I	*15*	*50*	*15*	*30*	*15*	*50*	*15*	*30*	
Max II									
Walk		*7*		*7*		*7*		*7*	
Flashing Don't Walk		*28*		*31*		*19*		*31*	
Min Splits	*11.0*	*42.0*	*11.0*	*45.0*	*11.0*	*33.0*	*11.0*	*45.0*	
Detector Memory		*ON*				*ON*			
Det. Cross Switch.	*ON*		*ON*		*ON*		*ON*		
Recall		*Min*				*Min*			
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*75*	*19*	*18*	*18*	*75*	*19*	*18*	*130*	*37*	*1*
MIDDAY	***2***		*18*	*74*	*18*	*20*	*18*	*74*	*20*	*18*	*130*	*93*	*1*
PM	***3***		*18*	*71*	*19*	*52*	*22*	*67*	*26*	*45*	*160*	*1*	*1*
PM Alt	***7***		*18*	*63*	*18*	*51*	*22*	*59*	*24*	*45*	*150*	*35*	*1*
NT	***4***		*18*	*55*	*19*	*18*	*18*	*55*	*19*	*18*	*110*	*10*	*1*
WKN	***5***		*18*	*49*	*19*	*44*	*18*	*49*	*18*	*45*	*130*	*99*	*1*
WKN OffPk	***6***		*22*	*69*	*19*	*20*	*18*	*73*	*19*	*20*	*130*	*99*	*1*

Notes

1. Offset referenced to end of first through movement 2 & 6
2. Program float force-offs
3. Program Max Inhibit during coordination

All Patterns

Ring-1	1	2	3	4
Ring-2	5	6	7	8

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	17.962	**Node**	1
Date:	4/19/2019	**Sig ID**	175	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	10
Date:	4/19/2019	**Min. Street**	NW 140th St/CR 235	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	***SBL***	***NB***	***WBL***	***EB***	***NBL***	***SB***	***EBL***	***WB***	
Speed Limit (mph)	*45*	*45*	*30*	*30*	*45*	*45*	*30*	*30*	
Vehicle Traversed Width	*96*	*126*	*171*	*161*	*135*	*149*	*173*	*170*	
Approach Grades	*-1.0%*	*0.6%*	*-7.0%*	*4.5%*	*0.6%*	*-1.0%*	*4.5%*	*-7.0%*	
Ped-X (curb to curb)		*83*		*116*		*63*		*105*	
Crossing Time		*24*		*34*		*18*		*30*	
Ped-X (button to curb)		*14*		*12*		*16*		*11*	
Ped-X (button to far curb)		97		128		79		116	
Crossing Time (to far curb)		*33*		*43*		*27*		*39*	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	***SBL***	***NB***	***WBL***	***EB***	***NBL***	***SB***	***EBL***	***WB***	
Turn Type	*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		
Min Green	*4*	*15*	*4*	*6*	*4*	*15*	*4*	*6*	
Ext	*2.0*	*3.5*	*2.0*	*9.0*	*2.0*	*3.5*	*2.0*	*9.0*	
Yellow Change Interval	*4.9*	*4.8*	*4.3*	*3.7*	*4.8*	*4.9*	*3.7*	*4.3*	
Red Clearance Interval	*2.0*	*2.0*	*3.4*	*3.2*	*2.0*	*2.0*	*3.4*	*3.4*	
Max I	*25*	*50*	*20*	*35*	*25*	*50*	*20*	*35*	
Max II									
Walk		*7*		*7*		*7*		*7*	
Flashing Don't Walk		*24*		*34*		*18*		*30*	
Min Splits	*11.0*	*38.0*	*12.0*	*48.0*	*11.0*	*32.0*	*12.0*	*45.0*	
Detector Memory		*ON*		*ON*		*ON*			
Det. Cross Switch.	*ON*		*ON*		*ON*		*ON*		
Recall		*Max*				*Max*		*Min*	
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*57*	*20*	*35*	*20*	*55*	*20*	*35*	*130*	*88*	*1*
MIDDAY	***2***		*18*	*56*	*18*	*38*	*18*	*56*	*19*	*37*	*130*	*19*	*1*
PM	***3***		*18*	*74*	*20*	*48*	*24*	*68*	*23*	*45*	*160*	*150*	*1*
PM Alt	***7***		*18*	*66*	*18*	*48*	*20*	*64*	*21*	*45*	*150*	*147*	*1*
NT	***4***		*18*	*48*	*18*	*26*	*18*	*48*	*21*	*23*	*110*	*73*	*1*
WKN	***5***		*18*	*57*	*22*	*33*	*18*	*57*	*33*	*22*	*130*	*60*	*1*
WKN OffPk	***6***		*19*	*44*	*19*	*48*	*18*	*45*	*22*	*45*	*130*	*60*	*1*

Notes

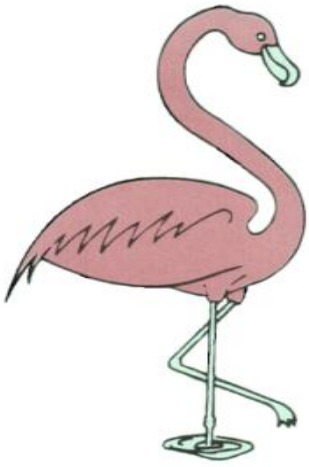
1. Offset referenced to end of first through movement 2 & 6
2. Program Max inhibit during coordination
3. Program float force-offs

All Patterns

Ring-1	1	2	3	4
Ring-2	5	6	7	8

APPENDIX F

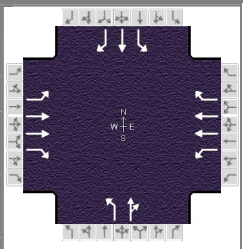
SIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_AM_US441_NW147.xus		
Project Description	2019 AM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1048	66	34	675	59	93	10	65	38	8	48

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

								1	2	3	4	
Green	3.2	0.5	101.9	4.6	5.9	7.0						
Yellow	4.8	0.0	4.9	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.1	0.0	3.1						
							5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.5	109.3	10.0	108.8	16.6	20.0	10.7	14.1
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	3.5		3.0		10.3	9.7	5.5	6.9
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.1	0.2	0.0	0.1
Phase Call Probability	0.90		0.80		0.99	1.00	0.83	1.00
Max Out Probability	0.00		0.00		0.04	0.00	0.00	0.00

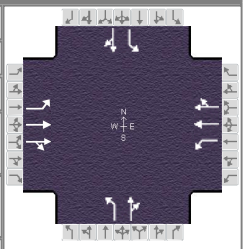
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	55	1178	66	38	758	60	104	84		43	9	48
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1579		1739	1707	1447
Queue Service Time (g_s), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Cycle Queue Clearance Time (g_c), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Green Ratio (*g/C*)	0.70	0.68	0.68	0.70	0.68	0.68	0.12	0.09		0.08	0.05	0.05
Capacity (*c*), veh/h	522	2354	1031	383	2323	966	226	136		128	80	68
Volume-to-Capacity Ratio (*X*)	0.106	0.500	0.064	0.100	0.326	0.062	0.462	0.619		0.332	0.112	0.712
Back of Queue (*Q*), ft/ln (95 th percentile)	24.4	95.5	33.6	15.8	61.2	32.3	173.2	154.6		73.7	17.2	103.4
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	3.6	1.3	0.6	2.3	1.2	6.8	5.9		2.8	0.6	3.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.08	0.00	0.13	0.08	0.00	0.00	0.00	1.03		0.33	0.00	0.26
Uniform Delay (d_1), s/veh	6.9	2.5	7.9	7.2	2.5	8.1	61.1	66.2		65.5	68.5	70.5
Incremental Delay (d_2), s/veh	0.0	0.8	0.1	0.0	0.4	0.1	0.5	4.5		0.6	0.6	12.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.9	3.3	8.0	7.3	2.9	8.2	61.6	70.7		66.1	69.1	83.4
Level of Service (LOS)	A	A	A	A	A	A	E	E		E	E	F
Approach Delay, s/veh / LOS	3.7	A		3.4	A		65.7	E		74.7	E	
Intersection Delay, s/veh / LOS	11.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

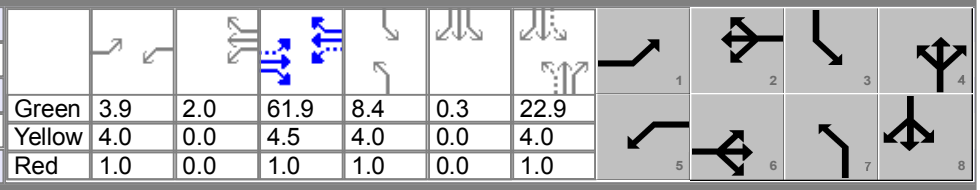
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/CR 235	File Name	Ex_2019_AM_US441_CR235.xus		
Project Description	2019 AM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	63	1048	11	99	460	50	104	141	82	113	214	38

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.9	2.0	61.9	8.4	0.3	22.9						
Yellow	4.0	0.0	4.5	4.0	0.0	4.0						
Red	1.0	0.0	1.0	1.0	0.0	1.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.9	67.4	10.9	69.4	13.4	27.9	13.8	28.2
Change Period, ($Y+R_c$), s	5.0	5.5	5.0	5.5	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	5.0	3.0	4.9
Queue Clearance Time (g_s), s	4.2		5.9		8.6	20.3	8.9	22.0
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	1.1	0.0	1.2
Phase Call Probability	0.90		0.97		0.98	1.00	0.98	1.00
Max Out Probability	0.00		0.00		1.00	0.01	1.00	0.02

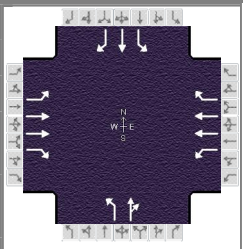
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	70	589	587	110	287	279	116	248		126	280	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1819	1570	1811	1748	1668	1560		1739	1633	
Queue Service Time (g_s), s	2.2	21.2	21.4	3.9	10.6	10.7	6.6	18.3		6.9	20.0	
Cycle Queue Clearance Time (g_c), s	2.2	21.2	21.4	3.9	10.6	10.7	6.6	18.3		6.9	20.0	
Green Ratio (*g/C*)	0.55	0.52	0.52	0.57	0.53	0.53	0.26	0.19		0.26	0.19	
Capacity (*c*), veh/h	475	942	939	279	965	931	188	298		229	316	
Volume-to-Capacity Ratio (*X*)	0.147	0.626	0.626	0.394	0.298	0.300	0.615	0.832		0.548	0.886	
Back of Queue (*Q*), ft/ln (95 th percentile)	38.8	289.6	298.3	67.1	202.3	212	135.2	351		139	400.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.5	11.1	11.2	2.4	7.7	7.6	5.0	12.4		5.3	14.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.19	0.00	0.00	0.45	0.00	0.00	0.90	0.00		0.93	0.00	
Uniform Delay (d_1), s/veh	13.3	12.4	12.5	14.8	15.6	15.6	37.3	46.7		36.6	47.1	
Incremental Delay (d_2), s/veh	0.1	3.1	3.1	0.3	0.8	0.8	1.7	9.2		0.8	13.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.3	15.5	15.7	15.1	16.4	16.4	39.0	55.9		37.4	60.8	
Level of Service (LOS)	B	B	B	B	B	B	D	E		D	E	
Approach Delay, s/veh / LOS	15.5	B		16.2	B		50.5	D		53.6	D	
Intersection Delay, s/veh / LOS	26.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.5	1.9	73.8	11.8	0.2	11.4	1	2	3	4		
Yellow	4.9	0.0	4.9	3.8	0.0	4.0	5	6	7	8		
Red	2.0	0.0	2.0	2.6	0.0	3.1						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.3	82.6	10.4	80.7	18.5	18.8	18.2	18.5
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	5.6		3.8		12.6	12.9	11.9	13.4
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.02		0.00		1.00	1.00	1.00	1.00

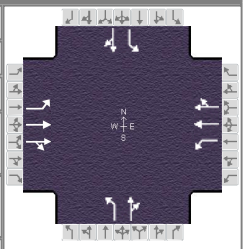
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Cycle Queue Clearance Time (g_c), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Green Ratio (*g/C*)	0.61	0.58	0.58	0.59	0.57	0.57	0.18	0.09		0.18	0.09	0.09
Capacity (*c*), veh/h	317	2007	879	151	1940	807	328	143		214	150	127
Volume-to-Capacity Ratio (*X*)	0.351	0.901	0.116	0.394	0.599	0.142	0.490	0.938		0.689	0.172	1.158
Back of Queue (*Q*), ft/ln (95 th percentile)	61.3	463.6	63.7	37.8	237.6	79.9	212.2	282.1		214.1	40.3	394.2
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3	17.7	2.4	1.5	9.0	2.9	8.3	10.8		8.2	1.5	14.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.20	0.00	0.25	0.19	0.00	0.00	0.00	1.88		0.95	0.00	0.99
Uniform Delay (d_1), s/veh	12.6	11.8	12.2	23.9	9.2	13.2	47.6	58.8		48.4	54.9	59.3
Incremental Delay (d_2), s/veh	0.2	7.0	0.3	0.6	1.4	0.4	0.4	56.8		6.6	0.5	128.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	12.8	18.8	12.4	24.5	10.6	13.6	48.0	115.6		55.0	55.5	187.8
Level of Service (LOS)	B	B	B	C	B	B	D	F		D	E	F
Approach Delay, s/veh / LOS	18.1	B		11.5	B		78.7	E		116.0	F	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

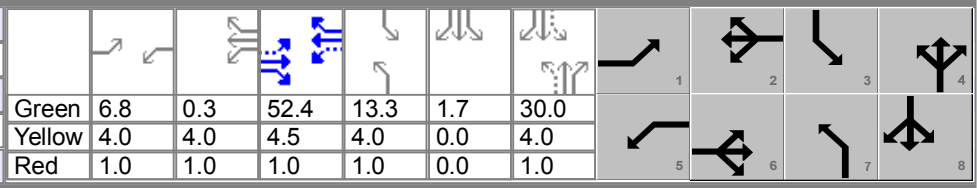
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 7:15
Intersection	US 441/CR 235	File Name	2028_B_AM_US441_CR235.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1771	25	161	768	91	173	252	133	223	412	62

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	6.8	0.3	52.4	13.3	1.7	30.0			
Yellow	4.0	4.0	4.5	4.0	0.0	4.0			
Red	1.0	1.0	1.0	1.0	0.0	1.0			

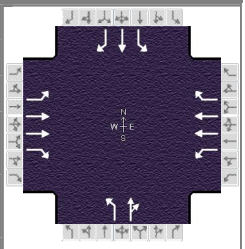
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.8	57.9	17.1	63.2	18.3	35.0	20.0	36.7
Change Period, ($Y+R_c$), s	5.0	5.5	5.0	5.5	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	5.0	3.0	4.9
Queue Clearance Time (g_s), s	6.8		12.0		13.3	32.0	16.3	33.7
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.1	0.0	0.0	0.0
Phase Call Probability	0.98		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.01		0.84		1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	113	998	998	179	486	468	192	428		248	527	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1817	1570	1811	1743	1668	1566		1739	1639	
Queue Service Time (g_s), s	4.8	52.4	52.4	10.0	26.5	26.5	11.3	30.0		14.3	31.7	
Cycle Queue Clearance Time (g_c), s	4.8	52.4	52.4	10.0	26.5	26.5	11.3	30.0		14.3	31.7	
Green Ratio (*g/C*)	0.46	0.40	0.40	0.51	0.44	0.44	0.33	0.23		0.35	0.24	
Capacity (*c*), veh/h	279	737	733	201	804	774	226	361		256	399	
Volume-to-Capacity Ratio (*X*)	0.407	1.354	1.361	0.891	0.605	0.605	0.849	1.184		0.968	1.319	
Back of Queue (*Q*), ft/ln (95 th percentile)	90.9	2055.6	2125	325.7	454.6	471.6	265.7	934.2		374.9	1284.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	79.1	79.9	11.5	17.4	16.8	9.8	33.1		14.4	45.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.45	0.00	0.00	2.17	0.00	0.00	1.77	0.00		2.50	0.00	
Uniform Delay (d_1), s/veh	23.2	30.0	30.3	36.8	27.5	27.5	36.1	50.0		36.6	49.2	
Incremental Delay (d_2), s/veh	0.4	168.3	171.3	26.3	3.4	3.5	20.2	107.5		46.9	160.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.5	198.4	201.6	63.1	30.9	31.0	56.3	157.5		83.5	209.4	
Level of Service (LOS)	C	F	F	E	C	C	E	F		F	F	
Approach Delay, s/veh / LOS	190.5	F		36.0	D		126.1	F		169.1	F	
Intersection Delay, s/veh / LOS	140.6						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

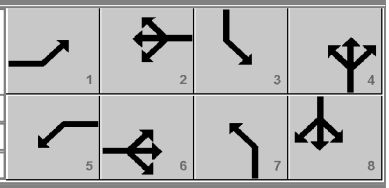
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.6	2.3		69.4	11.7	0.3	15.6					
Yellow	4.9	0.0		4.9	3.8	0.0	4.0					
Red	2.0	0.0		2.0	2.6	0.0	3.1					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.7	78.5	10.5	76.3	18.3	22.9	18.1	22.7
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	5.9		3.9		12.2	12.5	11.5	15.0
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.3	0.5	0.2	0.6
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

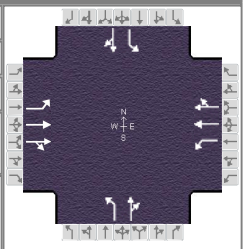
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Cycle Queue Clearance Time (g_c), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Green Ratio (*g/C*)	0.58	0.55	0.55	0.56	0.53	0.53	0.22	0.12		0.21	0.12	0.12
Capacity (*c*), veh/h	293	1900	832	124	1825	759	370	194		243	205	173
Volume-to-Capacity Ratio (*X*)	0.379	0.951	0.123	0.480	0.637	0.151	0.434	0.691		0.606	0.126	0.849
Back of Queue (*Q*), ft/ln (95 th percentile)	67.8	643.6	69.7	43.8	281.3	87.8	205	205.4		195.7	38.5	248.7
Back of Queue (*Q*), veh/ln (95 th percentile)	2.5	24.6	2.6	1.8	10.7	3.1	8.0	7.9		7.5	1.4	9.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.28	0.22	0.00	0.00	0.00	1.37		0.87	0.00	0.62
Uniform Delay (d_1), s/veh	15.1	15.7	14.1	29.9	12.1	15.4	44.0	54.7		45.0	51.1	56.1
Incremental Delay (d_2), s/veh	0.3	12.0	0.3	1.1	1.7	0.4	0.3	4.4		0.9	0.3	10.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	15.4	27.7	14.4	31.0	13.8	15.8	44.3	59.1		45.9	51.4	66.9
Level of Service (LOS)	B	C	B	C	B	B	D	E		D	D	E
Approach Delay, s/veh / LOS	26.3	C		14.8	B		51.0	D		56.0	E	
Intersection Delay, s/veh / LOS	26.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

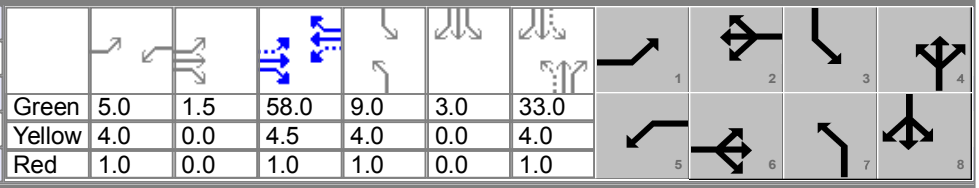
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2028 BUILD - Optimized Timings	Analysis Period	1> 7:15
Intersection	US 441/CR 235	File Name	OPT_2028_B_AM_US441_CR235.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1771	25	161	768	91	173	252	133	223	412	62

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	5.0	1.5	58.0	9.0	3.0	33.0			
Yellow	4.0	0.0	4.5	4.0	0.0	4.0			
Red	1.0	0.0	1.0	1.0	0.0	1.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.5	65.0	10.0	63.5	14.0	38.0	17.0	41.0
Change Period, (*Y+R c*), s	5.0	5.5	5.0	5.5	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	5.0	3.0	4.9
Queue Clearance Time (*g s*), s	6.5		7.0		11.0	35.0	14.0	38.0
Green Extension Time (*g e*), s	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.98		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		1.00		1.00	1.00	1.00	1.00

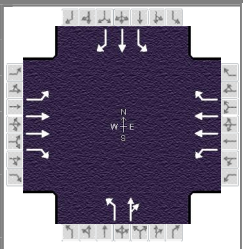
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	113	998	998	179	486	468	192	428		248	527	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1817	1570	1811	1743	1668	1566		1739	1639	
Queue Service Time (*g s*), s	4.5	59.5	59.5	5.0	26.4	26.4	9.0	33.0		12.0	36.0	
Cycle Queue Clearance Time (*g c*), s	4.5	59.5	59.5	5.0	26.4	26.4	9.0	33.0		12.0	36.0	
Green Ratio (*g/C*)	0.50	0.46	0.46	0.48	0.45	0.45	0.32	0.25		0.35	0.28	
Capacity (*c*), veh/h	285	836	832	116	809	778	171	397		216	454	
Volume-to-Capacity Ratio (*X*)	0.398	1.194	1.200	1.545	0.601	0.601	1.125	1.076		1.148	1.160	
Back of Queue (*Q*), ft/ln (95 th percentile)	82.7	1584.2	1644.9	514.5	452.5	469.4	395.9	812.6		466.9	1066.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.2	60.9	61.8	18.1	17.3	16.8	14.7	28.8		18.0	38.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00	0.00	3.43	0.00	0.00	2.64	0.00		3.11	0.00	
Uniform Delay (*d 1*), s/veh	21.0	25.3	25.6	33.4	27.2	27.2	39.7	48.5		36.0	47.0	
Incremental Delay (*d 2*), s/veh	0.3	99.0	101.5	283.6	3.3	3.4	106.3	67.1		106.8	94.1	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	21.3	124.3	127.1	317.0	30.5	30.7	146.0	115.6		142.8	141.1	
Level of Service (LOS)	C	F	F	F	C	C	F	F		F	F	
Approach Delay, s/veh / LOS	120.1	F		75.8	E		125.0	F		141.6	F	
Intersection Delay, s/veh / LOS	113.5						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

PM PEAK HOUR

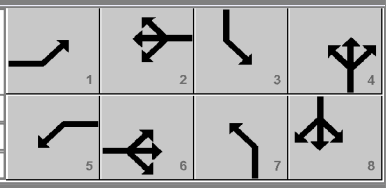
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_PM_US441_NW147.xus		
Project Description	2019 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	78	711	127	98	1279	77	172	23	64	58	18	115

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	4.6	0.7	101.3	6.7	6.2	13.5
Yellow	4.9	0.0	4.9	4.0	0.0	4.0
Red	2.0	0.0	2.0	2.1	0.0	3.1

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	108.2	12.2	108.9	19.0	26.8	12.8	20.6
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	4.6		5.3		14.6	10.3	7.1	13.0
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.3	0.1	0.4
Phase Call Probability	0.98		0.99		1.00	1.00	0.94	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

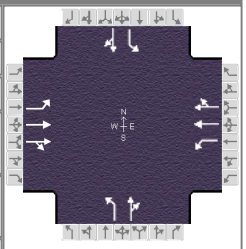
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	84	765	123	105	1375	74	185	94		62	19	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1678		1781	1900	1585
Queue Service Time (g_s), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Cycle Queue Clearance Time (g_c), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Green Ratio (*g/C*)	0.66	0.63	0.63	0.67	0.64	0.64	0.17	0.12		0.13	0.08	0.08
Capacity (*c*), veh/h	296	2219	1004	520	2234	1002	289	206		196	160	133
Volume-to-Capacity Ratio (*X*)	0.283	0.344	0.122	0.203	0.616	0.074	0.639	0.453		0.318	0.121	0.831
Back of Queue (*Q*), ft/ln (95 th percentile)	46.3	111.6	80.4	57.3	211.5	46.9	57.6	164.9		107	34	218.7
Back of Queue (*Q*), veh/ln (95 th percentile)	1.8	4.3	3.2	2.3	8.2	1.8	2.3	6.6		4.2	1.4	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.15	0.00	0.32	0.29	0.00	0.00	0.00	1.10		0.48	0.00	0.55
Uniform Delay (d_1), s/veh	11.3	5.2	11.7	9.6	5.8	11.0	61.5	65.2		63.4	67.8	72.2
Incremental Delay (d_2), s/veh	0.2	0.4	0.2	0.1	1.3	0.1	3.6	1.6		0.3	0.3	12.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	11.5	5.6	11.9	9.7	7.1	11.2	65.2	66.7		63.7	68.1	84.5
Level of Service (LOS)	B	A	B	A	A	B	E	E		E	E	F
Approach Delay, s/veh / LOS	6.9	A		7.5	A		65.7	E		76.1	E	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

HCS7 Signalized Intersection Results Summary

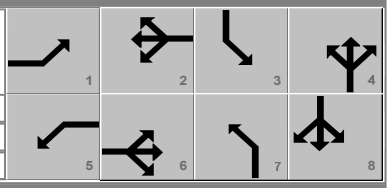
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/CR 235	File Name	Ex_2019_PM_US441_CR235.xus		
Project Description	2019 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	151	519	162	166	1176	88	136	150	77	61	156	82

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	7.3	0.7	61.8	5.0	4.0	20.7						
Yellow	4.0	0.0	4.5	4.0	0.0	4.0						
Red	1.0	0.0	1.0	1.0	0.0	1.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.3	67.3	13.0	68.0	14.0	29.7	10.0	25.7
Change Period, ($Y+R_c$), s	5.0	5.5	5.0	5.5	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	5.0	3.0	5.0
Queue Clearance Time (g_s), s	7.1		7.8		10.3	19.0	5.6	19.6
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.0	1.2	0.0	1.1
Phase Call Probability	1.00		1.00		0.99	1.00	0.89	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.50	0.01

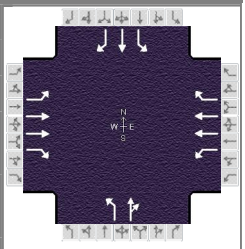
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	164	385	355	180	694	680	148	247		66	259	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1704	1739	1856	1810	1731	1629		1813	1722	
Queue Service Time (g_s), s	5.1	10.8	13.2	5.8	34.3	34.6	8.3	17.0		3.6	17.6	
Cycle Queue Clearance Time (g_c), s	5.1	10.8	13.2	5.8	34.3	34.6	8.3	17.0		3.6	17.6	
Green Ratio (*g/C*)	0.58	0.52	0.52	0.58	0.52	0.52	0.26	0.21		0.21	0.17	
Capacity (*c*), veh/h	255	956	877	460	967	943	218	335		190	297	
Volume-to-Capacity Ratio (*X*)	0.643	0.403	0.405	0.392	0.718	0.721	0.678	0.736		0.349	0.872	
Back of Queue (*Q*), ft/ln (95 th percentile)	89.7	182	221.9	98.6	546.4	589.2	183.2	315.8		76	358.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	7.1	8.3	3.8	21.3	21.0	7.1	11.7		2.9	13.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.45	0.00	0.00	0.66	0.00	0.00	1.22	0.00		0.51	0.00	
Uniform Delay (d_1), s/veh	21.0	10.8	14.2	12.7	22.0	22.0	38.0	44.6		39.5	48.4	
Incremental Delay (d_2), s/veh	1.0	1.3	1.4	0.2	4.6	4.8	6.7	4.4		0.4	12.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	22.0	12.1	15.6	12.9	26.6	26.8	44.7	49.0		39.9	60.3	
Level of Service (LOS)	C	B	B	B	C	C	D	D		D	E	
Approach Delay, s/veh / LOS	15.3	B		25.1	C		47.4	D		56.2	E	
Intersection Delay, s/veh / LOS	28.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2019 University of Florida, All Rights Reserved.

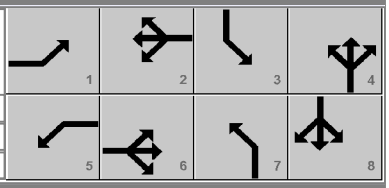
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	2028_B_PM_US441_NW147.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information												
Cycle, s	160.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	9.9	0.3	71.8	12.3	1.2	24.3		
Force Mode	Fixed	Simult. Gap N/S	Off	Yellow	4.8	4.9	4.9	4.0	3.8	4.0		
				Red	2.0	2.0	2.0	2.1	2.6	3.1		



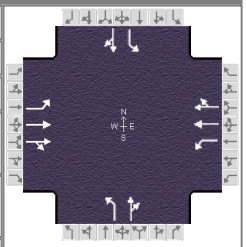
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	23.9	85.9	16.7	78.7	26.0	39.0	18.4	31.4
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	16.8		9.7		21.6	15.6	12.3	23.5
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.0	0.5	0.0	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (g_s), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Cycle Queue Clearance Time (g_c), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Green Ratio (*g/C*)	0.57	0.49	0.49	0.51	0.45	0.45	0.29	0.20		0.23	0.15	0.15
Capacity (*c*), veh/h	236	1730	782	289	1573	706	444	339		307	289	241
Volume-to-Capacity Ratio (*X*)	0.908	0.678	0.241	0.559	1.341	0.256	0.639	0.482		0.449	0.145	0.902
Back of Queue (*Q*), ft/ln (95 th percentile)	376.3	442.8	192	148.2	2280.1	202.2	37.9	250.9		209.8	68	382
Back of Queue (*Q*), veh/ln (95 th percentile)	14.9	17.2	7.6	5.9	88.4	7.9	1.5	10.0		8.3	2.7	15.0
Queue Storage Ratio (*RQ*) (95 th percentile)	1.25	0.00	0.77	0.74	0.00	0.00	0.00	1.67		0.93	0.00	0.95
Uniform Delay (d_1), s/veh	54.4	19.5	23.3	24.7	32.1	27.5	48.9	56.7		51.8	58.8	66.7
Incremental Delay (d_2), s/veh	19.6	2.2	0.7	0.6	158.0	0.9	2.4	1.1		0.4	0.2	16.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	74.0	21.7	24.0	25.3	190.1	28.3	51.3	57.8		52.2	59.1	83.5
Level of Service (LOS)	E	C	C	C	F	C	D	E		D	E	F
Approach Delay, s/veh / LOS	29.1	C		167.4	F		53.7	D		70.1	E	
Intersection Delay, s/veh / LOS	104.3						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

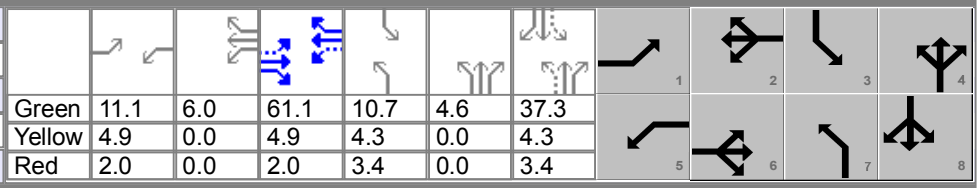
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 16:45
Intersection	US 441/CR 235	File Name	2028_B_PM_US441_CR235.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	246	872	271	270	1975	185	230	313	126	120	298	133

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	11.1	6.0	61.1	10.7	4.6	37.3			
Yellow	4.9	0.0	4.9	4.3	0.0	4.3			
Red	2.0	0.0	2.0	3.4	0.0	3.4			

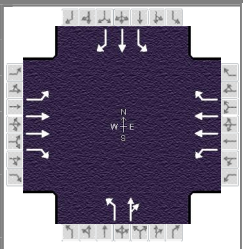
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	18.0	68.0	24.0	74.0	23.0	49.6	18.4	45.0
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	10.0
Queue Clearance Time (g_s), s	13.1		19.2		17.9	43.9	10.7	39.3
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	267	646	597	293	1174	1174	250	477		130	468	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1704	1739	1856	1800	1731	1643		1813	1732	
Queue Service Time (g_s), s	11.1	51.0	52.5	17.2	67.1	67.1	15.9	41.9		8.7	37.3	
Cycle Queue Clearance Time (g_c), s	11.1	51.0	52.5	17.2	67.1	67.1	15.9	41.9		8.7	37.3	
Green Ratio (*g/C*)	0.45	0.38	0.38	0.50	0.42	0.42	0.33	0.26		0.30	0.23	
Capacity (*c*), veh/h	170	709	651	255	778	755	217	431		166	404	
Volume-to-Capacity Ratio (*X*)	1.577	0.911	0.917	1.149	1.509	1.555	1.152	1.108		0.786	1.160	
Back of Queue (*Q*), ft/ln (95 th percentile)	799.1	822.8	859.5	678.5	3112.6	3518.2	600.9	1005.7		265.6	1050.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	31.7	32.1	32.3	26.1	121.6	125.6	23.3	37.2		10.2	38.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	4.00	0.00	0.00	4.52	0.00	0.00	4.01	0.00		1.77	0.00	
Uniform Delay (d_1), s/veh	49.7	36.8	41.9	47.1	46.5	46.5	48.3	59.0		46.6	61.4	
Incremental Delay (d_2), s/veh	286.0	18.0	19.9	102.6	235.5	256.3	108.2	76.1		15.8	96.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	335.7	54.8	61.8	149.7	282.0	302.7	156.5	135.2		62.4	157.5	
Level of Service (LOS)	F	D	E	F	F	F	F	F		E	F	
Approach Delay, s/veh / LOS	107.3	F		276.5	F		142.5	F		136.8	F	
Intersection Delay, s/veh / LOS	196.8						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

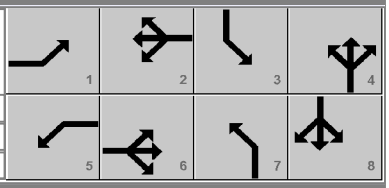
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_PM_US441_NW147.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information													
Cycle, s	160.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On										
Force Mode	Fixed	Simult. Gap N/S	Off										
Green	9.2	1.0		79.6	11.6	0.5	23.9						
Yellow	4.8	4.9		4.9	3.8	0.0	4.0						
Red	2.0	2.0		2.0	2.6	0.0	3.1						



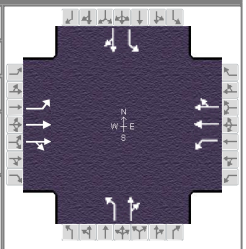
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	24.0	94.4	16.0	86.5	18.0	31.0	18.5	31.5
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	16.8		9.0		13.6	16.5	12.4	23.5
Green Extension Time (g_e), s	0.3	0.0	0.2	0.0	0.0	0.6	0.1	0.9
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (g_s), s	14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5
Cycle Queue Clearance Time (g_c), s	14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5
Green Ratio (*g/C*)	0.62	0.55	0.55	0.56	0.50	0.50	0.22	0.15		0.23	0.15	0.15
Capacity (*c*), veh/h	237	1917	867	327	1743	782	340	254		256	290	242
Volume-to-Capacity Ratio (*X*)	0.904	0.612	0.217	0.493	1.210	0.231	0.836	0.643		0.538	0.144	0.897
Back of Queue (*Q*), ft/ln (95 th percentile)	345.9	329.1	168.1	131.8	1851.9	183.4	294.5	267.1		210.7	67.9	369.8
Back of Queue (*Q*), veh/ln (95 th percentile)	13.7	12.8	6.6	5.2	71.8	7.2	11.6	10.7		8.3	2.7	14.6
Queue Storage Ratio (*RQ*) (95 th percentile)	1.15	0.00	0.67	0.66	0.00	0.00	0.00	1.78		0.94	0.00	0.92
Uniform Delay (d_1), s/veh	56.0	13.4	18.6	19.3	27.0	22.8	60.9	64.0		52.5	58.7	66.5
Incremental Delay (d_2), s/veh	5.1	1.5	0.6	0.4	100.3	0.7	15.6	2.7		0.7	0.2	11.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	61.1	14.8	19.2	19.8	127.2	23.5	76.5	66.7		53.2	58.9	77.8
Level of Service (LOS)	E	B	B	B	F	C	E	E		D	E	E
Approach Delay, s/veh / LOS	21.6	C		112.5	F		72.9	E		67.3	E	
Intersection Delay, s/veh / LOS	75.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

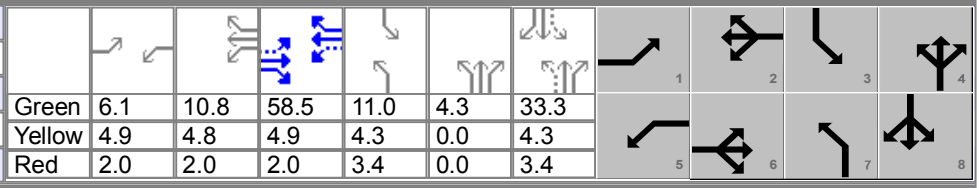
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2028 BUILD - Optimized Timings	Analysis Period	1> 16:45
Intersection	US 441/CR 235	File Name	OPT_2028_B_PM_US441_CR235.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	246	872	271	270	1975	185	230	313	126	120	298	133

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	6.1	10.8	58.5	11.0	4.3	33.3
Yellow	4.9	4.8	4.9	4.3	0.0	4.3
Red	2.0	2.0	2.0	3.4	0.0	3.4

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.0	65.4	30.6	83.0	23.0	45.3	18.7	41.0
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	10.0
Queue Clearance Time (g_s), s	8.1		23.4		17.9	39.6	11.0	35.3
Green Extension Time (g_e), s	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	267	646	597	293	1174	1174	250	477		130	468	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1704	1739	1856	1800	1731	1643		1813	1732	
Queue Service Time (g_s), s	6.1	53.2	54.3	21.4	76.1	76.1	15.9	37.6		9.0	33.3	
Cycle Queue Clearance Time (g_c), s	6.1	53.2	54.3	21.4	76.1	76.1	15.9	37.6		9.0	33.3	
Green Ratio (*g/C*)	0.40	0.37	0.37	0.53	0.48	0.48	0.31	0.24		0.28	0.21	
Capacity (*c*), veh/h	113	678	623	315	883	856	217	387		169	361	
Volume-to-Capacity Ratio (*X*)	2.357	0.952	0.958	0.931	1.330	1.371	1.152	1.234		0.771	1.299	
Back of Queue (*Q*), ft/ln (95 th percentile)	897	889.3	919.1	461.2	2655	3029.1	600.9	1153.1		263.6	1203.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	35.6	34.7	34.6	17.7	103.7	108.2	23.3	42.7		10.1	44.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	4.49	0.00	0.00	3.07	0.00	0.00	4.01	0.00		1.76	0.00	
Uniform Delay (d_1), s/veh	42.9	39.6	44.6	50.3	42.0	42.0	47.4	61.2		48.6	63.4	
Incremental Delay (d_2), s/veh	637.0	24.5	27.0	5.3	156.4	174.5	108.2	126.0		14.5	153.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	679.9	64.2	71.6	55.6	198.3	216.4	155.6	187.2		63.1	217.0	
Level of Service (LOS)	F	E	E	E	F	F	F	F		E	F	
Approach Delay, s/veh / LOS	176.2	F		190.5	F		176.3	F		183.5	F	
Intersection Delay, s/veh / LOS	183.9						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

Creative Environmental Solutions, Inc.
Geologists ▸ Engineers ▸ Environmental Scientists
700 DeSoto Avenue ● Brooksville, FL ● 34601

July 18, 2021

Christopher Potts, P.E.
Director of Engineering
JB Pro
3530 NW 43rd Street
Gainesville, FL 32606

RE: 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site, Alachua County Environmental Resources Assessment

Dear Christopher:

This letter report and attachments are Creative Environmental Solutions, Inc. (CES) Environmental Resources Assessment of the 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood site. The study site is in Alachua County, Florida in Sections 3 and 10, Township 8 South, Range 18 East.

The following are attachments to this report:

Figure 1: Vicinity Aerial
Figure 2: Quad Map
Figure 3: Habitat Map
Figure 4: Listed Species Map
Figure 5: Soil Map
Figures 6 and 6B: Historical Aerials
Figure 7: Wetland Delineation Map
Figure 8: Flood Map
Figure 9: Topo Map
Figure 10: Parcels Map
Figure 11: Site Photos
Figure 12: FNAI Report
Table 1: Probability of Occurrence of Listed Wildlife Species
Alachua County Environmental Resources Assessment Checklist
Literature Reviewed

CES completed the assessment of the referenced site in accordance with Alachua County Environmental Resources Assessment Checklist requirements, a copy of which is attached. Our study identified and mapped habitat communities, and the use and/or likely presence of fauna or flora species listed as endangered, threatened, or species of special concern by either federal or state agencies. The listed species study was preliminary and an overview, and was not a complete study for any one listed fauna or flora species. The report provides confirmation of the presence of listed fauna or flora species encountered and/or the likelihood of fauna and flora species occurring on the site at the time of the inspection(s), based on known habitat preferences and geographical distribution.

The site inspections were conducted on May 5, 2021, June 11, 2021 and July 12, 2021.

The following outlines the checklist and provides discussion on each issue:

HABITAT CHARACTERIZATION

Site Overview

The site abuts silvercultural property to the west, rural residential to the north, NW 140th Street (CR 241) and residential developments to the east, and US 441 and commercial developments to the south. Based on Figures 6 and 6B and the site inspections, the site has been historically used for silvercultural and agricultural uses for many years (80 year at least). A habitable house and two old barns exist on the site. Most of the site was in planted pines before timbering took place between 2014 and 2019.

Land Covers

Eight (8) land covers were identified within the study site in accordance with the Florida Land Cover Classification System (FLCCS), (Sept. 2018). These land covers are delineated on Figure 3.

These land covers were:

CLC Class[1]	Habitat Type	Ac.
1110	Upland Hardwood Forest	32.0
1400	Mixed Hardwood-Pine	21.0
1831	Rural Open	14.0
1832	Rural Structure (Driveway, House, Barn)	12.0
1870	Extractive (Clay Pit)	3.8
2123	Floodplain Marsh	0.2
183312	Former Hay Field (Old-field Successive)	70.0
183332	Coniferous Plantations (Clear-cut)	225.0
	Total	378.0

Surface Waters (ponds, lakes, streams, springs, etc.)

No surface waters exist on the site, although a small (0.2± acre) floodplain marsh (see Photo 6) encroaches the site along its west boundary. This marsh is further discussed in the Wetlands portion of the report below.

Wetlands

2123: Floodplain Marsh

A small portion (0.2± acre) of a floodplain marsh (see Photo 6) encroaches the site along its west boundary. This area was disturbed from recent logging activities. This area is a portion of a larger marsh system created by tail-waters from a nearby creek (Mill Creek) west of the site.

Dominant vegetation in the onsite and offsite portions of this area consisted of Bahiagrass (*Paspalum notatum*) stressed from recent water inundation, buttonweed *(Diodia virginiana*), flatsedge (*Cyperus haspan*), smartweed (*Polygonum punctatum*), maidencane (*Panicum hemitomon*), dog fennel (*Eupatorium spp.*) and soft-rush (*Juncus effusus*). CES flagged the wetland lines on the project site per Chapter 62-340, Florida Administrative Code. Onsite and adjacent wetland delineations are shown on Figure 7.

Uplands

1110: Upland Hardwood Forest

Dominant trees in this area consisted of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), sweet gum (*Liquidambar styraciflua*), black cherry(*Prunus serotina*), water oak (*Quercus nigra*), and

magnolia (*Magnolia grandifolia*). Green briar (*Smilax spp*.), grapevine (*Vitis spp.*), and beautybush (*Callicarpa americana*), Carolina cherry laurel (*Prunus caroliniana*), and hog plum (*Prunus umbellata*) were dominant ground and shrub cover species.

1400: Mixed Hardwood-Pine
Dominant trees in this area consisted of loblolly pine (*Pinus taeda*), laurel oak, live oak, sweet gum, black cherry, water oak and magnolia. Green briar, grapevine, and beautybush were dominant ground and shrub cover species.

1831: Rural Open
This area was disturbed from past land uses. The vegetation was dense ground cover mainly consisting of Bahiagrass, blackberry, grapevine, hairy indigo (*Indigofera hirsuta*), showy rattlebox (*Crotalaria spectabilis*), ragweed (*Ambrosia artemisiifolia*), beggarticks (*Bidens alba*) and broomsedge (*Andropogon spp.*).

1832: Rural Structure (Driveway, House, Barn)
A house and an old barn are in this area. Vegetation in the open areas mainly consisted of laurel oak, live oak and Bahiagrass. A potable well and septic system are within this area.

1870: Extractive (Clay Pit)
A 3.8± acre apparent clay pit was observed in the southeast portion of the site. Based on Figures 6 and 6B, the pit was excavated in 2007 for construction material for adjacent residential and commercial (Lowes) developments.

434: Upland Hardwood-Pine Mixed
Dominant trees in this area consisted of sweet gum, laurel oak, water oak, live oak, loblolly pine and magnolia (*Magnolia grandifolia*). Saw palmetto (*Serenoa repens*), green briar (*Smilax spp*.), grapevine, and beautybush (*Callicarpa americana*) were dominant ground and shrub cover species.

183312: Former Hay Field (Old-field Successive)
Two former apparent hay field areas were noted on the site. It appeared, based on Figures 6 and 6B and the site inspections, these areas have been out of use since approximately 2018. Dominant vegetation in this area consisted of Bahiagrass, Bernudagrass, dog fennel, blackberry, and beggertick.

183332: Coniferous Plantations (Clear-cut)
This land cover made up the major portion of the site. Based on Figures 6 and 6B and the site inspections, clear-cutting of this land cover type occurred between 2014 and 2019. This area is very disturbed with a dense dominant vegetative cover of catbriar, dog fennel, grapevine, and groundsel tree (*Baccharis halimifolia*) as well as sweet gum, laurel oak, blackcherry, Chinese tallow (*Sapium sebiferum*), and Chinaberry (*Melia azedarach*) saplings.

Non-native Invasive Species
Our inspection included identifying and estimating percent coverage non-native invasive plants species listed by the Florida Exotic Pest Plant Council (FLEPPC). A copy of the list can be found at:

http://www.fleppc.org/list/list.htm

The following defines Categories I and II per FLEPPC:

CATEGORY I
Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives.

CATEGORY II
Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species.

The following is a list of non-native plants observed on the site and FLEPPC Category designation:

Non-native Invasive Plants Observed on the Site			
Common Name	**Latin Name**	**Listed**	**Comment**
Chinaberry	*Melia azedarach*	II	Found scattered within clear-cut area. Estimated Coverage: <2%)
Air-potato	*Dioscorea bulbifera*	I	Found scattered throughout the site. Estimated Coverage: <3%)
Silktree	*Albizia julibrissin*	I	Found scattered throughout the site. Estimated Coverage: <1%)
Chinese tallow	*Sapium sebiferum*	I	Found scattered within clear-cut area. Estimated Coverage: <1%)
*Listed by the FLEPPC I = Category I, II Category II, NL = Not Listed			

Surface Water or Wetland Buffers
Surface water and wetland buffers will be established in accordance with county and state regulations.

Floodplains (100-year)
According to a Alachua County Department of Growth Management Wetlands and Floodplains map (Figure 8), floodplain exist along the western boundary of the site and in the souther portion of the site.

Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
The site is not within or near a Special Area Study Resource Protection Area.

Strategic Ecosystems (within or adjacent to mapped areas)
The site is not within or adjacent to a Strategic Ecosystem.

Significant Habitat (biologically diverse natural areas)
The site is not within or adjacent to Significant Habitat (biologically diverse natural areas).

Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)

No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey of potential onsite GT habitats, we estimate 6.8 (7) GTs inhabit the site. Figure 4 summarizes the gopher tortoise survey on the site. A copy of a FNAI report is attached. A table listing the estimated probability of occurrence with comments of the listed fauna species is attached as Table 1.

Recreation/Conservation/Preservation Lands
The site is not within or adjacent to Recreation/Conservation/Preservation Lands.

Significant Geological Features (caves, springs, sinkholes, etc.)
No Significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site. A sinkhole was observed adjacent to the southwest corner of the site. Figure 3 shows the location of the sinkhole.

High Aquifer Recharge Areas
According to a Alachua County Aquifer Recharge Area map, the site is within a "Perforated" zone. No surface features indicating a direct connection to the Floridan aquifer were observed on the site during the inspections.

Wellfield Protection Areas
The site is not within a Wellfield Protection Area.

Wells
A residential or private well exists on the site adjacent to the house. A septic system also exists in this area.

Soils
The following table summarizes onsite soil series, acreage and percentage of each soils series on the site, and their descriptions:

Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fs, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

A soil map is attached as Figure 5.

Mineral Resource Areas
According to Alachua County Comprehensive Plan, the site is not within a mineral resource area.

Topography/Steep Slopes
According to a Alachua County Department of Growth Management topographical map (Figure 9) at 2 foot intervals, elevations on the site range from approximately 162 feet in the northeastern portion of the site to 45 feet in the southwestern portion of the site. Based on Figure 9, the general flow of surface waters on the site would be to the west and southwest towards Mill Creek.

Historical and Paleontological Resources
No cultural sites or other historical/archaeological resources are recorded on or immediately adjacent to this property. No evidence was observed of human burials, middens, old building sites or other evidence that historical or archaeological sites exist on the site.

Hazardous Materials Storage Facilities and Contamination (soil, surface water, ground water)
No evidence was observed of hazardous material storage or facilities exist or existed on the site. Based on historical aerial review, no red-flag warnings of the site being used for hazardous material storage, production, or use was discerned. Copies of historical aerials is attached as Figures 6 and 6B. No evidence of contaminated soils, surface water, or groundwater was observed during the site inspection.

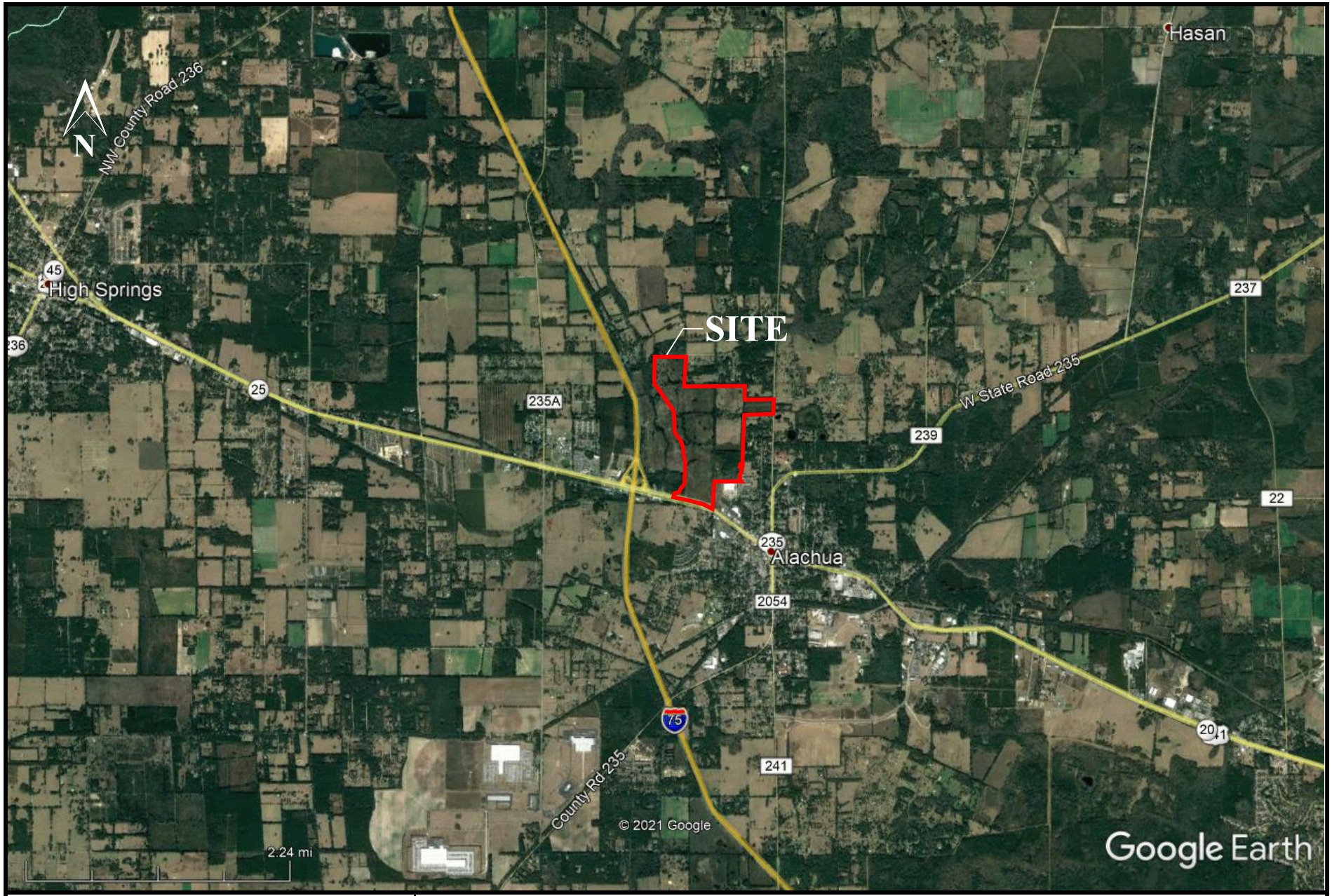
We appreciate the opportunity to provide our services. If you have any questions, please contact me.

Sincerely,

George Foster
President

Tel: 352.796.3374 ● Fax: 352.796.2449
info@creativeenvironmental.com

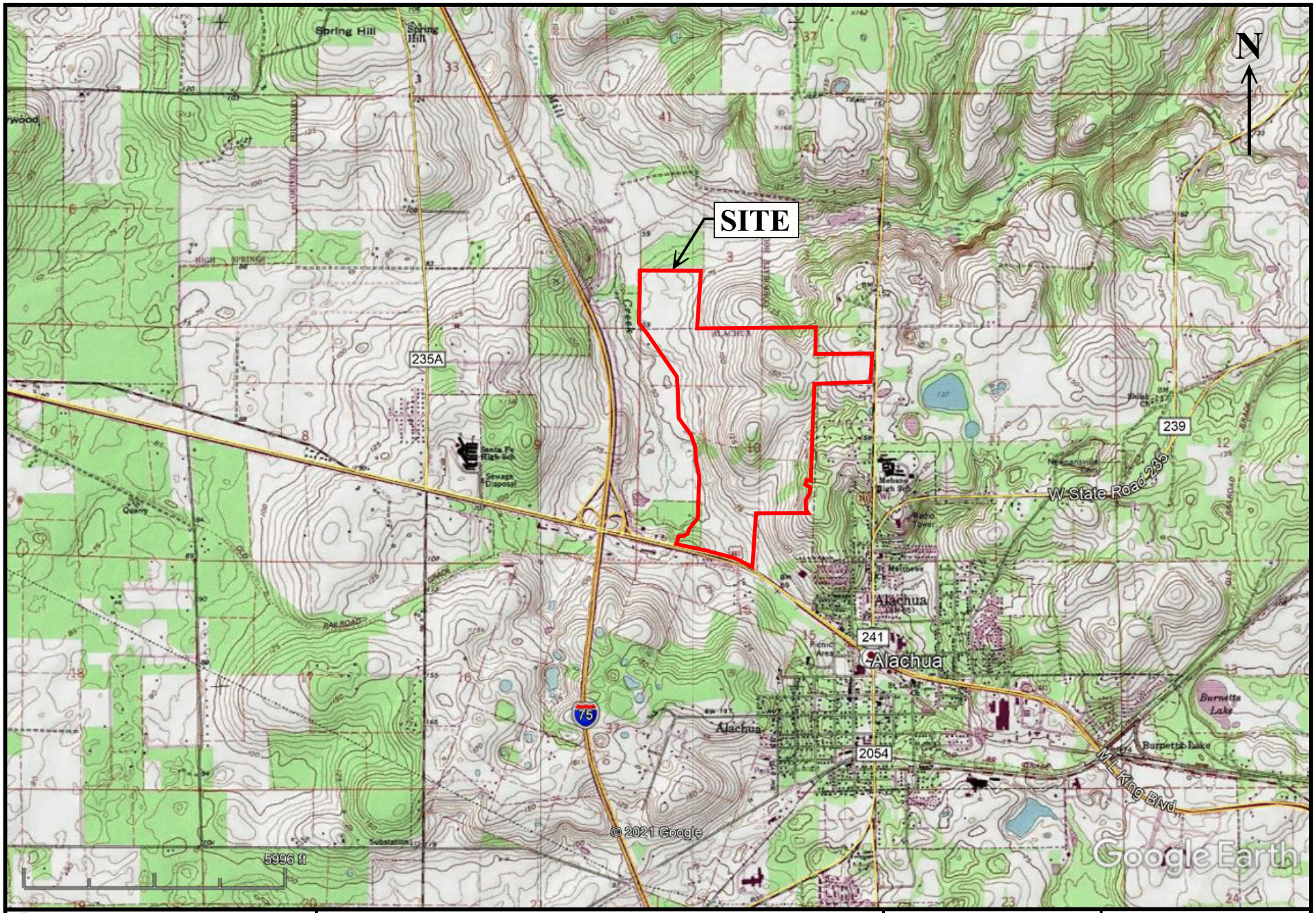
Figures



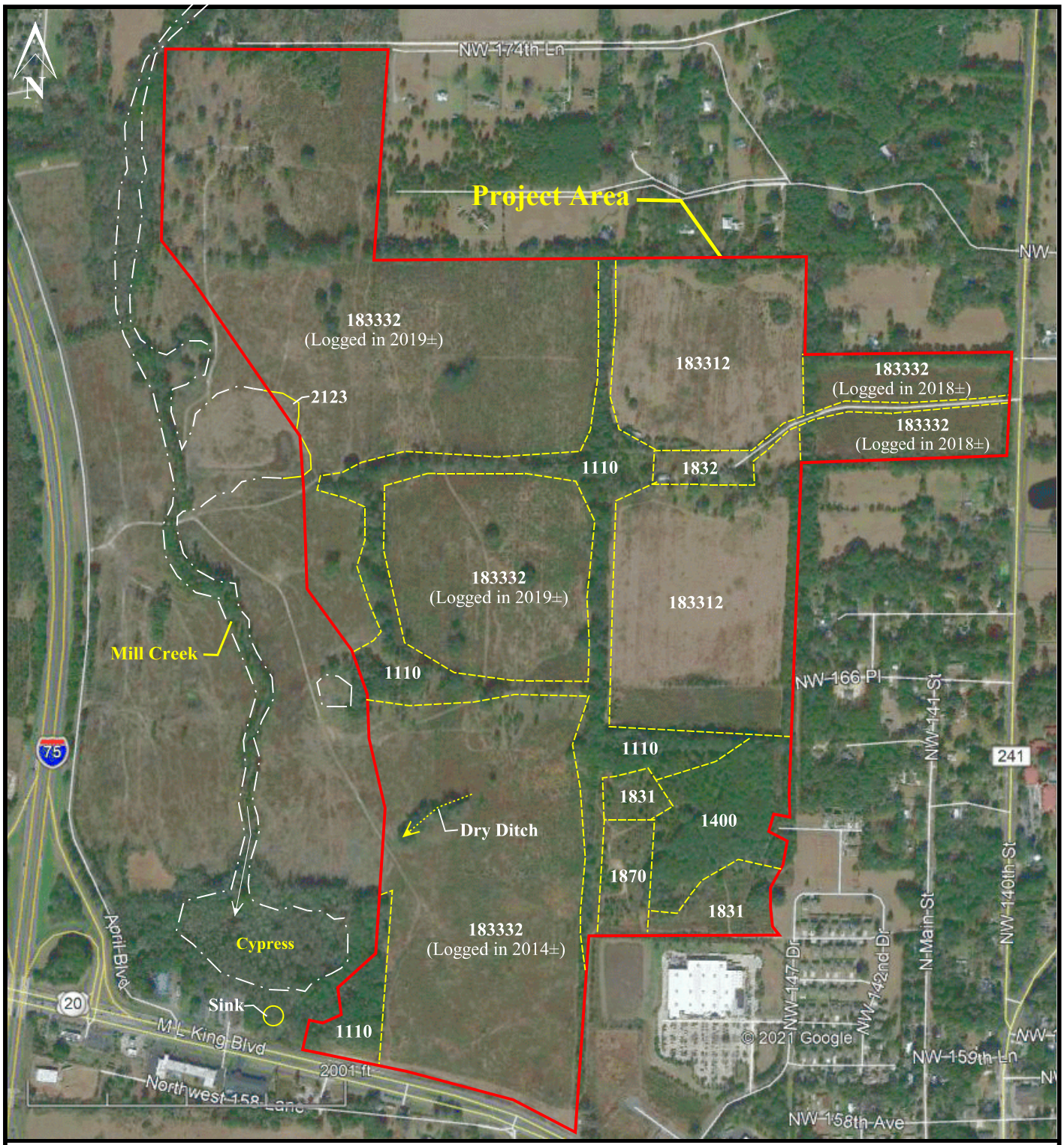
Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 1: Vicinity Aerial



Creative Environmental Solutions, Inc. Engineers, Environmental Scientists, and Geologists 700 Desoto Ave., Brooksville, FL 34601	*378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site* **Alachua County**	**High Springs and Alachua, Fla Quad Maps**	**Figure 2: Quad Map** Sec 3 & 10 , T8-S, R-18E



CLC	Class[1]	Habitat Type	Ac.
1110		Upland Hardwood Forest	32.0
1400		Mixed Hardwood-Pine	21.0
1831		Rural Open	14.0
1832		Rural Structure (Driveway, House, Barn)	12.0
1870		Extractive (Clay Pit)	3.8
2123		Floodplain Marsh	0.2
183312		Former Hay Field (Old-field Successive)	70.0
183332		Coniferous Plantations (Clear-cut 2014-19)	225.0
		Total	378.0

1. The Florida Cooperative Land Cover Map, (Sept. 2018)

LEGEND

CLC Code

Habitat Delineation

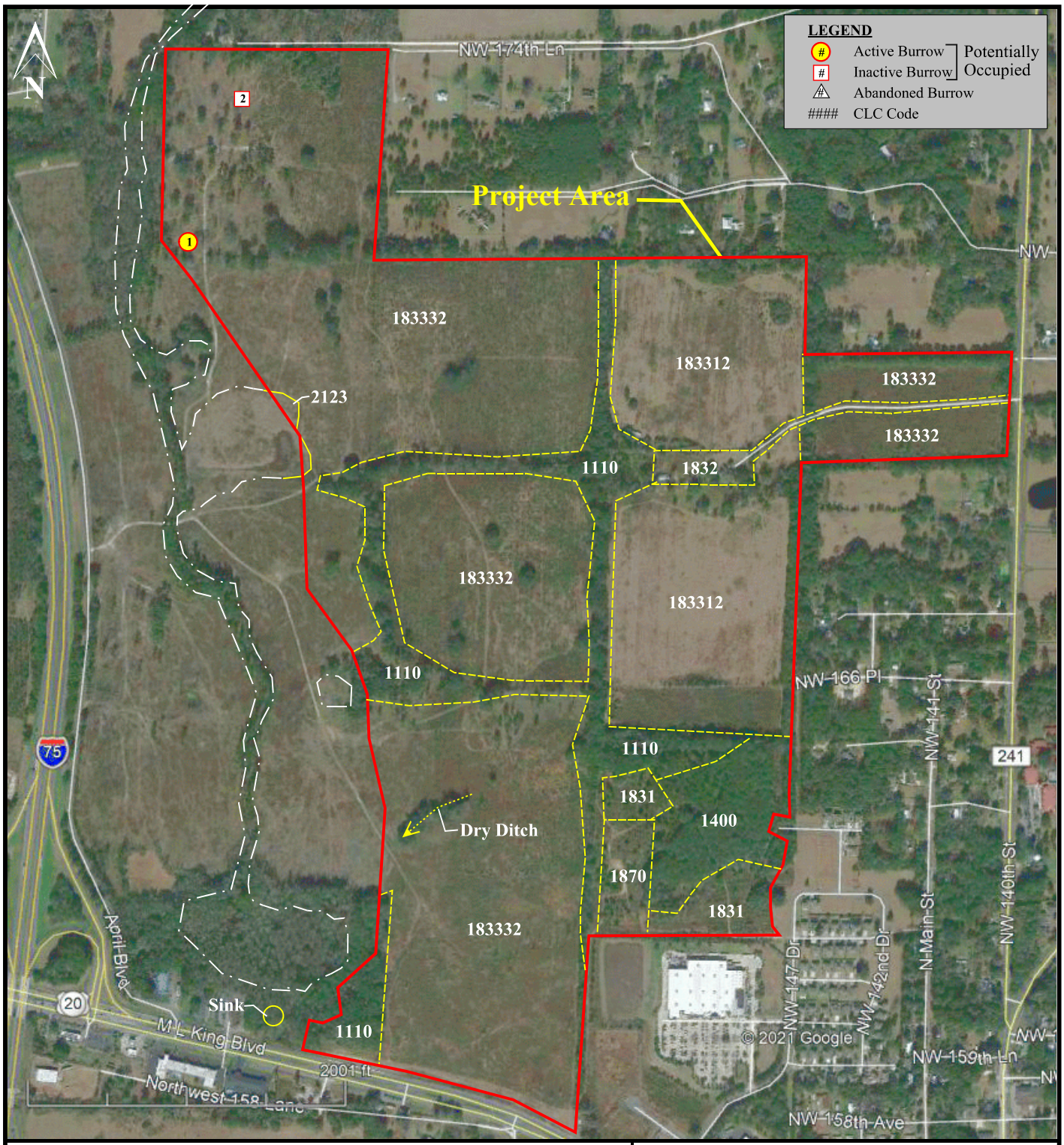
Flagged Wetland Line

Offsite Wetland Line

Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 3 Habitat Map
Image Date: 1/18/21



GOPHER TORTOISE SURVEY RESULTS

CLC Class[1]	Habitat Type	Ac.	%Cover	Sample Ac	POB[2]	GTs[3]	GT/Ac	GTs[4]
1110	Upland Hardwood Forest	32.0	15	4.8	0	0	0	0
1400	Mixed Hardwood-Pine	21.0	15	3.2	0	0	0	0
1831	Rural Open	14.0	15	2.1	0	0	0	0
1832	Rural Structure	12.0	100	12.0	0	0	0	0
1870	Extractive (Clay Pit)	3.8	100	3.8	0	0	0	0
2123	Floodplain Marsh	0.2	0	0	0	0	0	0
183312	Former Hay Field	70.0	15	10.5	0	0	0	0
183332	Coniferous Plantations	225.0	15	33.8	2	1	0.03	6.8
	Total	378.0	NA	NA	NA	NA	NA	6.8

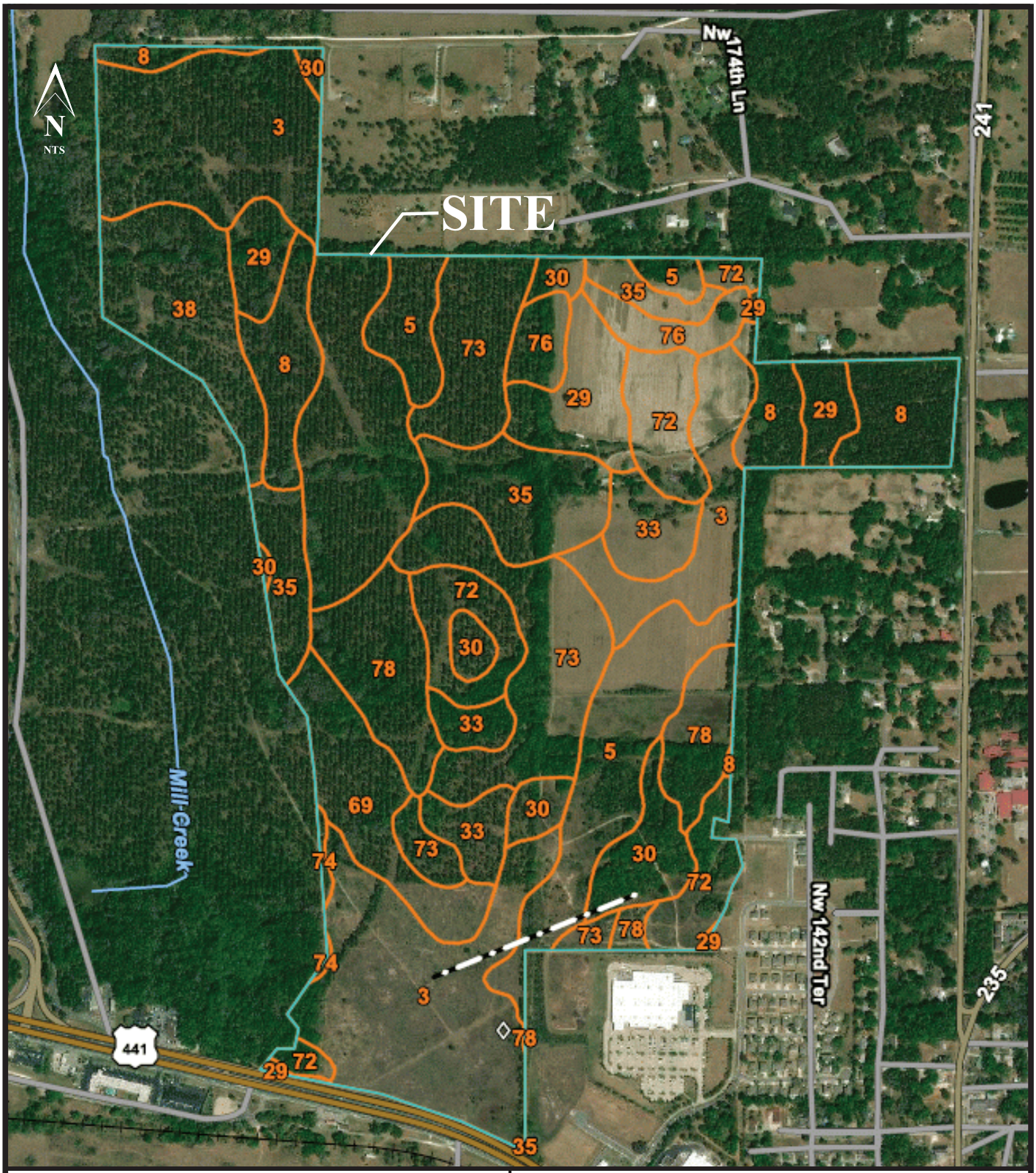
Survey Summary:
The site was inspected on 5/521, 6/11/21, and 7/12/21. No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey (see table) of potential onsite GT habitat, we estimate 6.8 (≈7) GTs inhabit the site.

Table Footnotes:
1. The Florida Cooperative Land Cover Map, (Sept. 2018)
2. Potentially Occupied Burrow (Active and Inactive Burrows)
3. PO Burrows X 0.5 = Estimated GTs
4. Estimated Number of GTs Extrapolated Over Habitat

Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 4 Listed Species Map
Image Date: 1/18/21



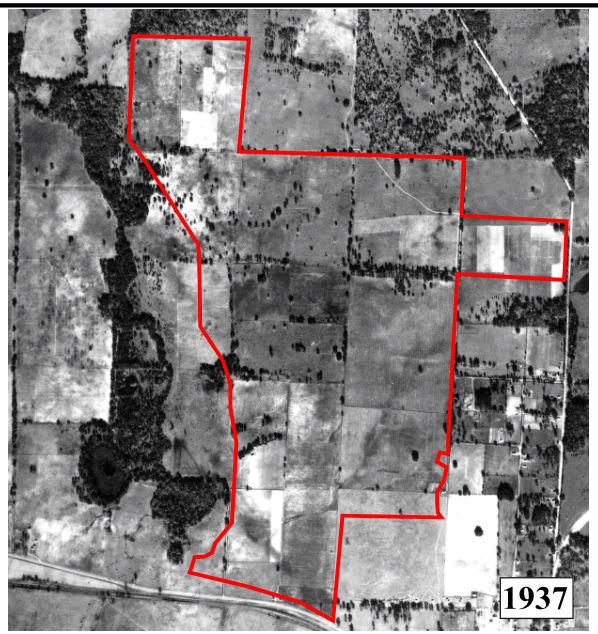
Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fine sand, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA

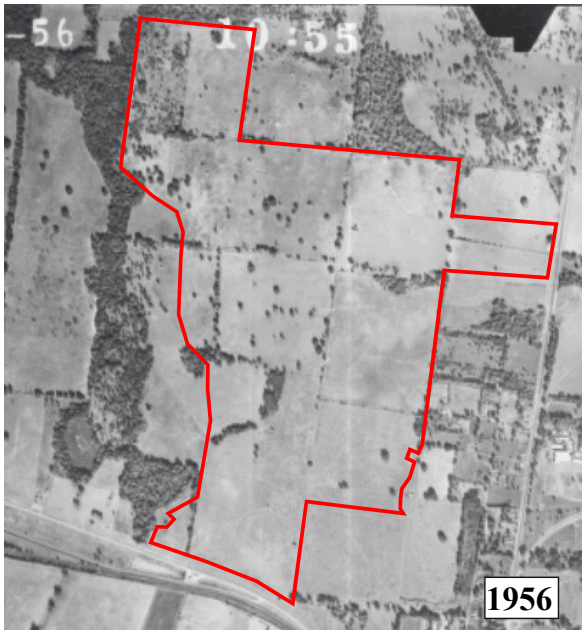
Soil I.D.	Name	Ac.	Description
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

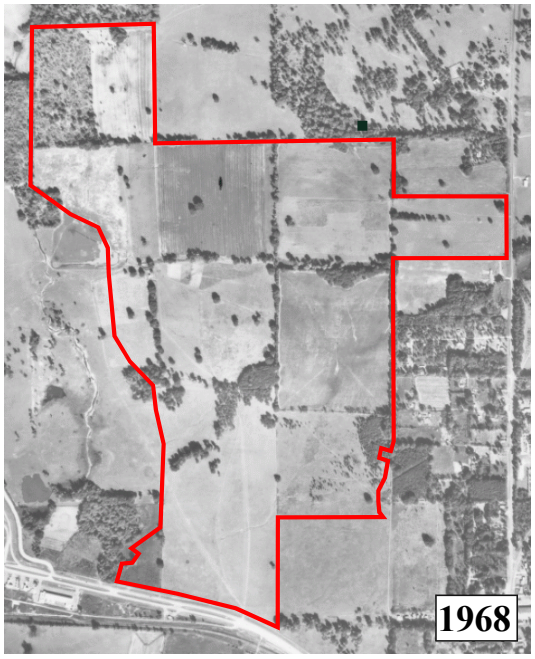
Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

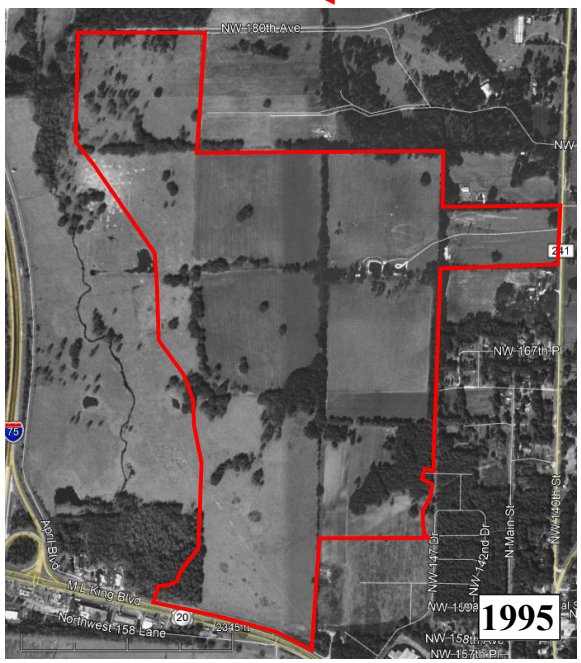
378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

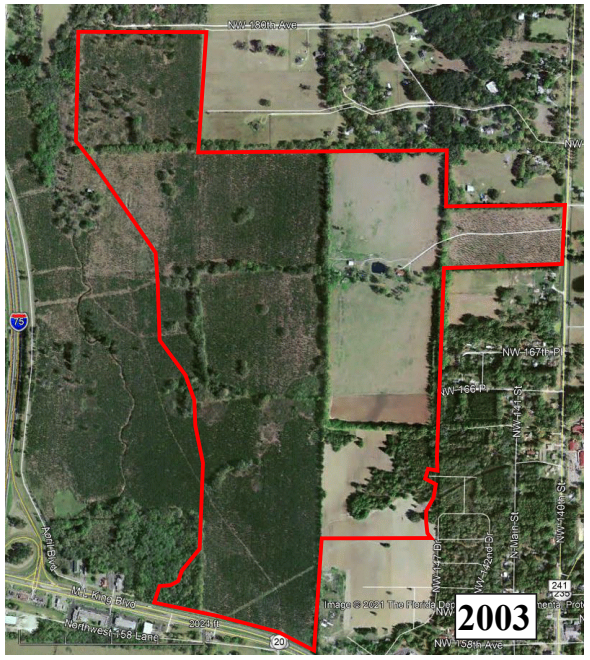
Figure 5: Soil Map
From USDA Web Soil Survey
http://websoilsurvey.nrcs.usda.gov







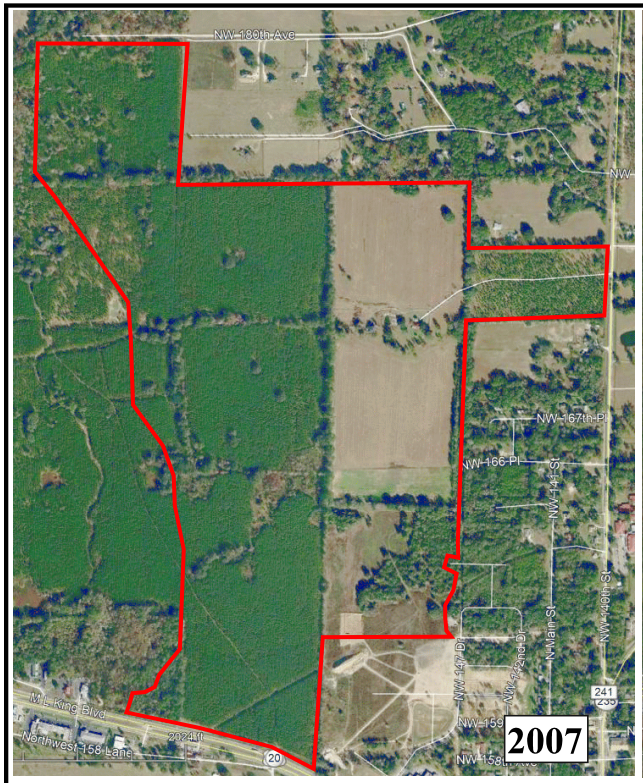


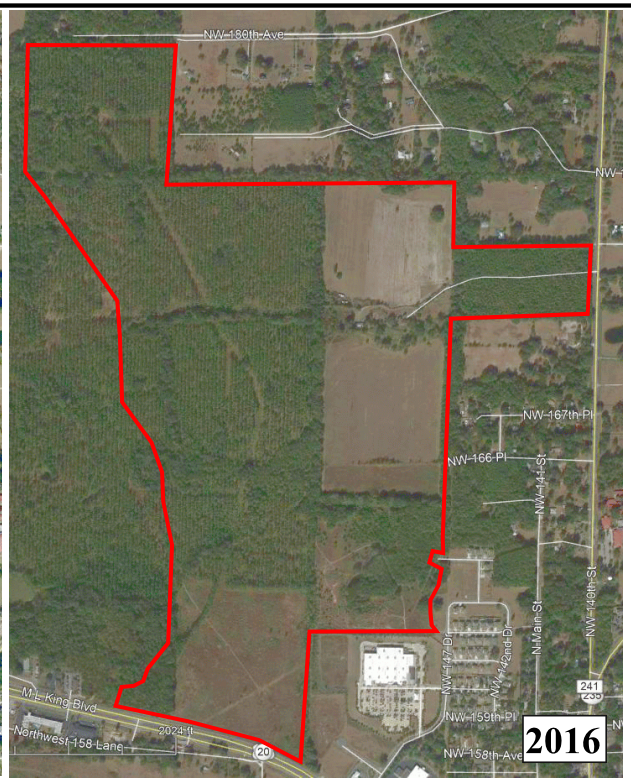


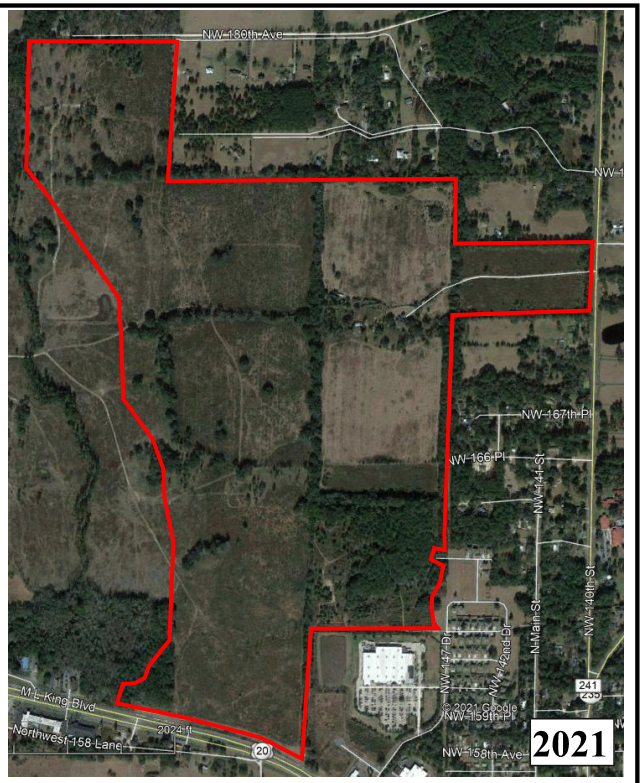
Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
611 N. Broad Street • Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 6 Historical Aerials
Images From: The University of Florida Map & Digital Imagery Library and Google Earth



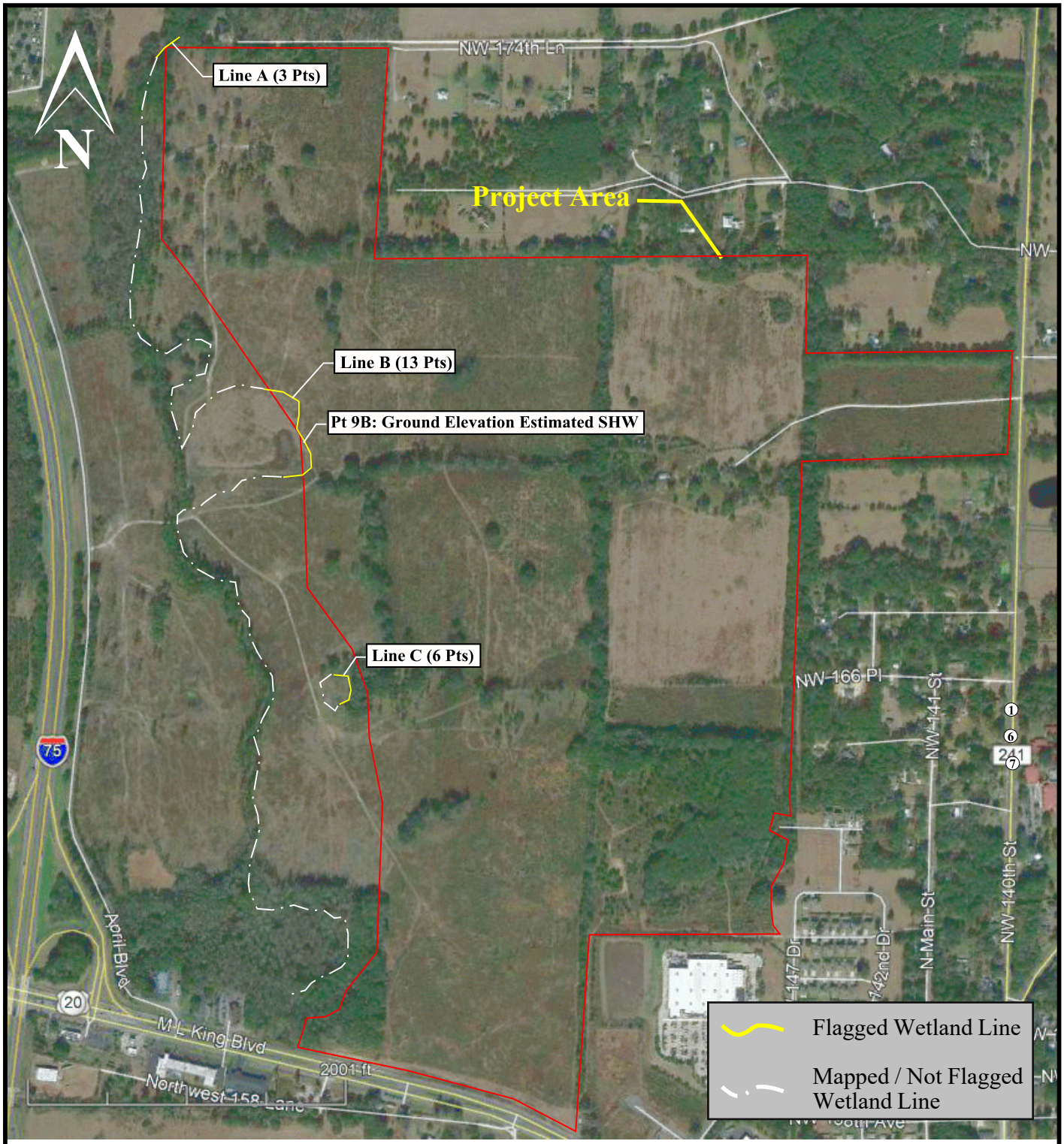




Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
611 N. Broad Street • Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 6B Historical Aerials
Images From: The University of Florida Map & Digital Imagery Library and Google Earth

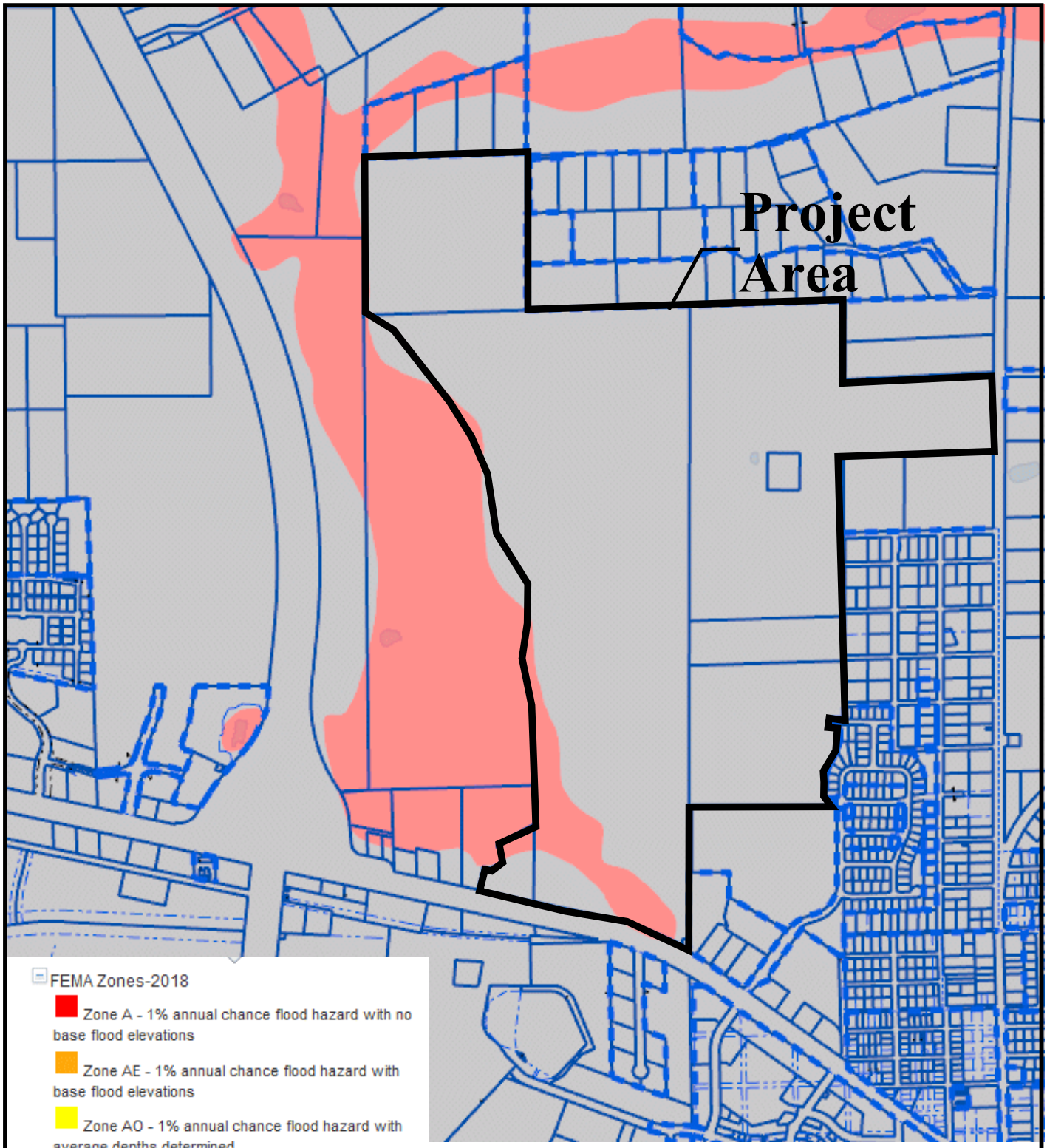


Wetland Delineation Notes:
Wetland lines were delineated on 6/11/21. The wetland lines were marked with orange ribbons.

Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
611 N. Broad Street • Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

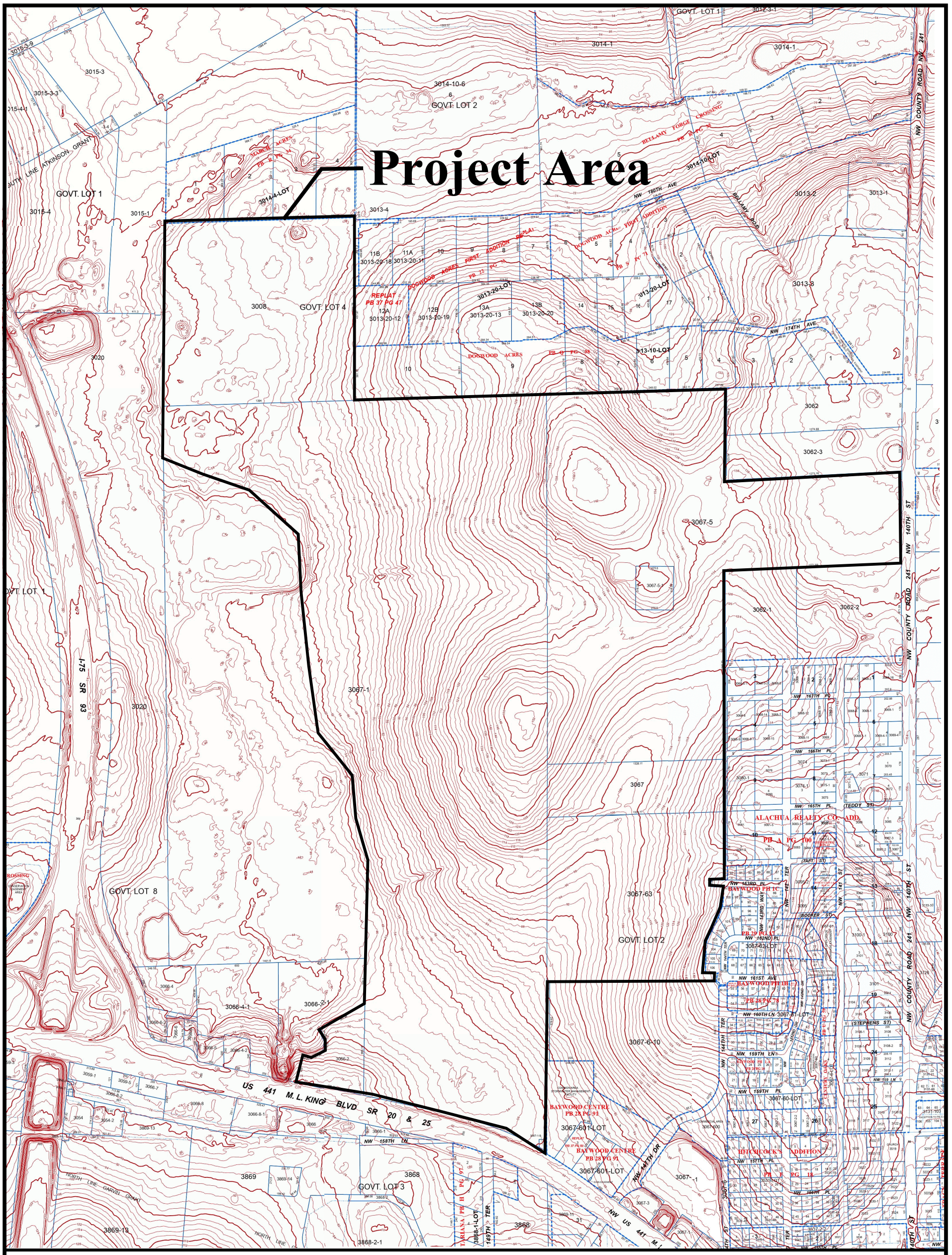
Figure 7: Wetland Delineation Map
Image Date: 1/18/21

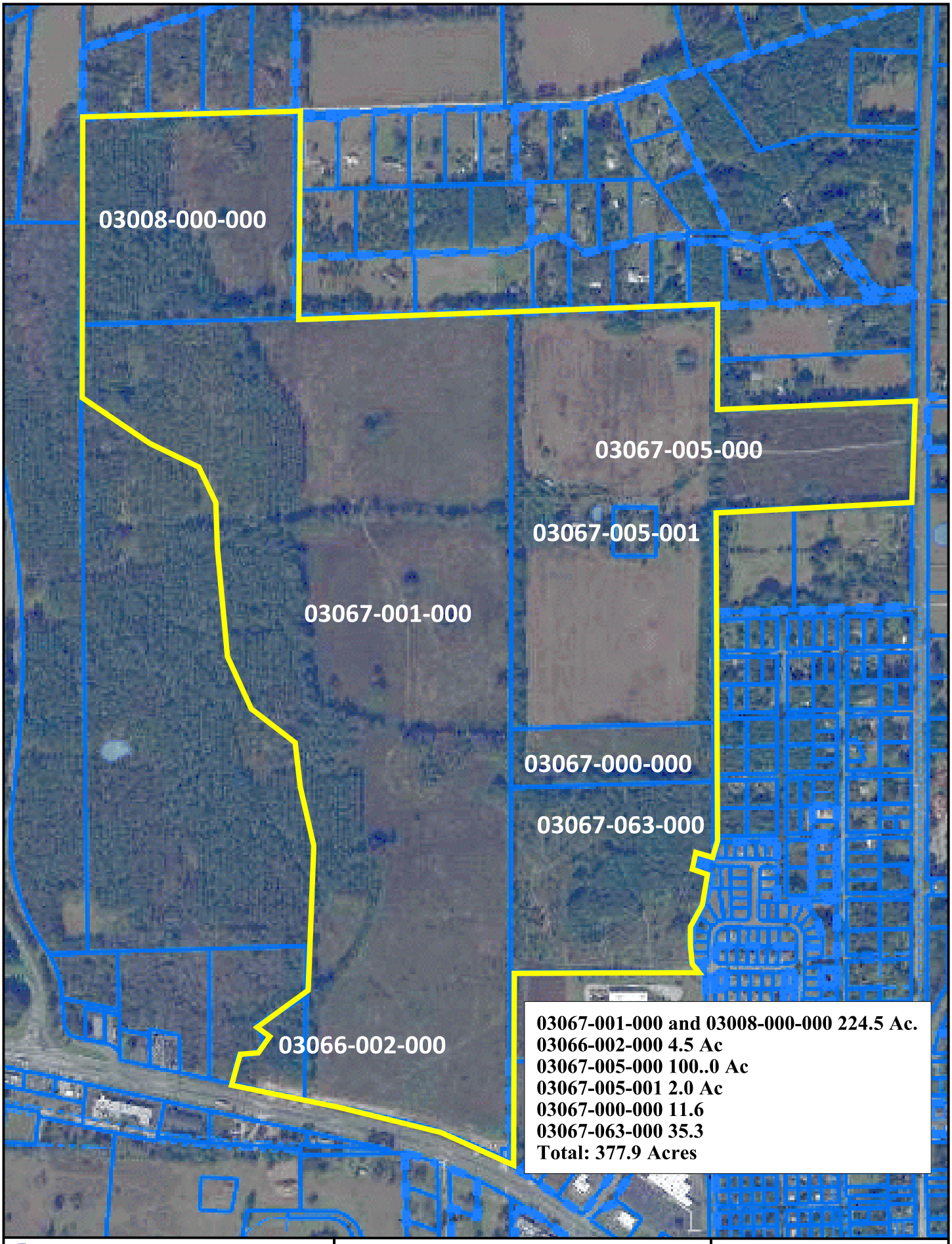


Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 8: Flood Map


Project Area
GOVT. LOT 1
GOVT. LOT 2
GOVT. LOT 4
GOVT. LOT 8
GOVT. LOT 3
3014-1
3014-10-6
3014-4-LOT
3015-1
3015-3
3015-3-3
3015-3-9
3015-4
3013-4
3013-2
3013-1
3013-8
3008
3020
3062
3062-3
3062-1
3062-2
3067-5
3067-5-1
3067-1
3067
3067-63
3067-62-LOT
3067-6-10
3066-4-1
3066-2-1
3066-2
3066-4
3066-6-2
3066-5
3066-4-2
3066-8
3066-8-1
3066-1
3059-1
3059-5
3066-7
3066-8-2
3054
3054-2
3869-13
3869
3869-14
3868
3868-2
3868-1-LOT
3869-11
3067-1
3067-3
3067-601-LOT
3067-60-LOT
3067-6-LOT
3067-1-5
3067-1-LOT
3067-3-2
3067-1-1
3067-2
3067-2-1
3067-2-2
3067-1-2
3067-1-3
3067-1-4
3067-1-6
3067-1-7
3067-1-8
3067-1-9
3067-1-10
3067-1-11
3067-1-12
3067-1-13
3067-1-14
3067-1-15
3067-1-16
3067-1-17
3067-1-18
3067-1-19
3067-1-20
3067-1-21
3067-1-22
3067-1-23
3067-1-24
3067-1-25
3067-1-26
3067-1-27
3067-1-28
3067-1-29
3067-1-30
3067-1-31
3067-1-32
3067-1-33
3067-1-34
3067-1-35
3067-1-36
3067-1-37
3067-1-38
3067-1-39
3067-1-40
3067-1-41
3067-1-42
3067-1-43
3067-1-44
3067-1-45



Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 10: Parcels Map

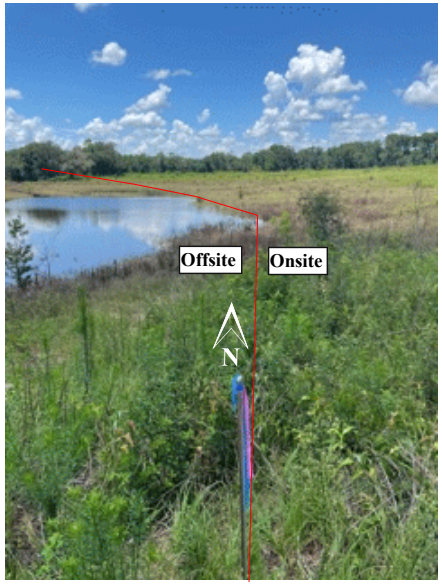
1.Typical upland onsite hardwood forest

2. Typical former onsite hay field

3. Typical onsite clear-cut planted pine habitat with successive hardwood species

4. Typical onsite clear-cut pine habitat

5. Offsite clear-cut pine floodplain to west of site



6. Where floodplain marsh encroaches site.

7. Typical former onsite hay field

8. An onsite bush-hog trail through clear-cut planted pine habitat

Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 11 Site Photos

Imagte Date: 7/12/21

Table 1: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FWC/USFWS[1]	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Little Blue Heron	*Egretta caerulea*	SSC/---		X		Feeding habitat present in wetlands. Not typical nesting habitat (estuarine)
Tricolored Heron	*Egretta tricolor*	SSC/---		X		Feeding habitat present in wetlands. Nesting usually occurs February through April. No shrub wetlands onsite, preferred nesting habitat.
FL. Sandhill Crane	*Grus canadensis pratensis*	T/--		X		Feeding habitat present in wetlands. Nesting usually occurs January through May. No nests observed. No marsh onsite, preferred nesting habitat. Lake Lona water levels probably fluctuates too much for nesting.
Wood Stork	*Mycteria americanca*	E/E		X		Feeding habitat present in wetlands. Wetland areas not for nesting, prefer cypress and mangrove. Nesting usually occurs November through April.
Southeastern Amer. Kestrel	*Falco sparverius paulus*	T/--		X		The open areas (hay field and timbered pine areas) could provide habitat for this species. No kestrels or potential nest sites were observed on or adjacent the site.
Bald Eagle	*Haliaeetus leucocephalus*	NL/NL		X		Potential nesting and feeding habitat present. No nest observed. Closest recorded eagle nest is over 3 miles from the site.
MAMMALS						
Sherman's Fox Squirrel	*Sciurus niger shermani*	SSC/--		X		Somewhat preferred habitat present. None observed.
REPTILES						
Eastern Indigo Snake	*Drymarchon corais couperi*	T/T		X		Potential habitat present, gopher tortoise burrows present, a known retreat. Reclusive.
Gopher Tortoise	*Gopherus polyphemus*	T/--	X			Tortoise burrows noted onsite.
Florida Pine Snake	*Pituophis melanoleucus m.*	SSC/--		X		Marginal onsite habitat. Pocket gopher activity noted onsite, a preferred prey.
Short-tailed Snake	*Stilosoma extenuatum*	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	*Rana capito aesopus*	SSC/--		X		Tortoise burrows onsite, known preferred dwelling. None seen at entrances.

1. FWC = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern, NL = Not listed / de-listed, but protected.

Fig 12 FNAI Biodiversity Matrix

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

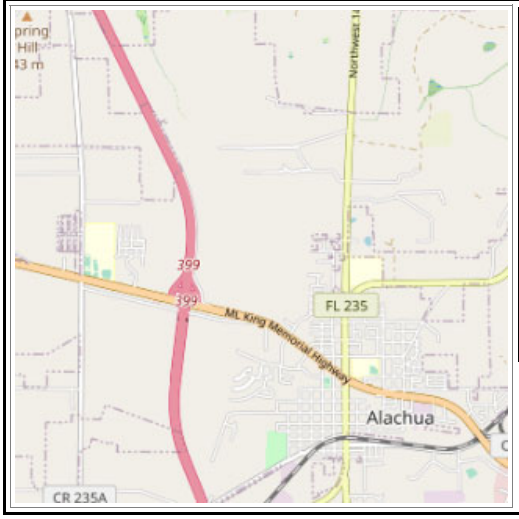
UNOFFICIAL REPORT

Created 7/18/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 24587 , 24588



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24587

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24588

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 24587 , 24588

27 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Aquatic cave	G3	S3	N	N
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC

Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Hartwrightia floridana Hartwrightia	G2	S2	N	T
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Podomys floridanus Florida Mouse	G3	S3	N	SSC
Procambarus pallidus Pallid Cave Crayfish	G2G3	S2S3	N	N
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

Literature Reviewed

Ashton, R.E. and Moler, P.E. (1992). *Rare and Endangered Biota of Florida: Volume III. Amphibians and Reptiles*. Gainesville, FL: University Press of Florida.

Barnwell, Mary (June 2003). *Chassahowitzka Black Bear Study Stats and Summary*. Southwest Florida Water Management District. Brooksville.

Behler, John L. and King, L. Wayne (1992). *The Audubon Society Field Guide to North American Reptiles and Amphibians*. Alfred A. Knopf, Inc. New York.

Bell, R.C. and Taylor, B.J. (1982). *Florida Wild Flowers and Roadside Plants*. Chapel Hill: Laurel Hill Press.

Cox, James, Kautz, Randy, MacLaughlin, Maureen, and Gilbert, Terry. *Closing the Gaps in Florida's Wildlife Habitat Conservation System.* 1994.

Department of the Army. *Corps of Engineers Wetlands Delineation Manual*. (1987). Vicksburg, MS: Environmental Laboratory.

FFWCC - Florida Fish and Wildlife Conservation Commission. *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List,* (July 2009). http://myfwc.com/docs/WildlifeHabitats/Threatened_Endangered_Species.pdf

FFWCC (Aug. 2003) Florida Fish and Wildlife Conservation Commission. Management Plan Red-cockaded Woodpecker, *Picoides borealis.* http://myfwc.com/media/214360/RCW.pdf

FFWCC (2004), Florida's Breeding Bird Atlas: a collaborative study of Florida's birdlife, http://www.wildflorida.org/bba/maps.htm

FFWCC - Florida Fish and Wildlife Conservation Commission. Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated For Large-Scale Development in Florida (Dec 1987). Technical Report #4.

FFWCC - Florida Fish and Wildlife Conservation Commission. Website information on Burrowing Owls (*Athene cunicularia floridana*). http://myfwc.com/WILDLIFEHABITATS/BirdSpecies_BurrowingOwl.htm

FFWCC - Florida Fish and Wildlife Conservation Commission. Gopher Tortoise Permitting Guidelines (*Gopherus polyphemus*, April 2008 (Revised April 2009). http://www.myfwc.com/docs/LicensesPermits/PW_GopherTortoisePermitGuidelines.pdf

FFWCC Eagle Nest Locator: http://myfwc.com/eagle/eaglenests/#criterialocator

FGFWFC - Florida Game and Fresh Water Fish Commission. *Florida Atlas of Breeding Sites for Herons and Their Allies*. Nongame Wildlife Program, Technical Report No. 10. September 1991.

FDOT - Florida Department of Transportation. *Florida Land Use, Cover and Form Classification System*. (second addition), September, 1985.

FNAI - Florida Natural Areas Inventory Internet Data. *Matrix of Habitat and Distribution of Rare/Endangered Species in Sumter County, Florida*.

Fritzpatrick, John W., Woolfenden, Glen E. and Kopeny, Mark T. *Ecological and Development-Related Habitat Requirements of the Florida Scrub Jay (Aphelocoma coerulescens coerulescens)*. Nongame Wildlife Program, Technical Report No. 8. April 1991.

Godfrey, R.K. and Wooten, J.W. (1981). *Aquatic and Wetland Plants of the Southeastern United States*. Athens, GA: The University of Georgia Press.

Hersom, Matt. University of Florida IFAS Extension. Publication ID: AN 155. May 2011. http://edis.ifas.ufl.edu/pdffiles/AN/AN15500.pdf

Kale, H.W. and Maehr, D.S. (1990). *Florida's Birds: A Handbook and Reference*. Sarasota, FL: Pineapple Press.

Lakela, O. and Long R.W. (1976). Ferns of Florida: An Illustrated Manual and Identification Guide. Miami, FL: Banyan Books.

Larkin, Jeffery L., Maehr, David S., Hoctor, Thomas S., Orlando, Michael A. and Whitney, Karen. Landscape linkages and conservation planning for the black bear in west-central Florida. Animal Conservation (2004) 7, 112 C 2004, The Zoological Society of London. Printed in the United Kingdom. or <http://www.wildflorida.org/bear/Reports/Landscape_Linkages.pdf>

Moler, Paul E. *Home Range and Seasonal Activity of the Eastern Indigo Snake, Drymarchon corais couperi, in Northern Florida.*

National Audubon Society 2011. Important Bird Areas in the U.S. Myakka State Park Watershed http://iba.audubon.org/iba/profileReport.do?siteId=82

Niering, William A. The Audubon Society Nature Guides. *Wetlands*. 1989.

Stys, B. (1993). *Ecological and habitat protection needs of the southeastern American kestrel (Falco sparverius paulus) on large-scale development sites in Florida*. Florida Game and Fresh Water Fish Commission, Nongame Wildlife program Technical Report No. 13, Tallahassee, FL. 35 pp.

Stys, B. (1997). *Ecology of the Florida sandhill crane.* Florida Game and Fresh Water Fish Commission, Nongame Wildlife program Technical Report No. 15, Tallahassee, FL. 20 pp.

U.S. Fish & Wildlife Service. *Habitat Management Guidelines for the Bald Eagle in the Southeast Region*. Third Revision (January 1987) or internet site: http://www.fws.gov/northflorida/BAldEagles/bald-eagles.htm

Wunderlin, R.P. 1997. *Guide to the Vascular Plants of Florida*. A University of South Florida book.

Environmental Resources Assessment Checklist

Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
Website: https://growth-management.alachuacounty.us

Submit application to: **Development Review**
Tel. 352.374.5249
Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:
Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.
Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	☐	N/A	☒	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	☒	N/A	☐	Wetlands
Yes	☒	N/A	☐	Surface Water or Wetland Buffers
Yes	☒	N/A	☐	Floodplains (100-year)
Yes	☐	N/A	☒	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)
Yes	☐	N/A	☒	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	☐	N/A	☒	Significant Habitat (biologically diverse natural areas)
Yes	☒	N/A	☐	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	☒	N/A	☐	Non-native Invasive Species
Yes	☐	N/A	☒	Recreation/Conservation/Preservation Lands
Yes	☐	N/A	☒	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	☒	N/A	☐	High Aquifer Recharge Areas
Yes	☐	N/A	☒	Wellfield Protection Areas
Yes	☒	N/A	☐	Wells
Yes	☒	N/A	☐	Soils
Yes	☐	N/A	☒	Mineral Resources Areas
Yes	☐	N/A	☒	Topography/Steep Slopes
Yes	☐	N/A	☒	Historical and Paleontological Resources
Yes	☐	N/A	☒	Hazardous Materials Storage Facilities
Yes	☐	N/A	☒	Contamination (soil, surface water, ground water)

Signed: _____ **Project #:** _____ **Date:** 7/18/21

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx or contact ACEPD at (352) 264-6800.

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

August 2, 2021

Sayed Moukhtara
7717 nw 20th Lane
Gainesville, FL,32605

Subject: Request for Additional Information: ERP-001-234749-2, Tara Baywood Phases 1 & 2 and Tara Forest East Phases 1 & 2

The item(s) discussed below must be provided before project review can be completed as per Chapters 40B-400 and 62-330, Florida Administrative Code (F.A.C.). Please submit the following items to the Suwannee River Water Management District (District) by October 31, 2021.

1. Upon staff review, there are two separate subdivisions in this application with separate owners/HOAs and stormwater systems. Please submit two separate ERP individual permit applications for these subdivisions. Please note the application fee and surety are dependent on project size of each. [See 40B-1.704, 40B-1.706]

2. Please indicate whether there will be a Home/Property Owners Association (HOA, POA) for the proposed development. If this development will have an HOA/POA, please provide documents for review by District Attorneys. [See Chapter 63-330.060(4), F.A.C.]

3. Please provide an operation & maintenance plan and identify the operation and maintenance entity over the area for which the proposed activities will occur. [See ERP AH Volume I, Section 12.4]

4. Please provide the property's legal description in a word document format so that it can be used in the Recorded Notice of ERP in Alachua County's public records. [See ERP AH Volume I, Section 12.6(b)]

5. Please provide reasonable assurance that the finished floor elevations of all proposed structures are at least one foot above the max stage of the stormwater ponds. [See ERP AH Volume II, Section 2.3]

6. Please provide reasonable assurance the proposed culverts/pipes are sized to carry flows up to the 10-year, 24-hour storm event. [See ERP AH Volume II, Section 2.3]

7. Please ensure oil and grease control for the proposed stormwater facility for the Tara Baywood subdivision. [See AH Volume II Section 4.6.2, F.A.C.]

8. Please provide an emergency overflow structure for the stormwater pond and provide reasonable assurance that the top of the emergency overflow structure is above the maximum stage and below the top of pond. [See ERP AH Volume II, Section 5.1.2]

9. Upon staff review, the submitted survey for Tara Baywood was not signed. Please provide a signed survey. [See Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume II, Section 2.5]

10. Upon staff review, a signed and sealed stormwater report was not provided. Please provide all supporting calculations and full computer model inputs and outputs. For retention ponds, a computer

model that incorporates a mounding analysis must be used. Please provide reasonable assurance the stormwater report meets all requirements of ERP Applicant's Handbook Volume II. [See Rule 62-330.054,F.A.C.]

11. Upon staff review, a signed and sealed geotechnical report was not submitted. Please submit a signed and sealed geotechnical report including soil borings, permeability tests, SHGWT, porosity, confining layer, etc. [See Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume II, Section 3.4.1]

12. Please provide reasonable assurance the project meets all applicable requirements of ERP Applicant's Handbook Volume I and Volume II. [See Rule 62-330.054,F.A.C.]

13. Upon staff review, it appears that there are wetlands located on-site. Please delineate wetland boundaries and schedule a site inspection with the District's environmental reviewer for this project, Sarah Corbett, at 386-647-3129, to verify the landward extent of on-site wetlands and surface waters. Please indicate wetland and buffer boundaries on plans. [See section 62-330.060(2), F.A.C]

14. Please provide reasonable assurance that the project will not result in unacceptable cumulative impacts (direct or secondary) upon wetlands and other surface waters. Secondary impacts will not be considered adverse if buffers, with a minimum width of 15 ft. and an average width of 25 ft., are provided abutting the wetlands. [See ERP AH Vol. I, Sections 10.1.1(g) and 10.2.7]

15. Please note: your project may require a Generic Permit for Stormwater Discharge for Large and Small Construction Activities, as part of the Florida NPDES stormwater program regulated by the Florida Department of Environmental Protection (FDEP). This permit is separate from the Environmental Resource Permit for which you are applying. Please refer to FDEP's program website, http://www.dep.state.fl.us/water/stormwater/npdes/, for more information.

This letter constitutes a request for additional information pursuant to Chapters 40B-1 and 40B-400 or 62-330, F.A.C., and Chapters 120 and 373, Florida Statutes. It is a violation of District rules to begin any work on the project before a permit is issued.

When submitting requested information, please use the E-permitting system as the District prefers electronic submittals to paper submittals. You can access the E-permitting system from our website, www.mysuwanneeriver.com

If you have any questions, you may contact me by phone at 386.362.1001 or by email at SAZ@srwmd.org.

Sincerely,

Sara Zybell

Sara Zybell, E.I.
Engineer II
Division of Resource Management

Cc: Chris Potts, P.E. JBrown Professional Group Inc.

SUBDIVIDERS AGREEMENT FOR
TARA FOREST EAST PHASE 1

THIS SUBDIVIDERS AGREEMENT for Tara Forest East Phase 1 (the "Agreement") is made this 25th day of July, 2022.

BETWEEN

DEVELOPER: TARA FOREST, LLC
Whose address is:
7717 NW 20th Lane
Gainesville, FL 32605

AND

CITY: THE CITY OF ALACHUA, a Florida municipal Corporation (the "City")

RECITALS:

WHEREAS, the DEVELOPER is developing a residential subdivision in the City known as Tara Forest East Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and further described in the Plat for Tara Forest East Phase 1 as set forth in Plat Book _____ page _____ of the Public Records of Alachua County (the "Plat"), a copy of which is attached hereto as Exhibit "B";

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement;

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the public and private improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easement, stormwater conveyance systems, and drainage facilities], as reflected on the Plat which will be recorded for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the Construction Plans prepared by the Developer's design engineer (the "Plans"), which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs (all of the forgoing shall be jointly referred to as the "Improvements"). Developer agrees to proceed with the construction of the Improvements for the Project, with the exception of the sidewalks depicted on the Construction Plans which sidewalks abut or are immediately adjacent to a residential house lot depicted on the Plat (herein referred as "House Sidewalk" or "House Sidewalks"), in a diligent manner and Developer shall complete these Improvements on or before July 24, 2025. The Revised Construction Plans for Tara Forest East Phase 1 (and Phase 2) dated July 11, 2022, designate a "construction entrance" which delineates a path on an existing lime rock road which shall be used for the specific use by construction vehicles and equipment utilized on or in conjunction with the construction of the Improvements. The Developer shall be responsible for damages to the roads in the Project caused by construction vehicles and equipment working on or in conjunction with the Improvements.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer. Tara Baywood, LLC and Tara Forest, LLC have entered into that certain perpetual Storm Water Discharge Easement Agreement recorded in Official Records Book ____, page _____, of the Public Records of Alachua County, Florida (the "Easement"), which shall run with the land and allow the discharge stormwater drainage for the Project to run on, over, upon and across property as described in the Easement Agreement which is incorporated herein by referenced, which stormwater shall ultimately drain into the basins indicated on the Plat for Tara Baywood Phase I, recorded in the Official Public Records Book ____, Page ____ of Alachua County, Florida, in perpetuity and related further depicted on the Construction Plans for the Tara Baywood Phase I Subdivision.

5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of

the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, the Plans and or the Certificate of Concurrency Compliance, attached hereto as Exhibit *"C"*, in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The conveyance by the Developer to the City of all of the required public utility infrastructure improvements including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, sidewalks, and easements as reflected on the Plat which will be recorded for the Project, shall be conveyed to the City, however, the Improvements shall not be accepted by the City until the Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements. Acceptance of the House Sidewalks shall be as set forth in paragraph 15 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and Plat for the Project, City's LDRs, and all applicable regulations, ordinances, laws, and rules.

8. **Recording:** The Plat for the Project shall be recorded by the Developer in the Public Official Records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within three (3) business day of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices:** With the exception of the construction of the House sidewalks and in order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, as follows:

a. Upon the approval of this Agreement and prior to the recordation of the Plat for the Project, Developer shall provide the City with a Common Law Performance Bond ("Bond) in the amount of $2,018,652.70 (120% of the $1,682,210.58 estimated construction costs as set forth in the Certification in attached Exhibit "D") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. This Bond shall remain in full force and effect unit the terms of this Agreement related to the installation of the Improvements have been fulfilled.
b. Upon Developer's timely and satisfactory completion of the Improvements and the City's approval (but not acceptance) of these Improvement, and the Developer providing an acceptable maintenance surety instrument to the City in the amount of 10 percent of the certified value of the Improvements (approximately $168,221.06

as set forth in the Certification in attached Exhibit "D"), the City shall release the Bond, the amount of which may be decreased by any demand made by the City for the corrections of discrepancies as set forth in paragraph 10 below.

10. **Inspections:** Upon the City's approval of the Plans, the Plat, and the Developer's compliance with the terms of this Agreement, including surety instruments, the Developer may commence construction of the Improvements. Construction shall be completed on or before July 24, 2025 (with the exception of House Sidewalks – see paragraph 15 below). During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction Inspection Services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:

    a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual, and TV camera.
    b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
    c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
    d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
    e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
    f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement.

    The Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this paragraph shall submit to the City the inspection reports. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. City may, in its sole discretion, within fifteen (15) days demand in writing, the prompt correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the Developer's Project Engineer of Record determines that a requested repair will take more than the time set forth in the demand, an extension of time which shall include the reason for the extension , may be requested from the City's Public Services Director, whose consent shall not be unreasonably withheld. If the correction is not completed in the timeframe in the demand or any extension allowed for it, the City may make a demand on the Common Law Performance Bond for the amount necessary to correct any discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record or the Professional Engineer performing the inspection services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the inspection services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this Section that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the inspection services shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a Maintenance Law Performance Bond in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraphs 9.b. above.

11. **No Final Inspections or Occupancy**: In the event the Developer conveys any interest, legal or equitable, to any property in the Project, the City shall not provide any utilities to or conduct a final inspection on any house constructed in the Project until the Improvements required in this Agreement have been completed and approved in accordance with this Agreement. The Developer is responsible for the repair of any Improvements damaged as a result of the construction of any such houses. Developer agrees that there is no reasonable business backed expectation that any purchasers of lots or houses will be able to occupy or inhabit houses in the Project until the approval of the Improvements has been provided as required in this Agreement.

12. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion, deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one-year warranty period. The warranty period shall be automatically extended until the completion of all requested repairs. If the Developer does not complete the repairs within thirty days from the notice, it shall constitute a breach of this Agreement and the City shall be entitled to make a demand on the Maintenance Common Law Performance Bond.

13. **Acceptance of Improvements:** At the end of the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the plans,

plat and applicable regulations as set forth in this Agreement and the Improvements are functional and in good working order. The installation of the Improvements shall in no case bind the City to accept the Improvements for public maintenance or operation until the Public Services Director has approved that the Improvements are constructed in accordance with this Agreement, including but not limited to, the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulations and the Commission has formally accepted the Improvements. Within sixty (60) days of the Public Services Director's approval, the City Commission will formally accept maintenance of the public Improvements, and release the maintenance surety instrument, less any draw down on it to the Developer. The maintenance of the stormwater management facilities (basins) shall be the responsibility of the Developer (and not the City) subject to the provisions of paragraph 29 below.

14. **Maintenance of Landscape Improvements within City Rights-of-Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Construction Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Construction Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer and the Developer shall be responsible for the cost of these repairs. The City will promptly bill the Developer. If the invoice is not paid within 30 day of the date of the invoice, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the Common Law Performance Bond or the Maintenance Common Law Performance Bond whichever bond in if effect at the time of the default.

15. **House Sidewalks:** In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees that all House Sidewalks for the Project shall be completed on or before July 24, 2025, and the Developer further warrants and agrees to provide the City with surety instruments for the construction and installation of the House Sidewalks as follows:

    a. The Developer shall provide the City with the House Sidewalks Irrevocable Letter of Credit in the form acceptable to the City that shall have an expiration date of September 24, 2025, in the amount of $67,302.40 ($56,085.33 x 120 %) as the guarantee of the satisfactory construction of the House Sidewalks for the Project as set forth on the certification in attached Exhibit "E".
    b. Upon the completion of all of the House Sidewalks in the Project and the City's approval (but not acceptance) of them, the Developer shall provide the City with an Irrevocable Letter of Credit in a form acceptable to the City for ten percent of the certified value of the completed House Sidewalks as the one-year maintenance

surety which is approximately $5,608.53 of the amount for the cost of completion in attached Exhibit "E").

c. If all of the House Sidewalks have not been installed by July 24, 2025, the City shall have the right, but not the obligation, to make a demand upon and call the House Sidewalks Irrevocable Letter of Credit to pay for the installation of the remaining House Sidewalks. The City shall construct as many remaining sidewalks as possible with this money, however, the City shall not have any obligation to expend the money other than proceeds from the Irrevocable Letter of Credit to construct sidewalks.

d. Upon the City's acceptance of the House Sidewalks Maintenance Irrevocable Letter of Credit, the City will return Irrevocable Letter of Credit referenced in subparagraph a. above to the Developer, less any drawdowns by the City for construction of House Sidewalks. Within one year of the completion of the House Sidewalks, the City shall conduct a final inspection of them and notify the Developer in writing of any deficiencies determined in the City's sole discretion. The Developer shall have 30 days to cure these deficiencies. If the Developer does not cure these deficiencies within 30 days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Irrevocable Letter of Credit to pay for this work. Once the sidewalk construction is deemed complete, it shall be submitted to the Commission for acceptance. After the Commission's acceptance of the House Sidewalks, the House Sidewalks Maintenance Irrevocable Letter of Credit for the House Sidewalks shall be returned to the Developer.

e. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks until the Commission has officially accepted the sidewalks.

f. After the Commission's acceptance of the House Sidewalks, the Maintenance Irrevocable Letter of credit for the House Sidewalks shall be returned to the Developer.

16. **Tree mitigation:** Prior to the approval of this Agreement, Developer shall pay the City the sum of 46,907.48 to be placed in the City's tree bank fund for used by the City as allowed in the KDRs as mitigation for the trees being removed from the Property.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested right to specific use of the Land described in Exhibit "A" and set forth in the Plat to be recorded for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor 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 working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action 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 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 Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer 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 Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 26 below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Land.

25. **Default by Developer:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand

on any irrevocable letter of credit provided by Developer hereunder, and also be entitled to any other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

26. **Notices:** Except as otherwise provided in this 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, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox 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: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL, 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer/Owners:	Tara Forest, LLC 7717 NW 20th Lane Gainesville, FL 32605
With a copy to:	Denise Lowry Hutson, Esq. Salter Feiber, P.A. 3904 NW 16th BLVD. Bldg. B. Gainesville, FL 32605

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.
28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable Without Approval:** This Agreement and any obligations of the Developer hereunder shall not be assignable by the Developer without the written approval of the Commission, which approval shall not unreasonably withheld, and the acceptance and assumption of the assignment by the assignee.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations**: The City's approval of this Subdividers Agreement for Tara Forest East Phase 1 does not in any way imply, represent, require or guarantee that the City will approve a development application for any other phase of Tara Baywood, Tara Forest East, or any other related development or the successor or assign of any related development.

CONTINUED ON NEXT PAGE

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

Attest: CITY OF ALACHUA

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

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR TARA FOREST EAST PHASE 1 was acknowledged before me this 25th day of July 2022, by GIB COERPER, who is personally known to me or who produced _____ as identification.

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

Approved as to form:

_____
Marian B. Rush, City Attorney

[SIGNATURES CONTINUE ON NEXT PAGE]

DEVELOPERS/OWNERS

Tara Forest, LLC, a Florida Limited Liability Company

Witnesses:
Brooke McGuire
Brooke McGuire

By: _____
SAYED MOUKHTARA, Manager

Witnesses:
Jay Payne
Jay Payne

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR TARA FOREST EAST PHASE 1 was acknowledged before me this 21st day of July 2022, by SAYED MOUKHTARA, who is personally known to me or who produced _____ as identification.

Jennifer Newbegin
Notary Public, State of Florida at large
Commission No.: HH075654
Expiration: 12/29/24 [SEAL]

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

CITY OF ALACHUA

COMMON LAW PERFORMANCE BOND

PRINCIPAL (Legal name and business address):
TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FL 32605

(also known in the referenced Subdividers Agreement as "Developer")

SURETY (Name and business address):
HUDSON INSURANCE COMPANY
100 WILLIAM ST.
NEW YORK, NY 10038

C/O DBL SURETY LLC
55 E GRANADA BLVD UNIT 1415
ORMOND BEACH, FL 32176

OBLIGEE:
The City of Alachua, Florida, a Florida municipal corporation (herein "City")
P.O. Box 9
Alachua, FL 32616

PENAL SUM OF BOND:
TWO MILLION EIGHTEEN THOUSAND SIX HUNDRED FIFTY-TWO DOLLARS AND SEVENTY CENTS ($2,018,652.70)

WHEREAS,

PRINCIPAL (Developer) has entered into a Subdividers Agreement (herein "Agreement") with the City for developing a Project in the City known as TARA FOREST EAST PHASE I ("Project") which Agreement is incorporated herein by reference. The real property for the Project is more particularly described in Exhibit "A" to the Agreement and in the plat for TARA FOREST EAST PHASE I recorded in or to be recorded in the public records of Alachua County, Florida, is incorporated herein by reference (herein "Plat"). The Agreement requires the Developer to complete the Improvements for the Project on or before July 24, 2025.

OBLIGATION:
We, the Principal and Surety, are firmly bound to the City in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. The Surety binds itself, jointly and severally with the Principal, for the payment of the penal sum. The limit of liability is the full amount of the penal sum.

This bond shall remain in effect until the conditions herein have been fulfilled, including all conditions of the Subdividers Agreement.

CONDITIONS:

The **PRINCIPAL** has entered into the Agreement identified above. THEREFORE: The above obligation is void if the **PRINCIPAL**:

(a) Performs and fulfills all the understandings, covenants, terms, conditions, and agreements of the Agreement during the original term of the Agreement and any extensions thereof that are granted by City, with or without notice of the Surety and during the life of any guaranty required under the contract, and

(b) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of the Agreement that hereafter are made. Notice of those modifications to the Surety are waived.

This Bond is governed in accordance with the laws of the State of Florida and any dispute regarding it shall be in the Circuit Court of Alachua County, Florida.

No right of action shall accrue on this Surety Bond to or for the use of any person or corporation other than the **PRINCIPAL** named hereunder or the heirs, executors, administrators or successors of the **PRINCIPAL** and the City.

Signed and sealed this _____ day of _____, 2022.

Tara Forest, LLC

_____ By: _____
(witness) SAYED MOUKHTARA, MANAGER

_____
(print name)

Hudson Insurance Company

_____ By: _____
(witness) D. BARTON LEEK, ATTORNEY-IN-FACT
& RESIDENT AUTHORIZED AGENT

_____
(print name)

AGENCY:
DBL SURETY LLC
55 E GRANADA BLVD UNIT 1415
ORMOND BEACH FL 32176

SURETY:
HUDSON INSURANCE COMPANY
100 WILLIAM ST
NEW YORK, NY 10038

TARA FOREST EAST PHASE 1

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

VICINITY MAP

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C2	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C3	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C5	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C6	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C7	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C8	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'

Line Table		
Line#	Direction	Length
L1	S89°53'42"E	40.07'
L2	N88°31'56"E	40.09'
L3	N88°31'56"E	10.09'
L4	N26°46'24"W	22.47'
L5	S53°05'18"E	50.17'

BUILDING SETBACK REQUIREMENTS

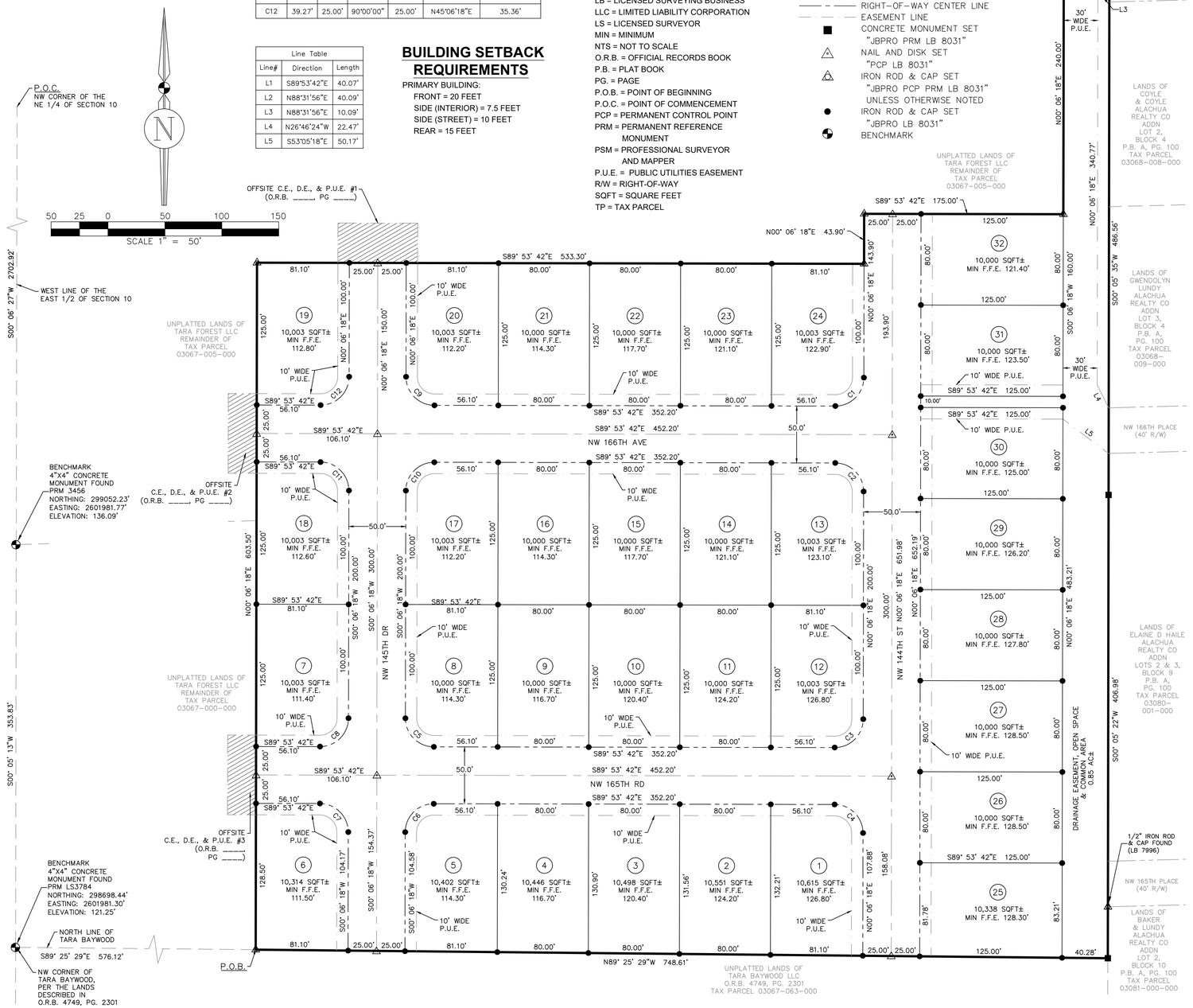
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
F.F.E. = FINISHED FLOOR ELEVATION
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
LS = LICENSED SURVEYOR
MIN = MINIMUM
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

SYMBOL LEGEND

BOUNDARY LINE (PLAT)
BOUNDARY LINE (LOT)
RIGHT-OF-WAY LINE
SECTION LINE
RIGHT-OF-WAY CENTER LINE
EASEMENT LINE
CONCRETE MONUMENT SET "JBPRO PRM LB 8031"
NAIL AND DISK SET "PCP LB 8031"
IRON ROD & CAP SET "JBPRO PCP PRM LB 8031" UNLESS OTHERWISE NOTED
IRON ROD & CAP SET "JBPRO LB 8031"
BENCHMARK



NOTICE:

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

LEGAL DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES, MORE OR LESS.

NOTES

1. THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PER FLORIDA STATUTE 177 PART 1 PLATTING.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC COMPLETED ON APRIL 21, 2021.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. OFFSITE EASEMENTS SHOWN HEREON ARE NOT PART OF THIS PLAT.

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____

AND

APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____

AND

APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____

ATTEST: _____
CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

DEPUTY CLERK DATE

Plat Book ____ , Page ____
Sheet One of One

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENTS, THAT TARA FOREST, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA FOREST EAST PHASE 1" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES, OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE TARA FOREST EAST HOMEOWNERS ASSOCIATION, INC. ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA FOREST EAST HOMEOWNERS ASSOCIATION, INC., WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA FOREST, LLC

WITNESS _____ BY: _____

PRINT NAME _____

WITNESS _____

PRINT NAME _____ SAYED MOUKHTARA AUTHORIZED MEMBER

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SAYED MOUKHTARA, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF TARA FOREST, LLC, SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Consent of Mortgage:

WE, THE UNDERSIGNED, HOLDERS OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 5007, PAGE 1767, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT.

WITNESS _____

PRINT NAME _____

WITNESS _____ SCOTT KEILING VICE PRESIDENT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME _____

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SCOTT KEILING, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE VICE PRESIDENT OF LENNAR HOMES, LLC, SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA FOREST EAST PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 4/21/2021 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____

TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON_____, CHRISTOPHER A. POTTS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 73842, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

DATE: _____

CHRISTOPHER A. POTTS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 73842

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

SUBDIVIDER
TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

TARA FOREST EAST PHASE 1

LEGAL DESCRIPTION – BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

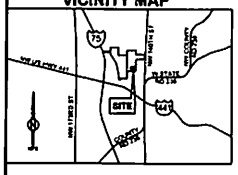
CONTAINING 10.86 ACRES, MORE OR LESS.

TARA FOREST EAST PHASE 1

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

VICINITY MAP



Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C2	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C3	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C5	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C6	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C7	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C8	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'

Line Table		
Line	Direction	Length
L1	S89°53'42"E	48.07'
L2	N00°06'18"E	48.00'
L3	N89°53'42"W	10.00'
L4	N25°06'24"W	22.47'
L5	S53°06'18"E	60.17'

BUILDING SETBACK REQUIREMENTS

PRIMARY BUILDING
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET

SUBDIVIDER

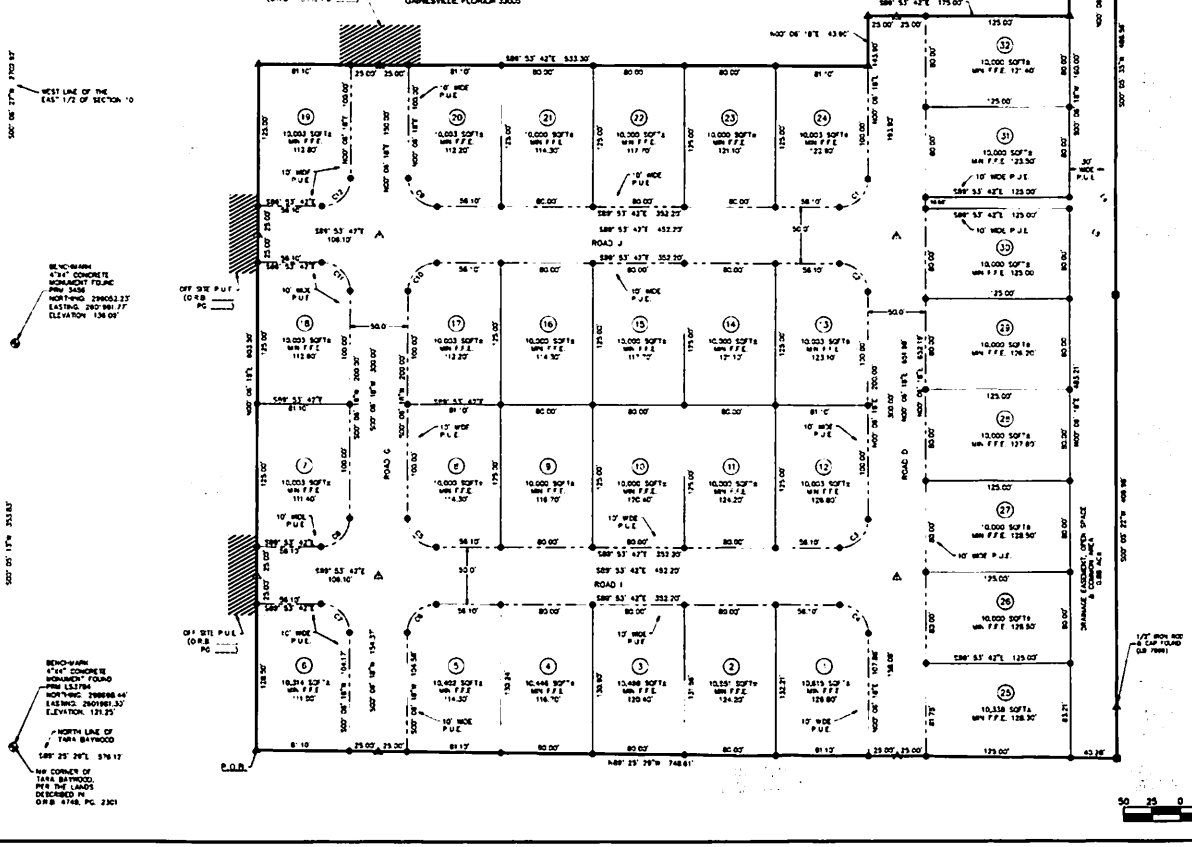
TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

ABBREVIATIONS

F.F.E. = FINISHED FLOOR ELEVATION
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
LS = LICENSED SURVEYOR
MIN = MINIMUM
N.T.S. = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- SECTION LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- CONCRETE MONUMENT SET "JBPRO PRM LB 8031"
- NAIL AND DISK SET "PCP LB 8031"
- IRON ROD & CAP SET "JBPRO PCP PRM LB 8031" UNLESS OTHERWISE NOTED
- IRON ROD & CAP SET "JBPRO LB 8031"
- BENCHMARK



NOTICE:

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

LEGAL DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10 TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°05'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.63 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°03'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.88 ACRES, MORE OR LESS.

NOTES

1. THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GRS80 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2. SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441) APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75. YIATH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PER FLORIDA STATUTE 177 PART 1 PLATTING
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC COMPLETED ON APRIL 21, 2021.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER NO SUCH CONSTRUCTION INSTALLATION MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.

JBPro
CIVIL ENGINEERING | LAND SURVEYING
PLANNING | ENVIRONMENTAL

Plat Book ___ , Page ___
Sheet One of One

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENTS, THAT TARA FOREST, LLC (TRACT), OWNS THE LANDS IN THE SHAPE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED TARA FOREST EAST PHASE 1, (THE "PLAT"), AS SHOWN HEREBY DEDICATES AND LANDS AND FOR THE USES AND PURPOSES THEREIN EXPRESSED, HEREBY DEDICATES ALL STREETS, ROADS, COURTS, AVENUES OF WAYS, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT AS SUBJECT ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE, TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE ROW-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY.

TARA FOREST, LLC

WITNESS _____ BY: _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____ DAVID NOURMAND, AUTHORIZED MEMBER

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME DAVID NOURMAND, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF TARA FOREST, LLC, AND FORGOING WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH, EXECUTED THE FOREGOING INSTRUMENT BEFORE ME, EXECUTED THE SAME VOLUNTARILY AND FREELY EXECUTED THE INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA FOREST EAST PHASE 1 AND THAT SAID PLAT WAS EITHER CREATED UNDER MY SUPERVISION OR WAS VERIFIED BY ME FOR ACCURACY AND COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____

TROY V. WRENN, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7219

JBROWN PROFESSIONAL GROUP INC.
3530 S.W. 42nd STREET
GAINESVILLE, FLORIDA 32608
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____ CHRISTOPHER A. POTTS, PROFESSIONAL ENGINEER, DULY LICENSED UNDER CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 73843, STATE OF FLORIDA, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HAS BEEN EMPLOYED BY THE SUBDIVIDER AND HAS SUPERVISED THE ENGINEERING IMPROVEMENTS AND/OR THE APPROVED CONSTRUCTION OF THE ENGINEERING IMPROVEMENTS AND/OR THE APPROVED CONSTRUCTION OF WILL SUPERVISE THE "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

DATE: _____

CHRISTOPHER A. POTTS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 73843

JBROWN PROFESSIONAL GROUP INC.
3530 S.W. 42nd STREET
GAINESVILLE, FLORIDA 32608
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON _____

AND

APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON _____

AND

APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

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

MAYOR _____

ATTEST:

CITY MANAGER _____

FILED FOR RECORD ON _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____

COUNTY CLERK _____ DATE

Exhibit B to Tara Forest East Phase 1
Subdividers Agreement

COPY of Recorded Plat will be sostituted

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FOR TARA FOREST PHASE 1

This Certificate of Concurrency Compliance (also referred to as "Certificate") is hereby issued to Tara Forest, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida, and the ("Developer/Owner") of the Project as identified and defined below by City of Alachua, Florida ("City") this 25th day of July, 2022.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the City known as Tara Forest East Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land");

WHEREAS, the Property or Land for the Project is owned by Tara Forest, LLC, a Florida Limited Liability Company;

WHEREAS, the Developer/Owner has secured a Subdivider Agreement for the Project from the City dated the 25th day of July, 2022, (herein "Subdivider Agreement") as part of the City's site-specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one a subdivision final plat in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family- 3 ("RSF-3");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 32 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3132, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City. In the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate 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;

NOW THEREFORE, BASED UPON THE FOREGOING INFORMATION AND RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals and information are true and correct and are incorporated as material portions of this Certificate of Concurrency Compliance by reference.

2. The City will reserve 8,000 gallons per day (32 lots x 250 gallons per day) of wastewater capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 8,800 gallons per day (32 lots x 275 gallons per day) of water capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 32 units proposed in Tara Forest East Phase 1 as defined by applicable development permits, including construction plans and Subdividers Agreement, on file with the City: 304 Average Annual Daily Trips ("AADT") and 32 Peak Hour Trips on Comprehensive Plan Traffic Segment Number 5 (US 441 from SR 235 to I-75).

5. The City will reserve 0.42 acres (2.6 persons per household x 32 units x 5 acres per 1,000 persons) of recreation capacity for the 32 units proposed in Tara Forest East Phase 1 as defined by applicable development permits, including but not limited to the construction plans and Subdividers Agreement, on file with the City.

6. The City will reserve 60.73 tons per year (0.73 tons per capita per year x 2.6 persons per household x 32 units) of solid waste capacity for the 32 units proposed in Tara Forest Phase 1 as defined by applicable development permits on file, including but not limited to, construction plans and Subdividers Agreement, on file with the City.

7. The City will reserve four (4) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, two (2) student stations in the Alachua SCSA for middle schools, and three (3) student stations in the Alachua SCSA for high schools, for the 32 units proposed in Tara Forest East Phase 1.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between Developer/Owner and the City.

9. This Certificate of Concurrency Compliance shall be incorporated into and considered a part of the Subdividers Agreement for the Project. The failure of the Developer/Owner comply with the term of the Subdivider Agreement shall be a default under the Subdividers Agreement and shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

11. The City's issuance of this Certificate does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of Tara Forest East. The approval of this Certificate of Concurrency Compliance for the Project does not in any way infer, imply or otherwise represent

that a Certificate of Concurrency Compliance will be granted for any other phase of Tara Forest East.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 25th day of July, 2022, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

Approved as to form:

_____

Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA FOREST EAST PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2022, by GIB COERPER, who is (personally known to me) OR (who has produced _____as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

[SIGNATURED CONTINUE ON NEXT PAGE]

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

Tara Forest, LLC,
a Florida Limited Liability Company

_____
By: Sayed Moukhtara, Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA FOREST EAST PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of July, 2022, by Sayed Moukhtara, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

TARA FOREST EAST PHASE 1

LEGAL DESCRIPTION – BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES, MORE OR LESS.

JBPro

Tara Forest East - Phase 1
Engineers Opinion of Probable Cost
Date: 12/2/2021

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General						
1	0101-1	MOBILIZATION & GENERAL CONDITIONS	LS	$40,000.00	1	$40,000.00
2		GEOTECHNICAL TESTING	LS	$8,000.00	1	$8,000.00
				SUBTOTAL		**$48,000.00**
Demolition, Erosion Control, Tree Protection						
3		REMOVAL OF EXISTING FENCE	LF	$2.40	2,225	$5,340.00
4	0104-10-3	SILT FENCE SEDIMENT BARRIER	LF	$0.91	845	$768.95
5	0104-18	INLET PROTECTION SYSTEMS	EA	$121.79	14	$1,705.06
				SUBTOTAL		**$7,814.01**
Earthwork						
6	0120-1	REGULAR EXCAVATION, SWALES AND BASINS	CY	$6.98	28,851	$201,379.98
7	0120-6	EMBANKMENT	CY	$8.14	22,550	$183,557.00
8		RETENTION WALL, CONC. MASONRY BLOCK	LS	$10,000.00	1	$10,000.00
9		TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	$1,500.00	1	$1,500.00
				SUBTOTAL		**$396,436.98**
Roadway and Sidewalk						
10	0334-1-12	ASPHALTIC CONC, 1.25" SP-9.5 PAVEMENT	TN	$83.82	469	$39,319.33
11	0285-704	6" LIMEROCK BASE GROUP 04	SY	$8.35	6,314	$52,719.86
12	0160-4	12" STABILIZED SUBGRADE	SY	$4.59	6,577	$30,188.02
13		SPEED HUMP	EA	$2,000.00	2	$4,000.00
14	0522-1	CONCRETE SIDEWALK (not front of lots), 4"	SY	$35.85	1,196	$42,880.58
15		CONCRETE STEPS	LS	$800.00	1	$800.00
16		HANDRAILS	LS	$5,000.00	1	$5,000.00
17	0520-1-7	TYPE E CURB AND GUTTER	LF	$25.01	285	$7,127.85
18	0520-1-10	TYPE F CURB AND GUTTER	LF	$28.16	4,125	$116,160.00
19	0710-11-201	PAINTED PVMT MARK, STD, YELLOW, SOLID, 6"	LF	$0.17	470	$79.90
20	0710-11-224	PAINTED PVMT MARK, STD, YELLOW, SOLID, 18"	LF	$1.77	40	$70.80
21	0710-11-101	PAINTED PVMT MARK, STD, WHITE, SOLID, 6"	LF	$0.17	465	$79.05
22	0710-11-123	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	LF	$1.02	540	$550.80
23	0710-11-125	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	LF	$2.43	48	$116.64
24	0711-11-180	PAINTED PVMT MARK, STD, WHITE, YIELD LINE	EA	$15.50	4	$62.00
25	0527-2	DETECTABLE WARNING	SF	$32.21	180	$5,797.80
26	0700-1-11	ROAD SIGNS	EA	$358.20	33	$11,820.60
				SUBTOTAL		**$316,773.24**
Stormwater						
27	0425-2-91	MANHOLE, J8	EA	$2,400.00	2	$4,800.00
28	0425-1351	INLET STRUCTURE, P5	EA	$3,109.00	9	$27,981.00
29	0425-1451	INLET STRUCTURE, J5	EA	$7,112.30	4	$28,449.20
30	0425-1361	INLET STRUCTURE, P6	EA	$5,573.40	2	$11,146.80
31	0425-1461	INLET STRUCTURE, J6	EA	$7,586.20	1	$7,586.20
32	0430-1741-15	PIPE CULVERT, RCP, 15"	LF	$52.00	900	$46,800.00
33	0430-1741-18	PIPE CULVERT, RCP, 18"	LF	$70.36	80	$5,628.80
34	0430-1741-42	PIPE CULVERT, RCP, 42"	LF	$130.47	260	$33,922.20
35	0430-1741-48	PIPE CULVERT, RCP, 48"	LF	$217.53	280	$60,908.40
36	0430-1741-54	PIPE CULVERT, RCP, 54"	LF	$277.86	320	$88,915.20
				SUBTOTAL		**$316,137.80**
Wastewater						
37	1050-31104	4" PVC SEWER LATERAL	LF	$12.80	1,020	$13,056.00
38		4" CLEANOUT	EA	$34.61	28	$969.08
39	1050-31208	8" PVC	LF	$22.36	2,220	$49,639.20
40		8" PLUG	EA	$2,080.00	3	$6,240.00
41	0425-2-71	SANITARY MANHOLE	EA	$3,035.46	7	$21,248.22
				SUBTOTAL		**$91,152.50**
Water System						
42	1050-31102	2" PVC	LF	$3.50	480	$1,680.00
43	1050-31208	8" PVC	LF	$22.36	1,900	$42,484.00
44	1050-31212	12" PVC	LF	$28.05	660	$18,513.00
45	1050-51208	8" DIP	LF	$36.28	280	$10,158.40
46		3/4" SINGLE WATER METER	EA	$490.00	4	$1,960.00
47		3/4" DUAL WATER METER	EA	$726.00	16	$11,616.00
48	1080-26103	3" BLOWOFF ASSEMBLY	EA	$4,842.89	3	$14,528.67
49	1080-32103	3" SAMPLE POINT	EA	$346.75	3	$1,040.25
50	0591-1400	4" SLEEVE	LF	$13.30	240	$3,192.00
51	1080-21102	2" GATE VALVE AND BOX	EA	$200.00	20	$4,000.00
52	1080-21106	6" GATE VALVE AND BOX	EA	$320.00	3	$960.00
53	1080-21108	8" GATE VALVE AND BOX	EA	$430.00	14	$6,020.00
54	1080-21112	12" GATE VALVE AND BOX	EA	$600.00	4	$2,400.00
55	1055-51108	8" DI 22.5° BEND	EA	$910.25	2	$1,820.50
56		8"x2" SADDLE	EA	$152.89	16	$2,446.24
57		12"x2" SADDLE	EA	$452.39	4	$1,809.56
58		8" TRANSITION COUPLING	EA	$29.98	8	$239.84
59		8"x6" ANCHOR TEE	EA	$290.39	2	$580.78
60		12"x6" ANCHOR TEE	EA	$411.39	1	$411.39
61		12"x8" ANCHOR TEE	EA	$375.09	1	$375.09
62		8"x8" ANCHOR CROSS	EA	$841.89	2	$1,683.78
63		12"x8" ANCHOR CROSS	EA	$947.56	1	$947.56
64	1080-29108	8" MECHANICAL RESTRAINT	EA	$221.00	2	$442.00
65	1080-29112	12" MECHANICAL RESTRAINT	EA	$454.00	2	$908.00
66	1644-113-08	FIRE HYDRANT ASSEMBLY	EA	$4,149.17	3	$12,447.51
67		MISC, PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	$4,000.00	1	$4,000.00
				SUBTOTAL		**$146,664.57**
Landscape						
68		Landscape Lump Sum	LS	$206,303.25	1	$206,303.25
				SUBTOTAL		**$206,303.25**
Entire Project						
69	0999-25	CONSTRUCTION CONTIGENCY (10%)				$152,928.23
				SUBTOTAL		**$152,928.23**
		Total Construction Estimate				**$1,682,210.58**

Exhibit D to Tara Forest East Phase 1
Subdividers Agreement

Tara Forest East - Phase 1

MANLEY DESIGN, LLC

STATEMENT OF PROBABLE COSTS

Date: October 25, 2021

Submittal: Tara Forest East/ Submittal #3 plans October 2021

Item No.	*Description - For landscape materials: symbol, common name, installed size*	*Unit Measure*	*Quantity*	*Installed Unit Cost*	*Item Subtotal Cost*	*Notes*
Tree Removal & Protection						
1	Tree barricades - fencing	LF	3,226	$1.00	$3,226.00	Orange Construction Fence
2	Site Preparation - Wooded Areas	AC	6.37	$3,500.00	$22,295.00	See Tree Removal Plans
3	Site Preparation - Open Site Areas	AC	22.86	$1,000.00	$22,860.00	See Tree Removal Plans
4	Tree mitigation	LS	0	$0.00	$0.00	Remaining mitigation required is proposed as part of Tara Baywood project.
				Tree Removal and Protection Subtotal:	**$48,381.00**	

Item No.	Description - For landscape materials: symbol, common name, installed size	Unit Measure	Quantity	Installed Unit Cost	Item Subtotal Cost	Notes
Landscape - Trees						
5	AR, Florida Flame Red Maple, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	12	$210.00	$2,520.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
6	BN, Dura Heat River Birch, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	25	$165.00	$4,125.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
7	FP, Green Ash, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	4	$187.50	$750.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
8	LT, Tulip Tree, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	38	$165.00	$6,270.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
9	QM, Swamp Chestnut Oak, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	0	$195.00	$0.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
10	QV, Southern Live Oak, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	3	$195.00	$585.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
11	TD, Bald Cypress, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	32	$165.00	$5,280.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
12	CC, Eastern Redbud, 15 gal., 7' ht. x 24" sprd., 1.5" cal.	EA	66	$97.50	$6,435.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
13	CV, White Fringetree, 15 gal., 6' ht. x 24" sprd., 1.5" cal.	EA	45	$97.50	$4,387.50	Includes material cost plus 50% percentage mark up for delivery and installation costs
14	IVP, Weeping Yaupon Holly, 15 gal., 7' ht. x 24" sprd., 1.5" cal.	EA	11	$90.00	$990.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
15	LIM, Muskogee Crape Myrtle, 15 gal., 8' ht. x 24" sprd., 1.5" cal.	EA	17	$82.50	$1,402.50	Includes material cost plus 50% percentage mark up for delivery and installation costs
16	LIN, Natches Crape Myrtle, 15 gal., 8' ht. x 24" sprd., 1.5" cal.	EA	30	$82.50	$2,475.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
17	PA, Chickasaw Plum, 15 gal., 6' ht. x 24" sprd., 1.5" cal.	EA	29	$90.00	$2,610.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
	Trees, Each - Total Count:	*EA*	*312*			
Landscape - Shrubs						
18	LP, Plum Delight Loropetalum, 3 gal., 24" ht. x 18" sprd., 30" o.c.	EA	100	$12.00	$1,200.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
19	VO, Sweet Viburnum, 3 gal., 24" ht. x 18" sprd., 36" o.c.	EA	140	$12.00	$1,680.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
	Shrubs, Each - Total Count:	*EA*	*240*			

Item No.	Description - For landscape materials: symbol, common name, installed size	Unit Measure	Quantity	Installed Unit Cost	Item Subtotal Cost	Notes
20	SOD - Argentine Bahia sod	SF	84,233	$0.22	$18,531.26	Areas as highlighted in previous markup
21	SEED - Argentine Bahia seed	SF	1,126,273	$0.05	$56,313.65	Areas as highlighted in previous markup
Other						
22	Mulch - Pine Straw	BALE	178	$8.00	$1,424.53	Pine Straw (20 SF/Tree & Shrub planting area) /45 SF/ Bale
				Landscape Subtotal:	**$116,979.44**	
Irrigation						
23	Irrigation Through Establishment	ALLOW	1	$40,942.81	$40,942.81	Generally assumed to be 35% of Landscape Costs
				Irrigation Subtotal:	**$40,942.81**	
				Tara Forest East Phase 1 Total:	**$206,303.25**	

Note that Manley Design does not have control over the cost of labor, materials, or equipment; the Contractor's method of determining prices; or competitive bidding or market conditions. Therefore, the above estimate is made on the basis of experience and represents our best judgment and information as Landscape Architects familiar with the construction industry in this area. The firm cannot and does not guarantee that actual proposals, bids, or construction costs will not vary from this statement. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

Tara Forest East - Phase 1
Engineers Opinion of Probable Cost
Date: 10/13/2021

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
1	0522-1	CONCRETE SIDEWALK (front of lots), 4"	SY	$35.85	1422.22	$50,986.67
2	0999-25	CONSTRUCTION CONTIGENCY (10%)				$5,098.67
		Total Construction Estimate				**$56,085.33**

IRREVOCABLE LETTER OF CREDIT NO. 401

Borrower: Tara Viva, Inc. For the Benefit of Tara Baywood **Lender:** Millennium Bank

Beneficiary: City of Alachua
P. O. Box 9
Alachua, FL 32616

Amount: $93,712.20

Date: March 22, 2022

We, Millennium Bank hereby establish Millennium Bank's Irrevocable Letter of Credit in favor of the City of Alachua (also referred to as the Beneficiary or City), for the account of Tara Viva Inc., Inc. For the Benefit of Tara Baywood (hereinafter "Borrower") for the aggregate sum of $93,712.20 which amount is payable by your drafts at sight, accompanied by the following documents:

1. This original Irrevocable Letter of Credit: and
2. A notarized statement signed by the City Manager for the City of Alachua which reads that, "Tara Baywood" has failed to make the required improvements in the estimated amount of $93,712.20 in accordance with the terms of that certain Subdividers Agreement between Tara Baywood (Developer) and Beneficiary (the City of Alachua) for the project known as "Tara Baywood Phase I" This Irrevocable Letter of Credit expires on September 24, 2025. If the expiration date is a banking holiday, then presentation and demand for payment may be made on the next business day.

   All requests for drafts under this Irrevocable Letter of Credit must state, "Draw under Millennium Bank Letter of Credit No. 401, dated March 22, 2022."

   This Irrevocable Letter of Credit may be presented at the Office of Millennium Bank located at 7515 SW 24th Avenue, Gainesville, FL 32607.

   Partial Drawings and multiple drawings are allowed under this Irrevocable Letter of Credit so long as they do not exceed the total amount of this Irrevocable Letter of Credit. In the event there is a partial drawing under this Irrevocable Letter of Credit, the original Irrevocable Letter of Credit shall be returned shall be returned to the City of Alachua by Millennium Bank noting the amount of the draw or a new Irrevocable Letter of Credit shall be issued for the balance.

COPY

Millennium Bank hereby agrees to honor each of the City's drafts in whole or in part drawn under this Irrevocable Letter of Credit in compliance with the terms of it, if duly presented together with the documents stated above at the office stated above on or before the expiration date. Except as stated herein, this undertaking is not subject to any conditions or qualifications.

The obligations of Millennium Bank under this Irrevocable Letter of Credit is the individual obligation of Millennium Bank and is in no way contingent upon reimbursement with respect thereto.

This Irrevocable Letter of Credit shall be governed by the laws of the State of Florida to the extent that it is not preempted by any other applicable federal laws. The venue for any litigation which may arise regarding this Letter of Credit shall be in the Circuit Court in Alachua County, Florida.

Sincerely,

Millennium Bank

Melissa Muina

Melissa Muina
Senior Vice President
Loan Operations

COPY

This instrument prepared by:
Denise L. Huston, Esq.
Salter Feiber, PA
3540 NW 16 Blvd., Bldg. B
Gainesville, FL 32605
352-376-8201
File No.:

STORM WATER DISCHARGE EASEMENT AGREEMENT

THIS EASEMENT is made and entered into on is made as of the ___ day of _____, 2022 (the "**Effective Date**"), by and between **TARA BAYWOOD, LLC**, a Florida limited liability company, whose address is 7717NW 20th Lane, Gainesville, Florida 32605 ("**Grantor**") and, **TARA FOREST, LLC**, a Florida limited liability company, whose address is 7717NW 20th Lane, Gainesville, Florida 32605 ("**Grantee**"). Grantor and Grantee may be referred to herein collectively as the "**Parties**" or singularly as a "**Party**".

RECITALS

A. Grantor owns the lands described below conveyed to Grantor by that certain deed recorded at OR Book 4749, Page 2301, Public Records of Alachua County, and as described in the legal description attached hereto as **Exhibit "A"** (the "**Servient Estate**").

B. Grantee owns an adjoining parcel as described in the legal description attached hereto as **Exhibit "B"** (the "**Dominant Estate**").

C. In connection with a residential development known as "Tara Forest East" located on the Dominant Estate, to include Tara Forest Ease Phase I and all subsequent phases of Tara Forest East to be located on the Dominant Estate, Grantee seeks to discharge storm water runoff from the Dominant Estate into future storm water drainage area located on Grantor's Servient Estate.

D. Grantee desires from Grantor a perpetual easement for storm water drainage on, over, upon, and across said Servient Estate pursuant to the above.

E. Grantor is willing to grant such easement under the terms and conditions outlined herein, Grantor's future storm water drainage area will have excess capacity that will allow it to accept storm water draining from the Dominant Estate, and the grant of such easement does not constitute an inordinate burden on Grantor nor the Servient Estate.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid by Grantee to Grantor, the receipt of which Grantor hereby acknowledges, does hereby grant and convey unto the Grantee, its successors and assigns, an easement for storm water drainage and related purposes incidental thereto (and necessary access for such purposes) on, over, upon, and across that portion of the Servient Estate described as follows (the "**Easement Area**"):

See attached **Exhibit "C"**.

1. **Recitals**. The Recitals are true and correct and incorporated by reference herein.

2. **Limitation on the Grantor's Use of the Easement Area**. Without the Grantee's prior written consent (which consent will not be unreasonably withheld), the Grantor shall not within the Easement Area construct or place any structure, building, or other surface or underground improvements,

whether temporary or permanent; plant or locate any trees or shrubs which may interfere with Grantee's rights hereunder; or do, or fail to do, any act which may impede the function of the Easement Area. Any improvement, trees, or shrubs now or hereafter located on the Easement Area may be removed by Grantee, without liability, if such removal is necessary to preserve the Grantee's rights granted herein. Notwithstanding the foregoing, the Grantor may install and maintain grass or other ground cover in the Easement Area without the prior agreement of Grantee so long as such installation is not inconsistent with Grantee's use of the Easement Area. Grantor further conveys to Grantee the right of access to the Easement Area for the purposes of maintenance, repair, and any other purposes for which this easement is granted.

3. **Rights Reserved**. The easement rights granted herein are non-exclusive and are subject to all matters of record. Grantor reserves the right to use the Easement Area, or any portion thereof, for any purpose not inconsistent with the Grantee's use thereof pursuant to this Agreement, including but not limited to, ingress and egress to and from the remainder of the Grantor's property.

4. **Maintenance**.

a. All costs of maintenance of the Easement Area shall be borne solely by Grantor. Grantor shall also be responsible for the costs and maintenance of any structures Grantor creates within the Easement Area. Should Grantor fail to maintain the Easement Area or any improvements, Grantee may do so to the extent necessary to preserve Grantee's rights granted herein and shall have the right to be reimbursed for any and all costs associated therewith. Notwithstanding anything to the contrary in this Agreement, the parties and their successors and assigns may mutually agree to a different allocation of the maintenance costs.

b. Notwithstanding anything to the contrary in this Agreement, Grantee shall maintain any improvements created by Grantee within the Easement Area in compliance with all applicable governmental requirements. Without limiting the generality of the preceding, all improvements constructed by Grantee shall meet or exceed all applicable requirements and specifications of all governmental agencies having jurisdiction of matters relating to storm water drainage in the area where the property is located to the end that all such improvements will be qualified to be accepted by any such storm water district, if otherwise appropriate

5. **Restoration of Easement Area**. Upon completion of any activities of Grantee which disturb the surface of the Easement Area, Grantee shall promptly restore the Easement Area to the condition it was in immediately prior to such disturbance or as otherwise required by this Agreement, except as otherwise provided in this Agreement or as necessarily modified to accommodate the improvements.

6. **Conduct of Grantee**. At all times, all actions of Grantee on or about the Easement Area or in connection with the Easement Area and all activities of Grantee contemplated by this Agreement shall be made and taken in full and strict compliance with all governmental requirements. Grantee shall be responsible for compliance with all applicable federal, state, and local requirements for the construction, operation, use, and maintenance of the Grantee's improvements and for all discharges of storm water from the Dominant Estate into the Easement Area, including compliance with all applicable federal, state, and local water quality requirements. The Grantee shall be responsible for any permitting, mitigation or other local government regulatory requirements necessitated as a result of the exercise of its rights and privileges afforded to it under this instrument.

7. **Construction Liens**. No rights granted herein shall permit or empower the Grantee to encumber the Easement Area or any part of the Easement Area with liens arising from the activities undertaken by Grantee. Grantee shall not suffer nor permit any construction lien to be placed upon or against the Easement Area and, in case of any such construction lien attaching, shall immediately pay and remove same. If Grantee causes or allows construction liens to be placed upon the Easement Area and

fails to pay and remove same within fifteen (15) days of receiving notice of the lien, Grantor shall have the right to satisfy the lien and be reimbursed by the Grantee for any and all sums paid, including interest at the highest rate allowed by Florida law accruing from the date of payment and all reasonable costs and expenses incurred by the Grantor in connection therewith.

8. **Miscellaneous**.

a. **Inurement**. The benefits and burdens of this Agreement shall inure to the benefit of and be binding upon the parties and their respective legal representatives, successors, and assigns. The rights and obligations set forth in this Agreement are intended to run with the land in perpetuity.

b. **Assignment and Delegation**. Grantee may, from time to time, and with the written approval of the Grantor, which approval shall not be unreasonably withheld, assign or delegate to any governmental entity, or to any third party having an interest in the Dominant Estate the rights and obligations of Grantee under this Agreement to maintain, operate and repair the Easement Area and the right to discharge storm water runoff into the Easement Area as set forth herein, so long as the assignee agrees in writing to assume all of the Grantee's obligations under this Agreement and the assignment and assumption is recorded in the public records of Alachua County, Florida.

c. **Litigation and Attorneys' Fees**. If it shall be necessary for either party to this Agreement to bring suit to enforce any provisions hereof or for damages on account of any breach of this Agreement, the prevailing party on any issue in any such litigation and any appeals therefrom shall be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation (including those incurred in connection with all bankruptcy and probate proceedings) and a reasonable attorneys' fee as fixed by the court.

d. **Severability; Paragraph Headings; Governing Law; Venue; Waiver of Jury Trial**. Whenever possible, each provision of this Agreement will be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Agreement. Paragraph headings are included for reference purposes only and do not constitute part of this Agreement. This Agreement shall be governed and construed under the laws of the State of Florida without regard to conflicts of law provisions. Venue shall be in Alachua County, Florida. EACH PARTY EXPRESSLY WAIVES JURY TRIAL IN ALL ACTIONS, PROCEEDINGS, OR COUNTERCLAIMS BROUGHT BY EITHER OF THE PARTIES AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.

e. **Notices**. All notices, demands, or other communications to any party under this Agreement shall be in writing (including facsimile transmission); shall be hand-delivered personally or sent by express mail or courier service to the addresses set forth above. All such notices, demands, requests, or other communications shall be deemed received on the date of receipt by the recipient if received prior to 5:00 p.m. in the place of receipt and such day is a business day in the place of receipt. Otherwise, any such notice, demand, request, or other communication shall be deemed not to have been received until the next succeeding business day in the place of receipt. Addresses for notice may be changed from time to time by notice to the other party.

f. **Waiver**. Grantee accepts the condition of the Easement Area (to the extent of any license or use rights therein) in its "AS IS" condition. By entering this Agreement, Grantee waives and releases the Grantor from any liability, obligation, damage, or claim of whatsoever nature relating to the condition of the Easement Area, whether apparent or hidden. Waiver by either party of any one default will not be deemed to be a waiver of any other default under this Agreement. Any remedy or election under this Agreement will not be deemed exclusive, but, instead, whenever legally permissible, will be cumulative with all other remedies at law or in equity.

g. **Construction**; **Exhibits; Joint and Several.** The rule of strict construction does not apply to this Agreement. This Agreement shall be given a reasonable construction so that the intention of the parties can be carried out. The parties acknowledge and agree that each of the Exhibits attached to this Agreement form an integral part of this Agreement and by this reference are incorporated herein as if set forth in full verbatim. All obligations of Grantor and Grantee under this Agreement shall be joint and several obligations.

h. **Counterparts**. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

TO HAVE AND TO HOLD, the above granted storm water discharge easement unto the said Grantee, its successors and assigns, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor. The storm water discharge easement granted herein shall be recorded in the public records of Alachua County, Florida.

[Signature page follows.]

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

Signed, sealed and delivered
in our presence as witnesses:

GRANTOR:

TARA BAYWOOD, LLC,
a Florida limited liability company

_____
Witness
Print: _____

By: _____
Sayed Moukhtara, its Manager

_____
Witness
Print: _____

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on _____, by **SAYED MOUKHTARA**, the Manager of **TARA BAYWOOD, LLC**, a Florida limited liability company. Said person is ❑ personally known to me or ❑ produced _____ as identification.

(SEAL)

_____
Notary Public - State of Florida
Print: _____

Signed, sealed and delivered
in our presence as witnesses:

GRANTEE:

TARA FOREST, LLC,
a Florida limited liability company

_____
Witness
Print: _____

By: _____
Sayed Moukhtara, its Manager

_____
Witness
Print: _____

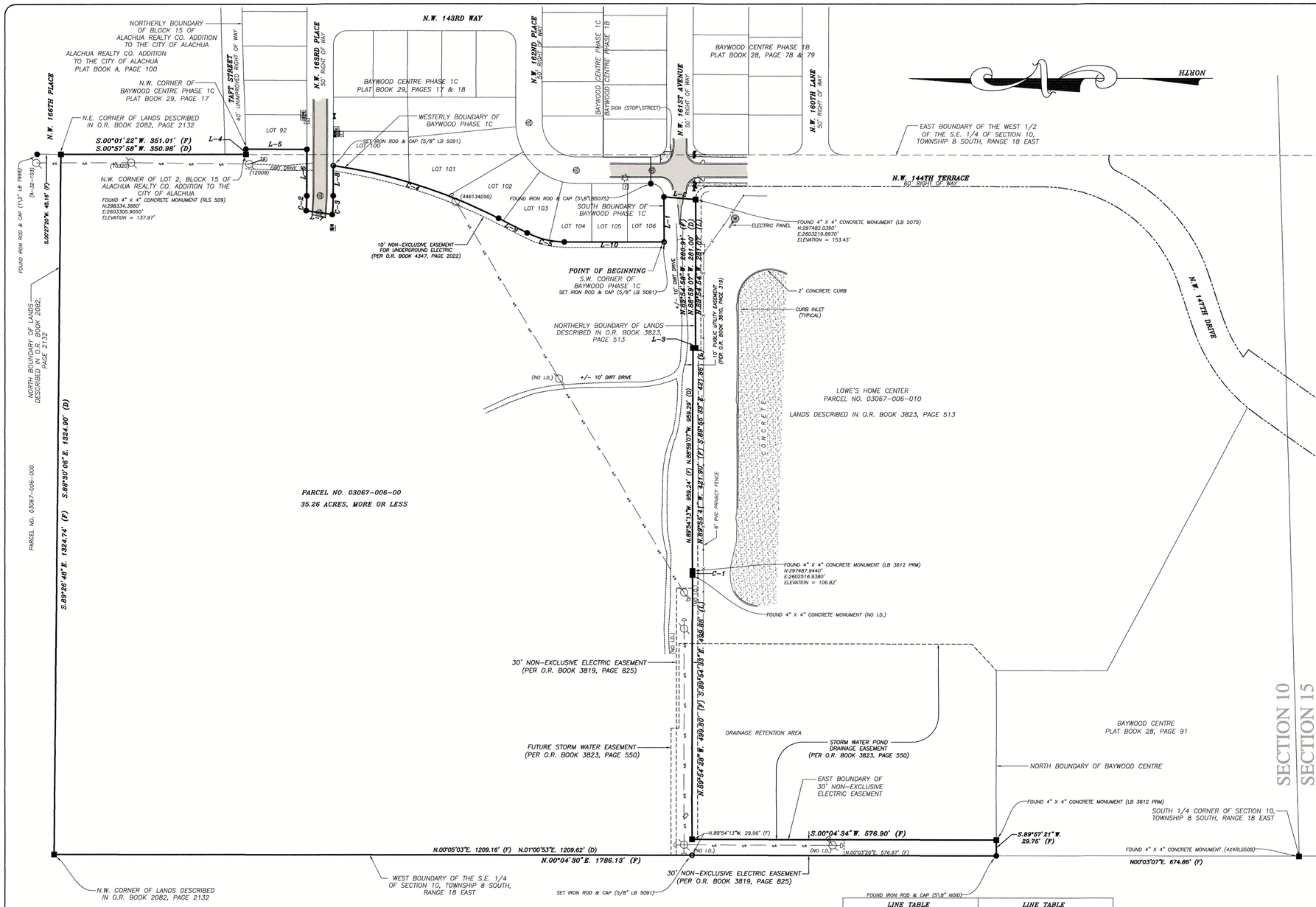
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on _____, by **SAYED MOUKHTARA**, the Manager of **TARA FOREST, LLC**, a Florida limited liability company. Said person is ❑ personally known to me or ❑ produced _____ as identification.

(SEAL)

_____
Notary Public - State of Florida
Print: _____

EXHIBIT A



SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

DESCRIPTION: *(AS FURNISHED)*

PER TITLE COMMITMENT FILE NO. 2037-4078799 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR AKERMAN LLP, BEARING A COMMITMENT DATE OF JULY 23, 2018.

A PORTION OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°59'07" EAST, ALONG THE SOUTH LINE OF SAID BAYWOOD PHASE 1C, A DISTANCE OF 85.50 FEET, THENCE DEPARTING SAID SOUTH LINE, SOUTH 05°46'42" WEST, A DISTANCE OF 60.21 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3823, PAGE 513 OF SAID PUBLIC RECORDS; THENCE NORTH 88°59'07" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 281.00 FEET; THENCE NORTH 01°00'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 88°59'07" WEST, ALONG SAID NORTH LINE AND IT'S WESTERLY PROJECTION THEREOF, A DISTANCE OF 959.29 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 01°00'53" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1209.62 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2082, PAGE 2132 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°30'06" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1324.90 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE SOUTH 00°57'58" WEST, ALONG SAID EAST LINE, A DISTANCE OF 350.98 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 15, OF ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 'A', PAGE 100 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE, NORTH 89°19'56" EAST, ALONG THE NORTHERLY LINE OF BLOCK 15 OF SAID ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED BAYWOOD PHASE 1C; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE WESTERLY BOUNDARY OF SAID BAYWOOD PHASE 1C; (1) THENCE SOUTH 01°00'53" WEST, A DISTANCE OF 115.79 FEET; (2) THENCE NORTH 88°59'07" WEST, A DISTANCE OF 88.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°04'29" WEST, 27.93 FEET; (3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°49'15", AN ARC DISTANCE OF 27.94 FEET TO THE END OF SAID CURVE; (4) THENCE SOUTH 09°56'14" WEST, A DISTANCE OF 50.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°50'10" EAST, 35.71 FEET; (5) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°17'55", AN ARC DISTANCE OF 35.73 FEET TO THE END OF SAID CURVE; (6) THENCE SOUTH 88°59'07" EAST, A DISTANCE OF 57.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°41'44" WEST, 328.91 FEET; (7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°41'43", AN ARC DISTANCE OF 330.37 FEET TO THE END OF SAID CURVE; (8) THENCE SOUTH 28°02'36" WEST, A DISTANCE OF 60.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°31'44" WEST, 72.21 FEET; (9) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°01'43", AN ARC DISTANCE OF 72.88 FEET TO THE END OF SAID CURVE;)10) THENCE SOUTH 01°00'53" WEST, A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: *(AS SURVEYED)*

A PORTION OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF BAYWOOD PHASE 1C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.89°56'50"E., ALONG THE SOUTH BOUNDARY OF SAID BAYWOOD PHASE 1C, A DISTANCE OF 85.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.04°52'19"W., A DISTANCE OF 60.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3823, PAGE 513 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING FIVE (5) CALLS: N.89°54'58"W. A DISTANCE OF 280.91 FEET; THENCE N.01°44'31"W., A DISTANCE OF 4.97 FEET; THENCE N.89°55'41"W., A DISTANCE OF 421.90 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 03°47'06" AND A CHORD BEARING AND DISTANCE OF N.88°15'26"W., 7.60 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY BOUNDARY, A DISTANCE OF 7.60 FEET TO THE END OF SAID CURVE; THENCE N.89°54'28"W., A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3823, PAGE 513, ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT AND THE SOUTHERLY PROJECTION THEREOF, S.00°04'34"W., A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTRE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT, ALONG THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, S.89°57'21"W., A DISTANCE OF 29.75 FEET TO A POINT ON THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, ALONG SAID WEST BOUNDARY, N.00°04'30"E., A DISTANCE OF 1786.13 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2082, PAGE 2132 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°26'48"E., A DISTANCE OF 1,324.74 FEET TO THE N.E. CORNER OF SAID LANDS AND A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID EAST BOUNDARY, S.00°01'22"W., A DISTANCE OF 351.01 FEET TO THE N.W. CORNER OF LOT 2, BLOCK 15, OF ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'A', PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 15 OF SAID ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, N.88°22'19"E., A DISTANCE OF 9.89 FEET TO THE N.W. CORNER OF AFOREMENTIONED BAYWOOD PHASE 1C; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BAYWOOD PHASE 1C, THE FOLLOWING TEN (10) COURSES: S.00°03'52"W., A DISTANCE OF 115.81 FEET; THENCE N.89°55'23"W., A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 05°55'28" AND A CHORD BEARING AND DISTANCE OF N.87°02'29"W., 28.42 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 28.44 FEET TO THE END OF SAID CURVE; THENCE S.08°59'15"W., A DISTANCE OF 50.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 06°18'13" AND A CHORD BEARING AND DISTANCE OF S.86°50'30"E., 35.74 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 35.76 FEET TO THE END OF SAID CURVE; THENCE S.89°55'23"E., A DISTANCE OF 57.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1012.50 FEET, A CENTRAL ANGLE OF 18°41'51" AND A CHORD BEARING AND DISTANCE OF S.17°43'23"W., 328.95 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET TO THE END OF SAID CURVE; THENCE S.27°12'36"W., A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.50 FEET, A CENTRAL ANGLE OF 27°04'06" AND A CHORD BEARING AND DISTANCE OF S.13°38'50"W., 72.31 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET TO THE END OF SAID CURVE; THENCE S.00°04'10"W., A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 35.26 ACRES, MORE OR LESS.

CERTIFIED TO:

1. BOYD CONTRACTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. AKERMAN LLP
3. FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

10/18/2021
SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND *UNLESS OTHERWISE NOTED*

- ℄ = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- O.R. = OFFICIAL RECORDS OF ALACHUA COUNTY
- ● = FOUND 5/8" IRON ROD & CAP – LB 5075
- ○ = SET 5/8" IRON ROD & CAP – LB 5091
- ■ = FOUND 4" x 4" CONCRETE MONUMENT (BROKEN; NO IDENTIFICATION)
- ◘ = SET 4" x 4" CONCRETE MONUMENT – LB 5091
- ⊕ = FOUND NAIL & DISC – LB 5075
- (F) = FIELD MEASUREMENT
- (P) = PLAT DIMENSION
- (D) = PER FURNISHED DESCRIPTION
- (L) = PER LOWE'S HOME CENTER DEED RECORDED IN O.R. BOOK 3823, PAGE 513
- (C) = CALCULATED DIMENSION
- Ⓓ = DRAINAGE MANHOLE
- = STORM DRAINAGE GRATE
- = CURB INLET GRATE
- = MAILBOX
- = SIGN
- = WOOD POWER POLE
- = METAL LIGHT POLE
- = CONCRETE POWER POLE
- = ELECTRIC TRANSFORMER
- = ELECTRIC BOX
- = GUY ANCHOR
- Ⓢ = SANITARY MANHOLE
- © = SANITARY CLEANOUT
- = SEWER VALVE
- = TELEPHONE BOX
- = TELEPHONE CABLE MARKER
- Ⓣ = CABLE BOX
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = BACKFLOW PREVENTOR
- Ⓦ = 5" WELL
- = GAS METER
- = GAS VALVE
- = GAS LINE MARKER
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- H.D.P.E. = HIGH DENSITY POLYETHYLENE
- A/E = AERIAL ELECTRIC
- T = UNDERGROUND TELEPHONE LINE
- W = UNDERGROUND WATER LINE
- G = UNDERGROUND GAS LINE
- E = UNDERGROUND ELECTRIC
- = DENOTES CONCRETE
- = DENOTES ASPHALT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
C-1 (F)	03°47'06"	115.00'	7.60'	7.60'	N.88°15'26"W.
C-1 (L)	03°47'20"	115.00'	7.60'	7.60'	S.88°01'11"E.
C-2 (F)	05°55'28"	275.00'	28.44'	28.42'	N.87°00'29"W.
C-2 (D)(P)	05°49'15"	275.00'	27.94'	27.93'	N.86°04'29"W.
C-3 (F)	06°18'13"	325.00'	35.76'	35.74'	S.86°50'30"E.
C-3 (D)(P)	06°17'55"	325.00'	35.73'	35.71'	S.85°50'10"E.
C-4 (F)	18°41'51"	1012.50'	330.41'	328.95'	S.17°43'23"W.
C-4 (D)(P)	18°41'43"	1012.50'	330.37'	328.91'	S.18°41'44"W.
C-5 (F)	27°04'06"	154.50'	72.99'	72.31'	S.13°38'50"W.
C-5 (D)(P)	27°01'43"	154.50'	72.88'	72.21'	S.14°31'44"W.

LINE TABLE

LINE	BEARING & DISTANCE
L-1	N.89°56'50"E. 85.50' (F)
	S.88°59'07"E. 85.50' (D)&(P)
L-2	S.04°52'19"W. 60.27' (F)
	S.05°46'42"W. 60.21' (D)&(P)
L-3	N.01°44'31"W. 4.97' (F)
	N.01°00'53"E. 5.00' (D)
	N.00°44'35"W. 5.09' (L)
L-4	N.88°22'19"E. 9.89' (F)
	N.89°19'56"E. 10.00' (D)
L-5	S.00°03'52"W. 115.81' (F)
	S.01°00'53"W. 115.79' (D)&(P)

LINE TABLE

LINE	BEARING & DISTANCE
L-6	N.89°55'23"W. 87.57' (F)
	N.88°59'07"W. 88.14' (D)&(P)
L-7	S.08°59'15"W. 50.15' (F)
	S.09°56'14"W. 50.06' (D)&(P)
L-8	S.89°55'23"E. 57.15' (F)
	S.88°59'07"E. 57.15' (D)&(P)
L-9	S.27°12'36"W. 60.70' (F)
	S.28°02'36"W. 60.73' (D)&(P)
L-10	S.00°04'10"W. 189.27' (F)
	S.01°00'53"W. 189.27' (D)&(P)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTES:

1. DATE OF FIELD SURVEY: APRIL 3, 2019
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, NORTH FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE WEST BOUNDARY OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AS BEING N.00°05'03"E.
6. VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 175 D1 WITH AN ELEVATION OF 102.24', NAVD-88.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

SHEET 1 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 2 OF 3 FOR TOPOGRAPHIC INFORMATION

SEE SHEET 3 OF 3 FOR TREE SURVEY

COPYRIGHT © AUGUST, 2019

NO.	DESCRIPTION	BY	DATE
2	ADD "AS SURVEYED" DESC, INCL 30' STRIP	KLJ	9/4/19
	REVISIONS		

DRAWN: K.L.J.
REVISED:
REVISED: T.P.B.
CHECKED: T.P.B.
APPROVED:
SCALE: 1" = 100'

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - CERTIFICATE OF AUTHORIZATION NO. LB 6061
TRAVIS P. BARRINEAU, P.S.M. - LS

BOUNDARY & TOPOGRAPHIC SURVEY FOR: SAYED MOUKHTARA

REFERENCES: F.B. 624, PGS. 20-26
FILE: 10-8-18

J.O.# 19013
DWG.# 19013 R2
SHT 1 OF 3

BOUNDARY and TOPOGRAPHIC SURVEY

LYING IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

EXHIBIT B

LEGAL DESCRIPTION:

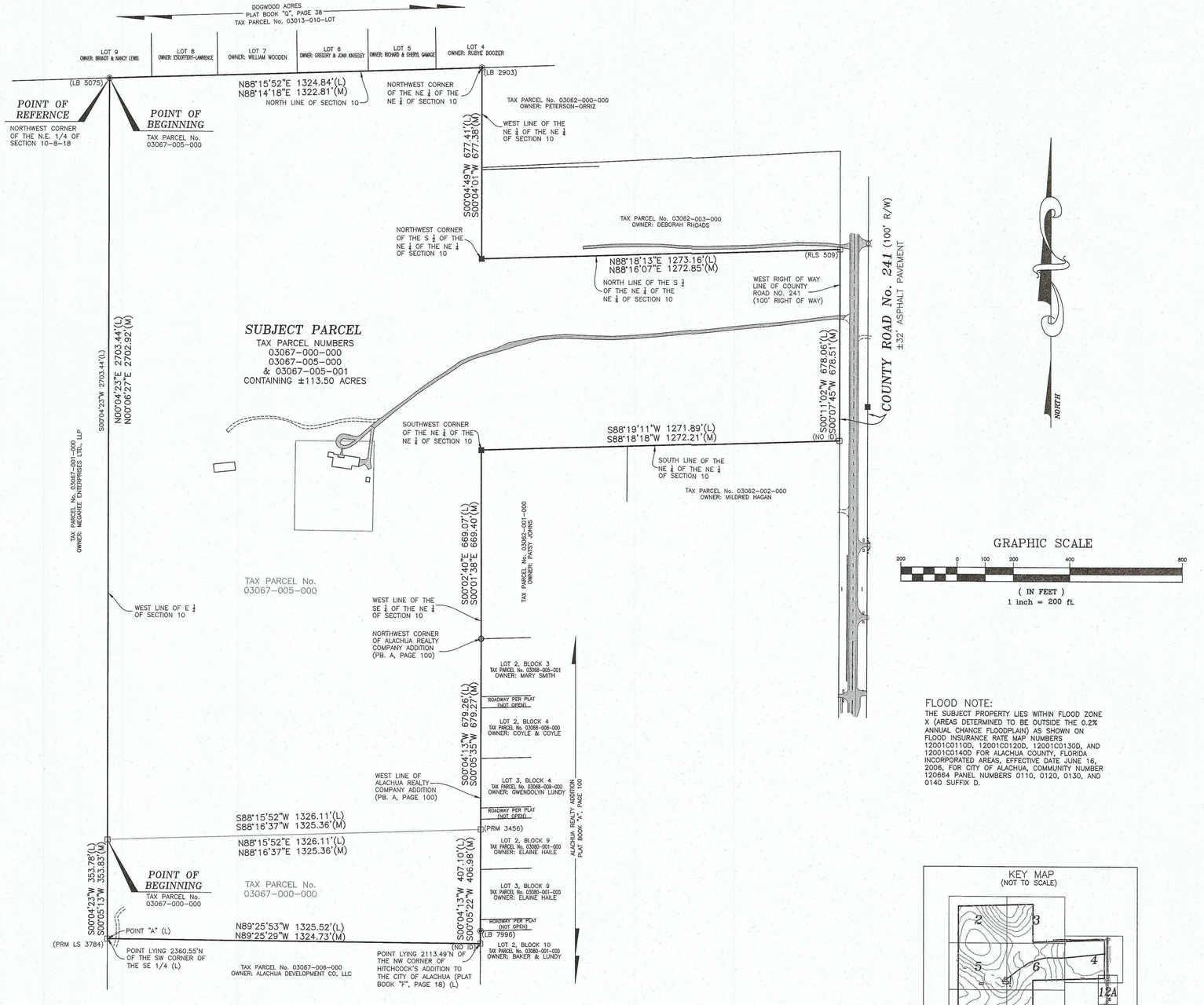
(O.R. 1868, PAGE 1061)
A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH. RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE N. E. 1/ 4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N 88'15'52" E, ALONG THE NORTH UNE OF SAID SECTION 10, A DISTANCE OF 1324.84 FEET TO A STEEL ROD & CAP (LB#2903) AT THE NORTHWEST CORNER OF THE N. E. 1/4 OF THE N. E. 1/4 OF SAID SECTION 10; THENCE RUN S 00'04'49" W, ALONG THE WEST LINE OF SAID N. E. 1/4 OF THEN. E. 1/4, A DISTANCE OF 677.41 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE S. 1 /2 OF SAID N. E. 1/4 OF THE N. E. 1 /4; THENCE RUN N 88'18'13" E, ALONG THE NORTH LINE OF SAID S. 1 /2 OF THEN. E. 1/4 OF THE N. E. 1/4, A DISTANCE OF 1273.16 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (100 FOOT RIGHT OF WAY); THENCE RUN S 00'11'02" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 678.06 FEET TO THE SOUTH LINE OF SAID N. E. 1/4 OF THE N. E. 1/4; THENCE RUN S88'19'11" W, ALONG SAID SOUTH LINE OF THE N. E. 1/4 OF THE N. E. 1/4, A DISTANCE OF 1271.89 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID N. E. 1/4 OF THEN. E. 1/4; THENCE RUN S 00'02'40" E, ALONG THE WEST LINE OF THE S. E. 1/4 OF SAID N. E. 1/4, A DISTANCE OF 669.07 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S 00'04:13" W, ALONG THE WEST LINE OF SAID ALACHUA REALTY COMPANY ADDITION, A DISTANCE OF 679.26 FEET TO A CONCRETE MONUMENT (LS#3456); THENCE RUN S 88'15'52" W, A DISTANCE OF 1326.11 FEET TO A CONCRETE MONUMENT (LS#.3456) ON THE WEST LINE OF THE E. 1/2 OF SAID SECTION 10; THENCE RUN N 00'04'23" E, ALONG SAID WEST LINE, A DISTANCE OF 2703.44 FEET TO THE POINT OF BEGINNING, CONTAINING 102.000 ACRES MORE OR LESS.

AND

(O.R. 2094, PAGE 1551)
A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00'04'23"W., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 10, A DISTANCE OF 2703.44 FEET TO A CONCRETE MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.00'04'23"W., ALONG SAID WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 353.78 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED 2360.55 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10, SAID CONCRETE MONUMENT BEING DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RETURN TO THE TRUE POINT OF BEGINNING AND RUN N.88'15'52"E., A DISTANCE OF 1326.11 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN S.00'04'13"W., ALONG SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 407.10 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT LOCATED 2113.49 FEET NORTH OF THE NORTHWEST CORNER OF LOT 10 OF HITCHCOCK'S ADDITION TO THE CITY OF ALACHUA AS PER PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89°25'53"W., A DISTANCE OF 1325.52 FEET TO THE AFOREMENTIONED POINT "A" AND TO CLOSE, CONTAINING 11.57 ACRES MORE OR LESS.

LEGEND:

- ○ = FOUND 3/4" IRON PIPE (NO IDENTIFICATION)
- ● = SET 5/8" REBAR (PSM 6602)
- ■ = FOUND 4"x4" SANDSTONE MONUMENT(NO IDENTIFICATION)
- ⊡ = FOUND 4"x4" CONCRETE MONUMENT(AS NOTED)
- ◉ = FOUND 5/8" REBAR & CAP (AS NOTED)
- ⌧ = FOUND NAIL & DISK (PRM LS 3784)
- ◆ = BENCHMARK
- (L) = PER LEGAL DESCRIPTION OF RECORD
- (M) = MEASURED
- O.R. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- INV = INVERT
- NO ID = NO IDENTIFICATION
- PVC = POLYVINYL CHLORIDE PIPE
- —EX OHU— = OVERHEAD UTILITY LINE
- —100— = CONTOUR LINE
- ⊖ = METAL SIGN
- (M) = ELECTRIC HAND HOLE
- ⟵ = GUY ANCHOR
- = CONCRETE POWER POLE
- ☼ = WOOD LIGHT POLE
- (S) = SANITARY SEWER MANHOLE
- FH = AT&T PEDESTAL
- (T) = TELEPHONE MANHOLE
- = WATER VALVE
- = FIRE HYDRANT
- = WATER METER
- PINE 26" = TREE TYPE & DIAMETER
- HICK = HICKORY
- LAO = LAUREL OAK
- LO = LIVE OAK
- +100.00 = SPOT ELEVATION
- = ASPHALT PAVEMENT
- = CONCRETE SURFACE



GRAPHIC SCALE

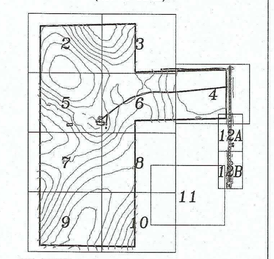
200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 12001C0110D, 12001C0120D, 12001C0130D, AND 12001C0140D FOR ALACHUA COUNTY, FLORIDA INCORPORATED AREAS, EFFECTIVE DATE JUNE 16, 2006, FOR CITY OF ALACHUA, COMMUNITY NUMBER 120664 PANEL NUMBERS 0110, 0120, 0130, AND 0140 SUFFIX D.

KEY MAP
(NOT TO SCALE)



SEE SHEETS 2–10, 12 FOR TOPOGRAPHIC DATA, TREES, AND IMPROVEMENTS
SEE SHEET 11 FOR UTILITY CONNECTIONS

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

2. ELEVATIONS SHOWN HEREON ARE BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). ALL ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. ALL SITE BENCHMARKS SHOULD BE CHECKED AND VERIFIED BEFORE USE.

3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.

4. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

5. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

6. ALL TREES 8" AND LARGER, AS MEASURED AT CHEST HEIGHT, ON THE SUBJECT PARCEL ARE SHOWN HEREON.

7. THIS SURVEY CONTAINS 11 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

8. INTERIOR FENCES NOT LOCATED OR SHOWN.

REVISED 4/21/21 – ADDED TOPO ALONG 241 (SHEET 12)

JOB NUMBER: 18-119

SHEET 1 OF 12

FIELD BOOK – SEE FOLDER
DRAFTED: LAF
CHECKED: LAF
SURVEY DATE: 8/13/18

CERTIFIED TO:
TARA FOREST, LLC
ALACHUA TITLE SERVICES, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

FLOWERS SURVEYING AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 462-0130
EMAIL: FLOWERSSURVEYTING@GMAIL.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THIS SURVEYOR IS PROHIBITED.

I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 6602

EXHIBIT C

TARA BAYWOOD PHASE 1

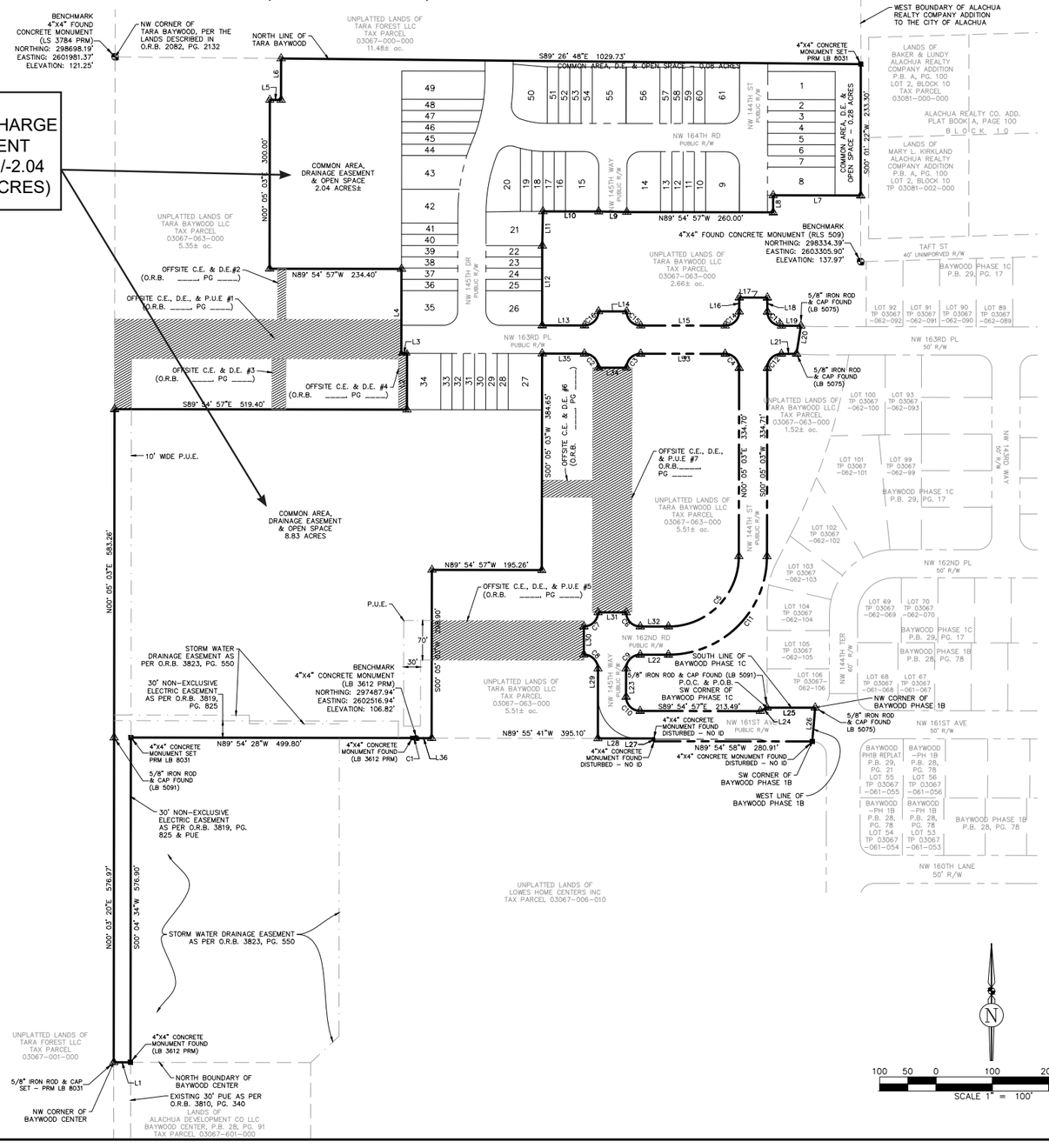
SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

Plat Book ___ , Page ___
Sheet Two of Four

STORM WATER DISCHARGE EASEMENT AGREEMENT "EASEMENT AREA" (+/-2.04 ACRES AND +/-8.83 ACRES)



Line Table		
Line#	Direction	Length
L1	S89°57'21"W	29.75'
L2	N00°05'03"E	100.00'
L3	N89°54'57"W	10.00'
L4	N00°05'03"E	150.00'
L5	S89°54'57"E	20.00'
L6	N00°05'03"E	73.48'
L7	N89°54'57"E	155.54'
L8	S00°05'03"W	30.25'
L9	N88°46'12"W	50.01'
L10	N89°54'57"W	99.00'
L11	S01°01'24"W	61.01'
L12	S00°05'03"W	141.50'
L13	S89°54'57"E	75.00'
L14	S89°54'56"E	50.00'
L15	S89°54'57"E	150.00'
L16	N00°05'03"E	25.00'
L17	S89°54'57"E	50.00'
L18	S00°05'03"W	25.00'
L19	S89°51'25"E	34.64'
L20	S08°59'15"W	50.15'
L21	S89°11'58"W	26.88'
L22	N89°54'57"W	50.00'
L23	S00°05'02"W	50.00'
L24	N63°07'23"E	13.41'
L25	N89°56'50"E	85.50'
L26	S04°52'19"W	60.27'
L27	N01°44'31"W	4.97'
L28	N89°55'41"W	99.84'
L29	N00°05'03"E	123.84'
L30	N00°05'03"E	50.00'
L31	S89°54'57"E	50.00'
L32	S89°54'57"E	50.00'
L33	N89°54'57"W	150.00'
L34	N89°54'57"W	50.00'
L35	N89°54'57"W	75.00'
L36	N89°55'41"W	26.79'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	7.60'	115.00'	3°47'06"	3.80'	N88°15'26"W	7.60'
C2	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C3	39.33'	24.86'	90°38'18"	25.14'	S45°05'07"W	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C5	196.30'	125.00'	89°58'36"	124.95'	N45°05'45"E	176.74'
C6	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C7	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C8	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W	35.36'
C9	39.27'	25.00'	90°00'01"	25.00'	S45°05'03"W	35.36'
C10	39.27'	25.00'	89°59'59"	25.00'	S44°54'57"E	35.36'
C11	274.89'	175.00'	90°00'00"	175.00'	S45°05'03"W	247.49'
C12	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C14	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C15	39.27'	25.00'	89°59'59"	25.00'	S44°54'57"E	35.36'
C16	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'

SYMBOL LEGEND

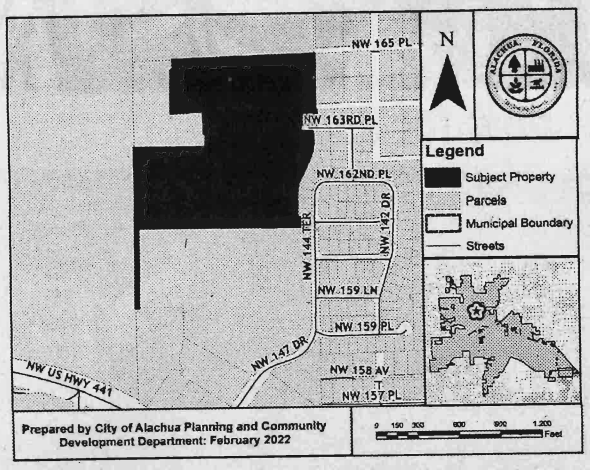
- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- BENCHMARK
- CONCRETE MONUMENT
- 5/8" IRON ROD & CAP SET "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE

ABBREVIATIONS

D.E. = DRAINAGE EASEMENT
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
TP = TAX PARCEL

JBPro
6011 NW 1st Place, Gainesville, Florida 32607
352.331.1976 FAX 352.331.2476
Certificate of Authorization #LB 8031

acre subject property into a total of 61 lots. The subject property is located to the west of the Baywood subdivision, and north of the Baywood Centre subdivision, consisting of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family – 6 (RSF-6).



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 COUNCIL OF CITY OF WALDO NOTICE OF PUBLIC HEARING REGARDING PROPOSED ROAD CLOSURE

NOTICE IS HEREBY GIVEN that the City Council of the City of Waldo, Florida, will hold a public hearing on June 14, 2022, at 7:00 PM, or as soon thereafter as possible, at City Hall, 14450 NE 148th Ave., Waldo, Florida. The following will be considered:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALDO, FLORIDA; MAKING CERTAIN FINDINGS WITH REGARD TO THE VACATION OF PORTIONS OF SW 5TH TERRACE AND OF SW 5TH PLACE; VACATING THAT PORTION OF SW 5TH TERRACE LYING TO THE SOUTH OF AND INTERSECTING WITH STATE ROAD 24, AND OF SW 5TH PLACE LYING TO THE WEST OF AND INTERSECTING WITH SW 5TH TERRACE; DIRECTING THAT THIS RESOLUTION BE RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY; AND PROVIDING AN EFFECTIVE DATE.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to this item.

All documents relating to the proposed road closure are available for public inspection at City Hall, 14450 NE 148th Ave., Waldo, Florida, during regular business hours.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact City Hall at (352) 468-1001 at least 48 hours prior to the meeting date.

Please be advised that if a person decides to appeal any decision made by the Commission with respect to any matter considered at said hearing, that person will need a record of the proceedings, and that for such purpose, that person may need to insure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based.

(Published: Alachua County Today - June 2, 2022)

Alachua County Today
is your best source for local news
386.462.3355

SALE, DISTRIBUTION, AND ALL OTHER MATTERS PERTAINING TO ALCOHOL, TOGETHER WITH THE TOWN OF LACROSSE CODE OF ORDINANCES WHICH ORDINANCE IS TITLED "AN ORDINANCE RELATING TO ALCOHOLIC BEVERAGES, DEFINING TERMS, REGULATING HOURS OF SALE, PROHIBITING SALES WITHIN CERTAIN DISTANCE OF SCHOOLS AND CHURCHES, PROVIDING PENALTIES FOR VIOLATION HEREOF, PROVIDING FOR AN ANNUAL REPORTING REQUIREMENT, PROCEDURES FOR REVOCATION AND REINSTATEMENT, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINACES IN CONFLICT, AND PROVIDIING AN EFFECTIVE DATE." , AND PROVIDING AN EFFECTIVE DATE.

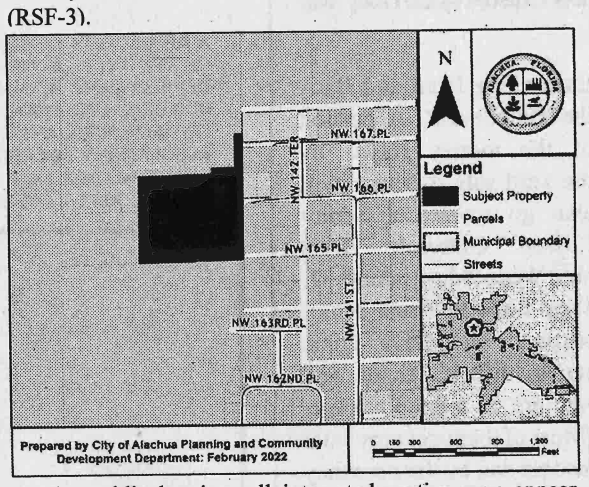
At the public hearing, all interested parties may appear and be heard with respect to the proposed Ordinance. Copies of the proposed Ordinance are available for public inspection at the Office of the Town Clerk, 20613 N SR 121, LaCrosse, Florida during regular hours Monday, Tuesday and Thursday, 9 am to 2 pm. 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 American Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this hearing should call the Town Clerk at (386) 462-2784 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 CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

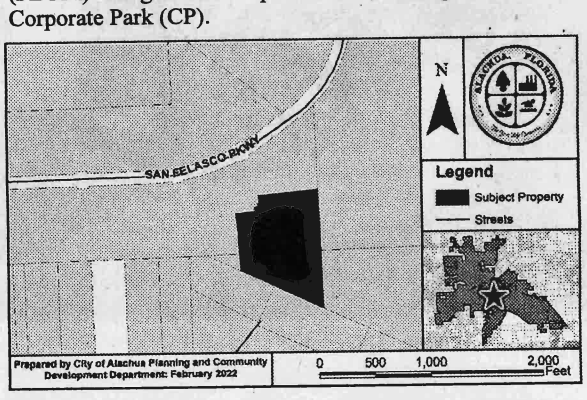
Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 13, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Kyle Willems, E.I., of JBPro, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 1. The final plat proposes to subdivide the ±10.86 acre subject property into a total of 32 lots. The subject property is located to the north of the Baywood subdivision, and west of CR 241/ NW 140th Street, consisting of portions of Tax Parcel Numbers 03067-000-000 and 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family – 3 (RSF-3).



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)

total of 72 lots with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway and north of Shaw Farms of Alachua. Consisting of portions of Tax Parcel Numbers 03929-000-000 and 03969-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



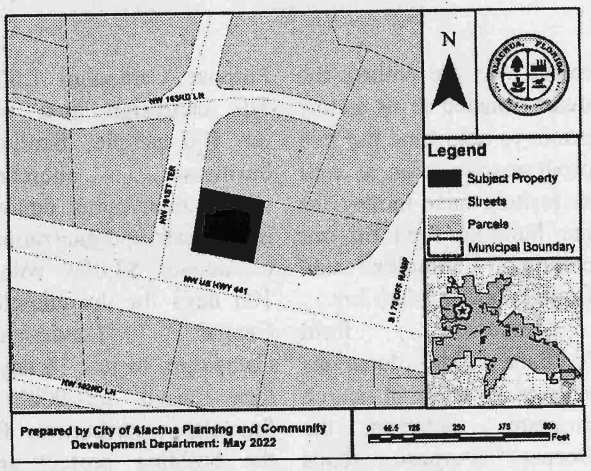
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 the following: A request by Ryan Thompson, AICP of CHW, Inc, applicant, on behalf of Concept Development, Inc, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use 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) ; FLUM: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

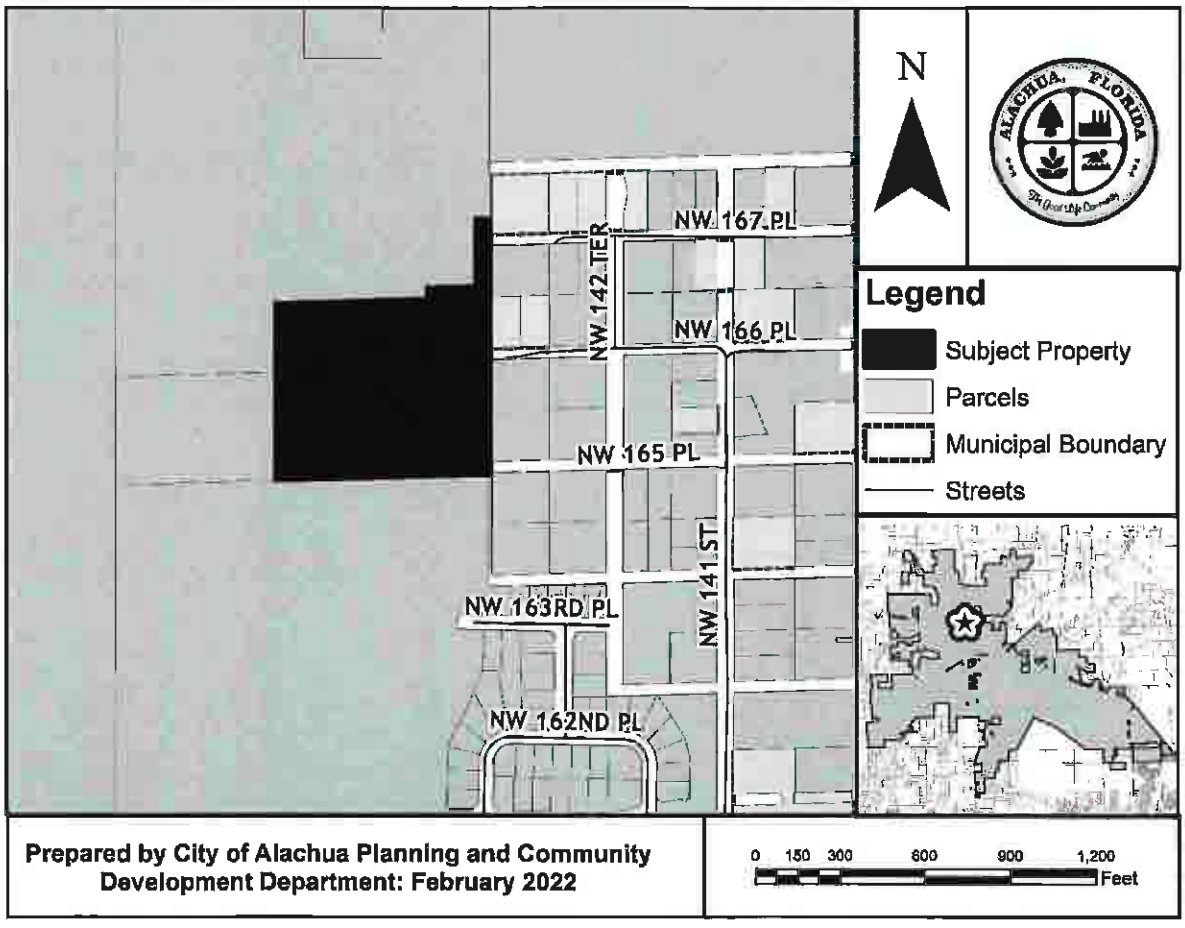
(Published: Alachua County Today - June 2, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 5/26/22
KC

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 Kyle Willems, E.I., of JPPro, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 1. The final plat proposes to subdivide the ±10.86 acre subject property into a total of 32 lots. The subject property is located to the north of the Baywood subdivision , and west of CR 241/ NW 140th Street, consisting of a portions of Tax Parcel Numbers 03067-000-000 and 03067-005-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family – 3 (RSF-3).



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

AVERY 5160

Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

MCKNIGHT & MCKNIGHT M/C
14201 NW 174TH AVE
ALACHUA, FL 32615

MALPHURS CHRISTOPHER ROBERT & KIMBERLY BRIANNA
14259 NW 174TH AVE
ALACHUA, FL 32615

MALPHURS CHRISTOPHER ROBERT & BRIANNA
7220 NW 214TH ST
ALACHUA, FL 32615

GAMAGE RICHARD F & CHERYL L
14495 NW 174TH AVE
ALACHUA, FL 32615

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

BAKER WILLIAM S & PAMELA A
14655 NW 174TH AVE
ALACHUA, FL 32615

ESCOFFERY-LAWRENCE & LAWRENCE W/H
14745 NW 174TH AVE
ALACHUA, FL 32615

DURANTE & KOJO
14907 NW 174TH AVE
ALACHUA, FL 32615

INNIS VERONIKA
16026 NW 141ST ST
ALACHUA, FL 32615

MURTHA GARY J & MARY E
14528 NW 174TH AVE
ALACHUA, FL 32615

SMITH DAVE & PAMELA

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

JOHNS PATSY ANNETTE
24133 NW 174TH AVE
HIGH SPRINGS, FL 32643

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615

EMMA MICHAEL R & RAYSA
17208 NW CR 241
GAINESVILLE, FL 32615

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

JONES HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616

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

JONES HENRY
PO BOX 956
ALACHUA, FL 32616

IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
TAMPA, FL 33647

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

LUNDY GWENDOLYN
120 SE 25TH TER
GAINESVILLE, FL 32641

TYSON DEVRON D
PO BOX 23
ALACHUA, FL 32616

IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
TAMPA, FL 33647

MARK MARY
PO BOX 711
ALACHUA, FL 32616

Pat: very.com/paten

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

SHARMA LATIKA
4870 DEER LAKE DR E STE 2318
JACKSONVILLE, FL 32246

DESUE & WHITLEY
823 PINE ST
STARKE, FL 32091

HAILE ELAINE D
802 OAK ST
STARKE, FL 32091

BAKER & LUNDY
14317 NW 165TH PL
ALACHUA, FL 32615

SMITH H E
18125 NW 42ND PL
OPA LOCKA, FL 33055

KIRKLAND MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

CEMETERY
17017 NW COUNTY ROAD 241
ALACHUA, FL 32615

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

LEWIS LANCE A & ELIZABETH A
16913 NW COUNTY RD 241
ALACHUA, FL 32615

KARAPHILLIS JOHN M & CYNTHIA A
13811 NW 172ND AVE
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
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.
AlachuaFL 32615

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®

AFFIDAVIT FOR POSTED LAND USE SIGN

I Justin Brewer, POSTED THE LAND USE
(Name)
SIGN ON 5-19-22 FOR THE Tara Forest East Phase Phase 1
(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)

Two (2)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
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 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).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Commission defer this item until the August 8, 2022 City Commission meeting scheduled for 6 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

Summary

Because public notice was not achieved in accordance with the requirements of the Land Development Regulations, Staff requests that this item be deferred until the August 8, 2022 City Commission hearing.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- PD Master Plan
- Ordinance 22-07
- 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

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

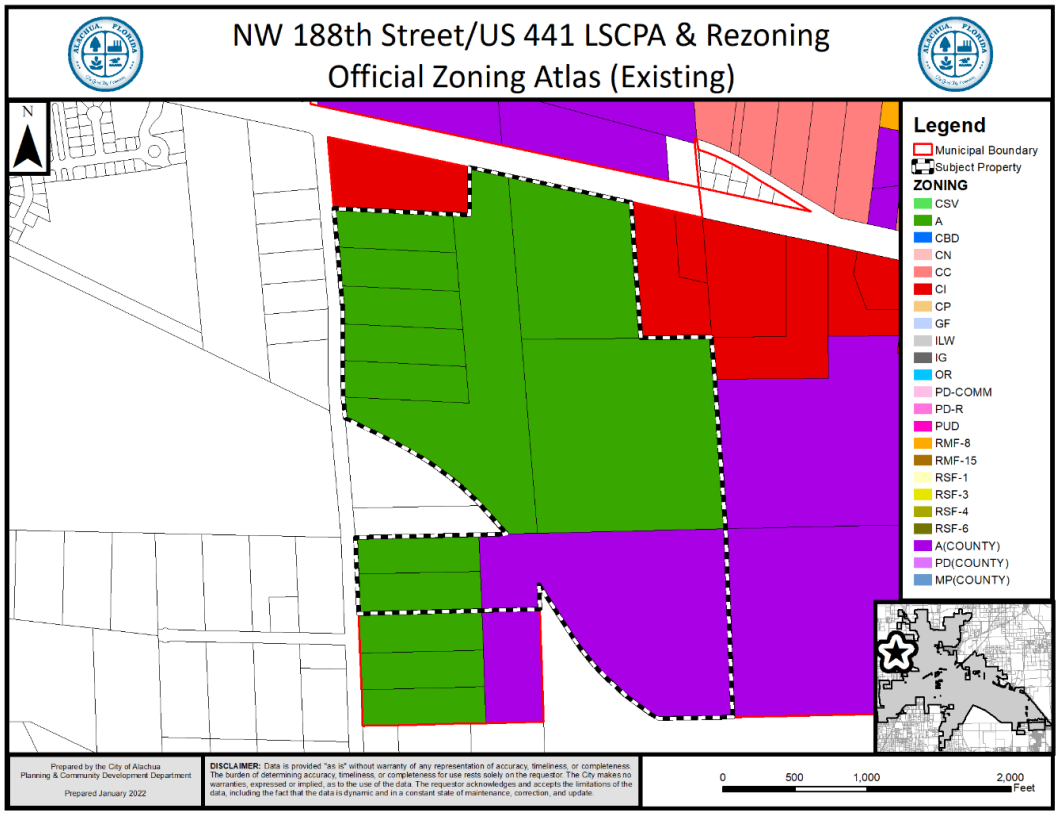
The subject property is currently used a production nursery (tree farm).

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

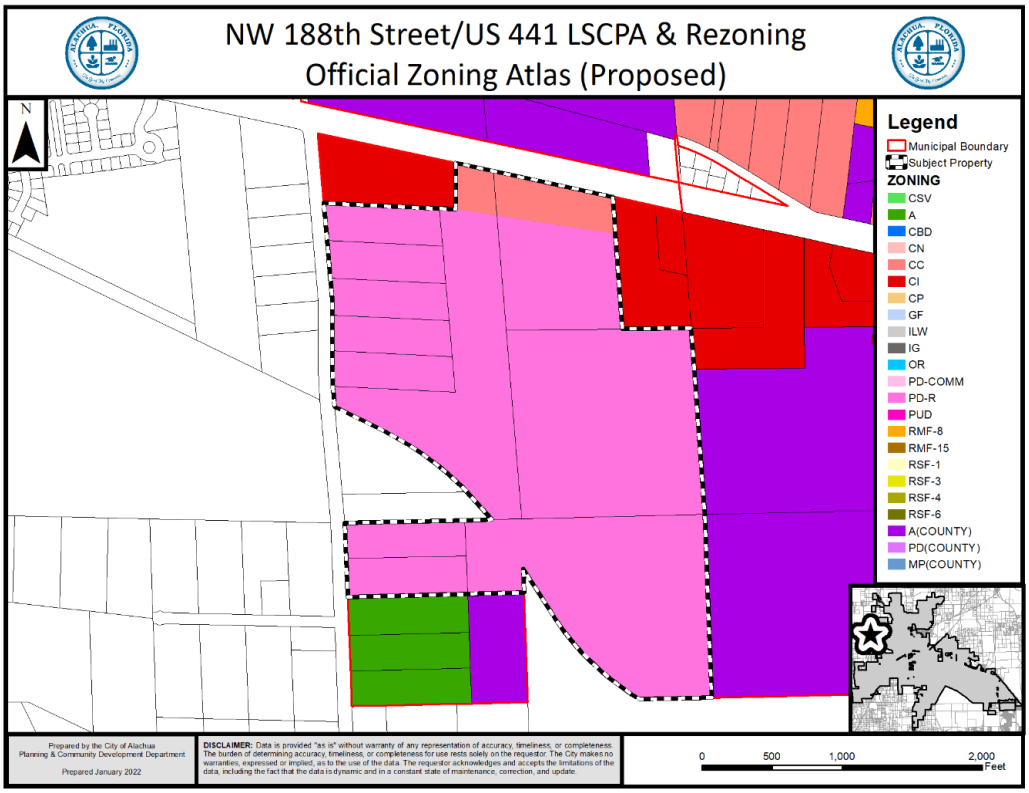
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	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.

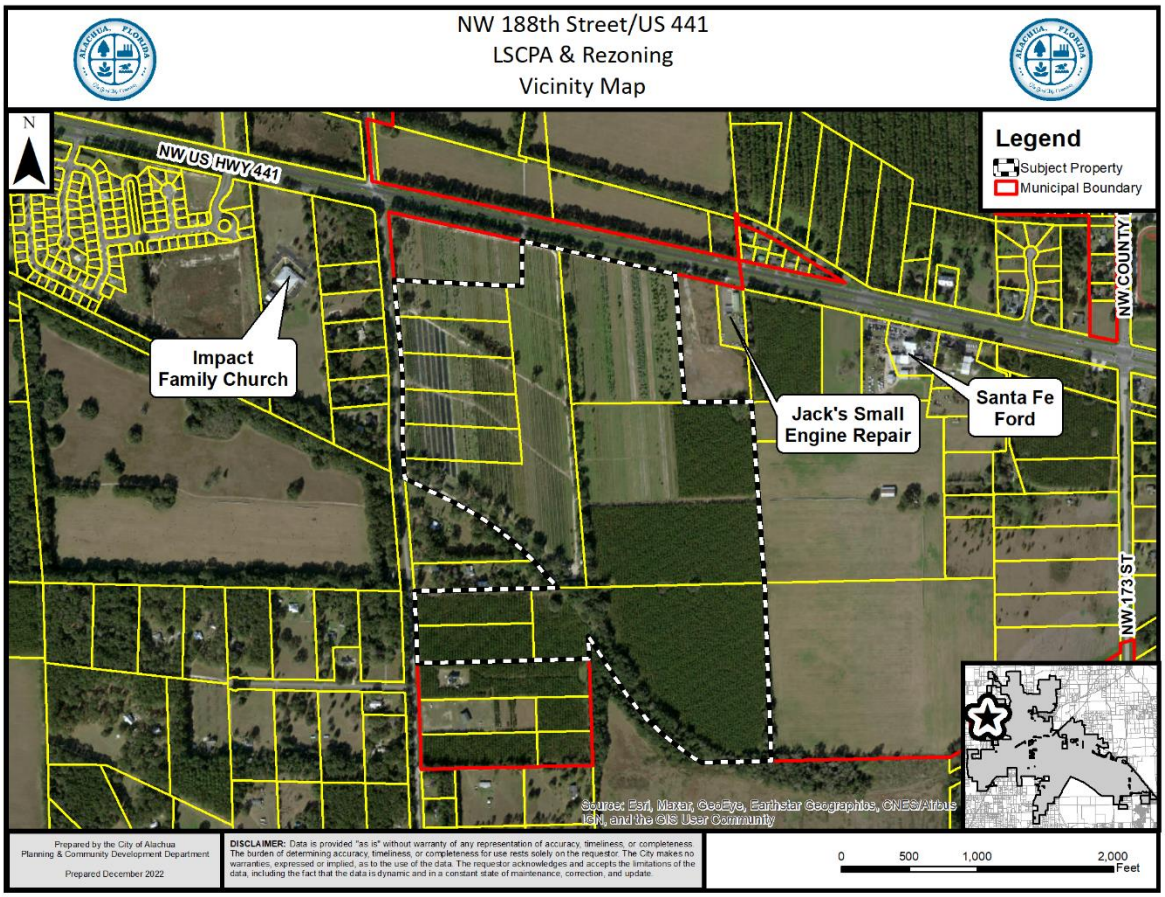
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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.

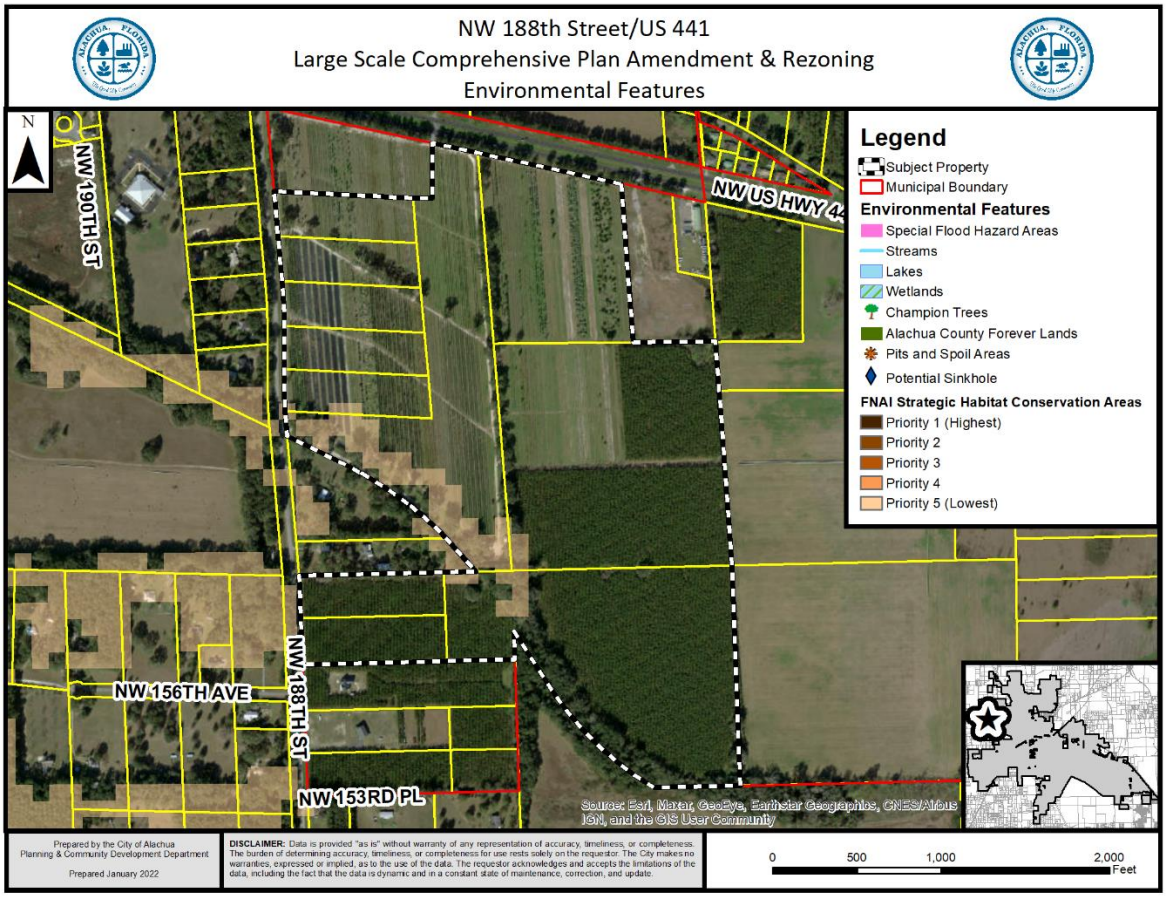
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD)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

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 e e deve e s ge 2*)

9. Review Type:

Preliminary De elopment Order	***Final De elopment Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Rev sed*	

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: _____

E planation 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 e ual 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 hole 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

E EMPT 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 uarters that do not generate public school students, as described in the ILA.

A completeness revie of the application ill be conducted ithin 5 business days of receipt. If the application is determined to be incomplete, the application ill 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 ade uacy 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 Re uired:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Re uired:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Re uired:_____
□ 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 e 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:_____ FA :_____ 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. PRO ECT

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 e e deve e s ge 2*)

9. Review Type:

Preliminary De elopment Order	***Final De elopment Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Rev sed*	

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: _____

E planation 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 e ual 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 hole 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

E EMPT 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 uarters that do not generate public school students, as described in the ILA.

A completeness revie of the application ill be conducted ithin 5 business days of receipt. If the application is determined to be incomplete, the application ill 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 ade uacy 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 Re uired:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Re uired:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Re uired:_____
□ 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:_____

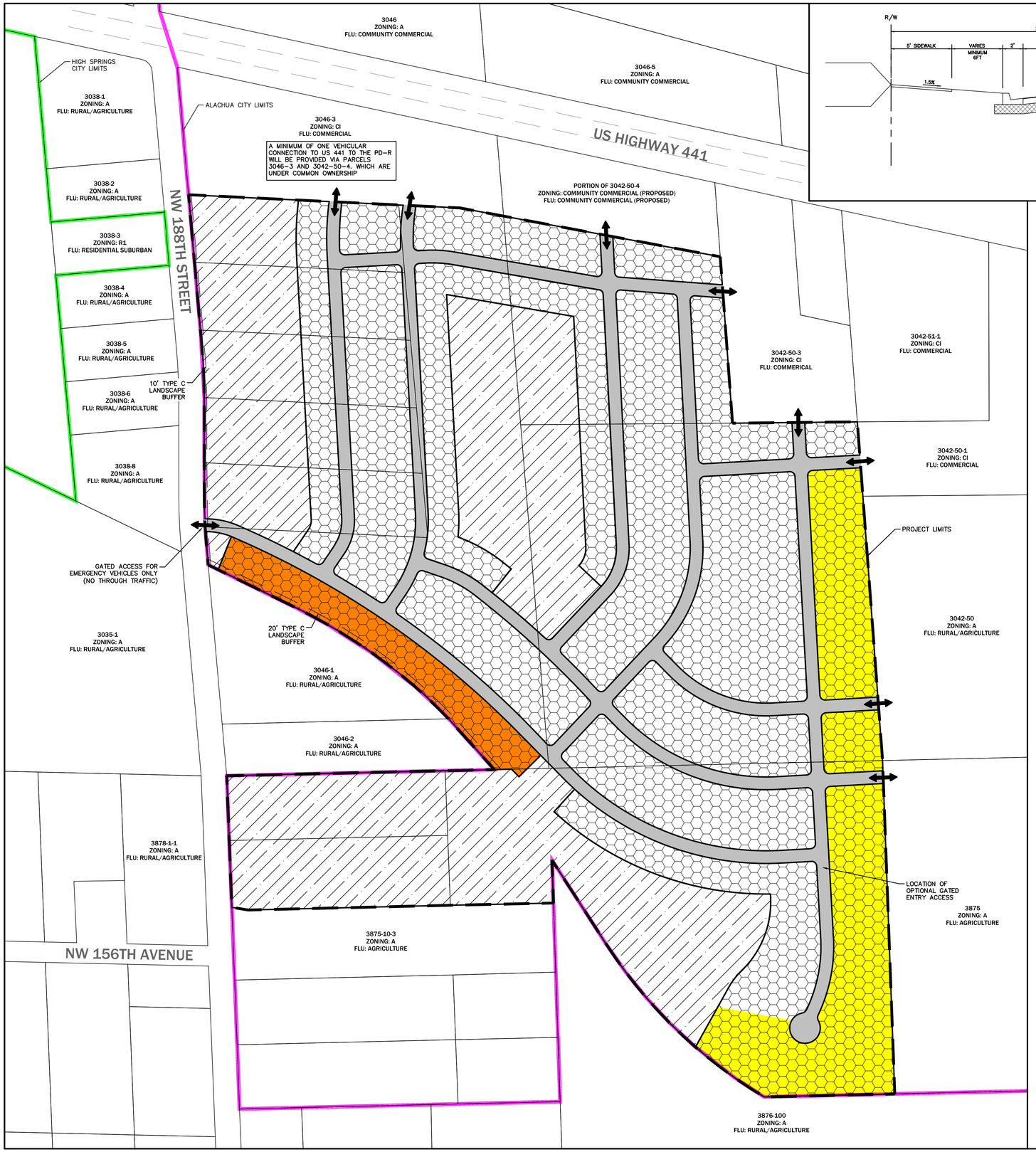
Date:_____

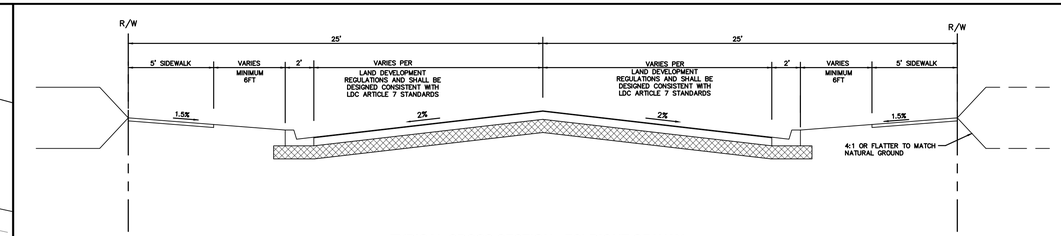
□ School Board Staff Certification

_____

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

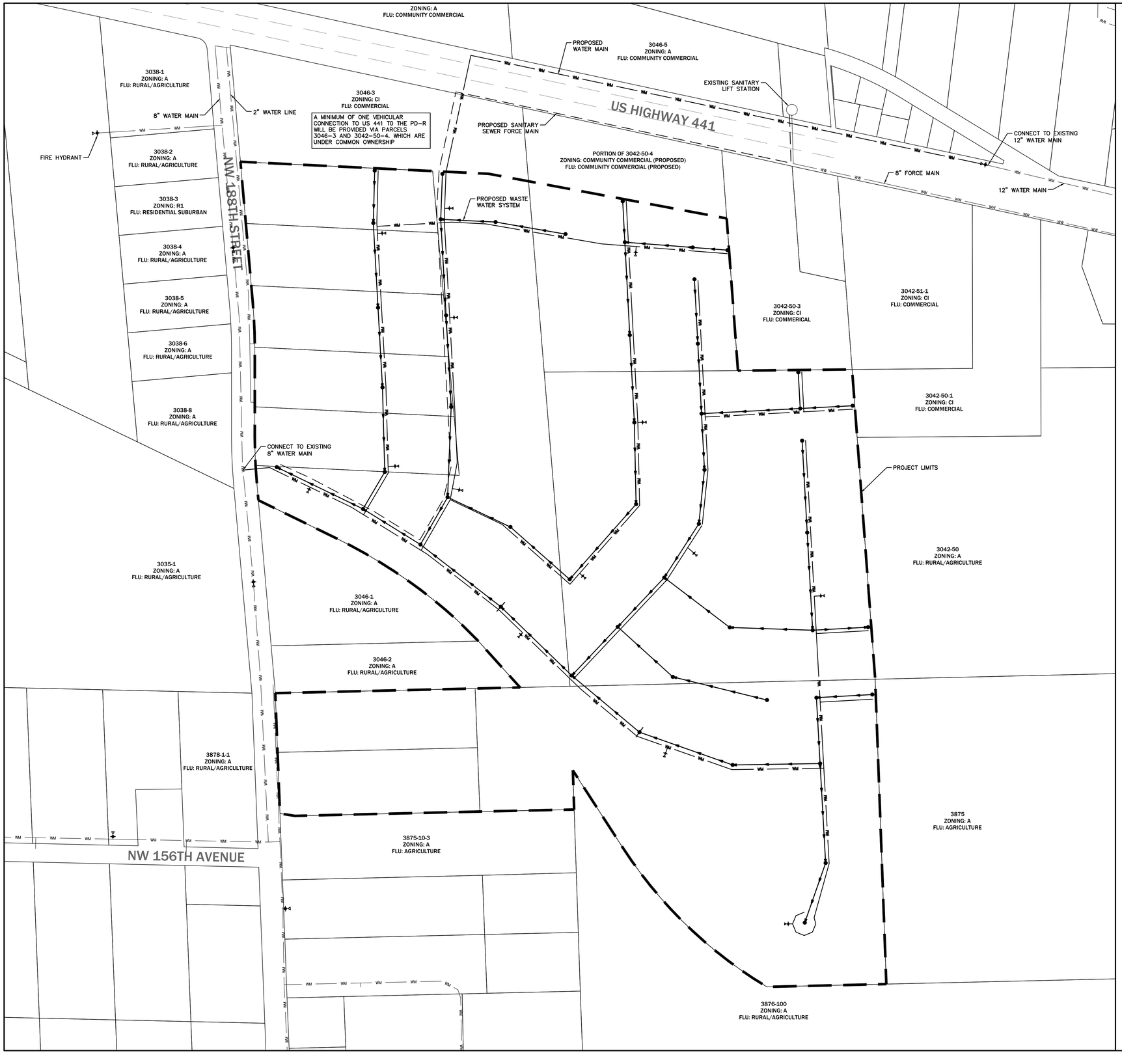
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

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

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 _____; and

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

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

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

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. 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*	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				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* 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	N/A	±15.9	**Streets**	13.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Pathways, Signage, and Supportive Infrastructure Improvements			Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	

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 _____ th day of _____, 20__.

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"

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°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°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

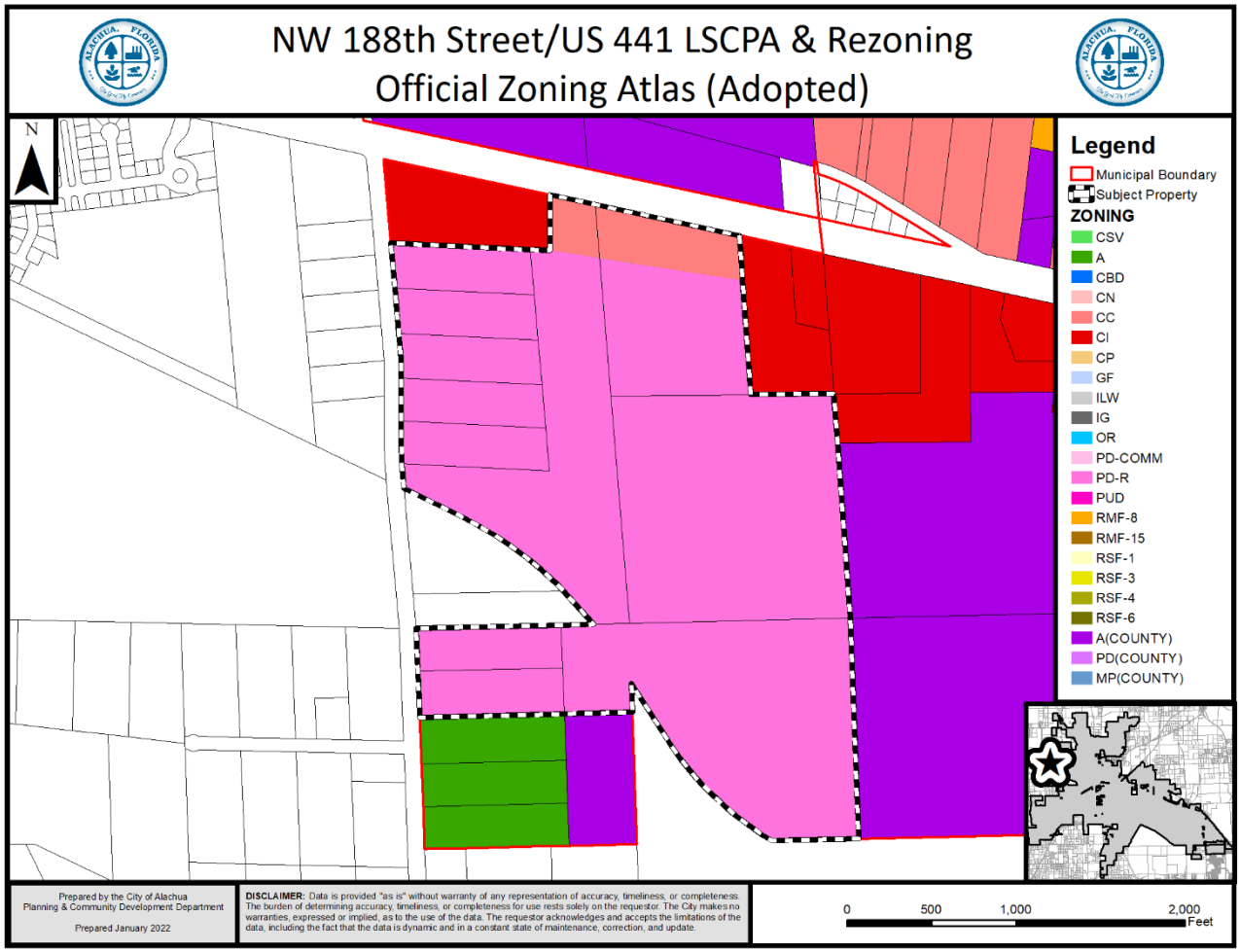
Community Commercial (CC)

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

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

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of _____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **JTFA, LLC., a Florida corporation, and Kevin and Shima Carter,** 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 _____;

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

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-XX;

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-XX, 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-XX, 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-XX.

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

Carter, Kevin L. & Shima
7853 Gunn Highway
Tampa, FL 33626

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 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-XX 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 and thereafter shall be limited only to 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:
JTFA, LLC.

_____

By:_____

_____
(NAME)

_____, _____
(NAME) (TITLE)
of JTFA, LLC.

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:
Kevin L. Carter

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

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:

Witnesses:

OWNER/DEVELOPER:
Shima Carter

_____

By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

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

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 32°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°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°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 363.44 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, 316.54 feet to the Point of beginning.

Containing 155.30 Acres (6,773,565 Square Feet), more or less.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-XX]

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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12470

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $321.88

John Power TAX COLLECTOR Serving Alachua County

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

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 TA ES AND ASSESSMENTS $321.88

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

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES	$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 TA ES 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.

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12618
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 12620

NOTICE OF AD VALOREM TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, FL 32231-4310

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC

ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $299.43

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 TA ES AND ASSESSMENTS $299.43

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

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

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES $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 TA ES 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.

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR

2021 PAID REAL ESTATE 15097
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, 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 NE T YEAR VISIT .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 TA ES 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 TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES 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 TA ES	$84.90

John Power TAX COLLECTOR Serving Alachua County

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 TA ES AND ASSESSMENTS	$84.90

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

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 002	15603 NW 188TH ST

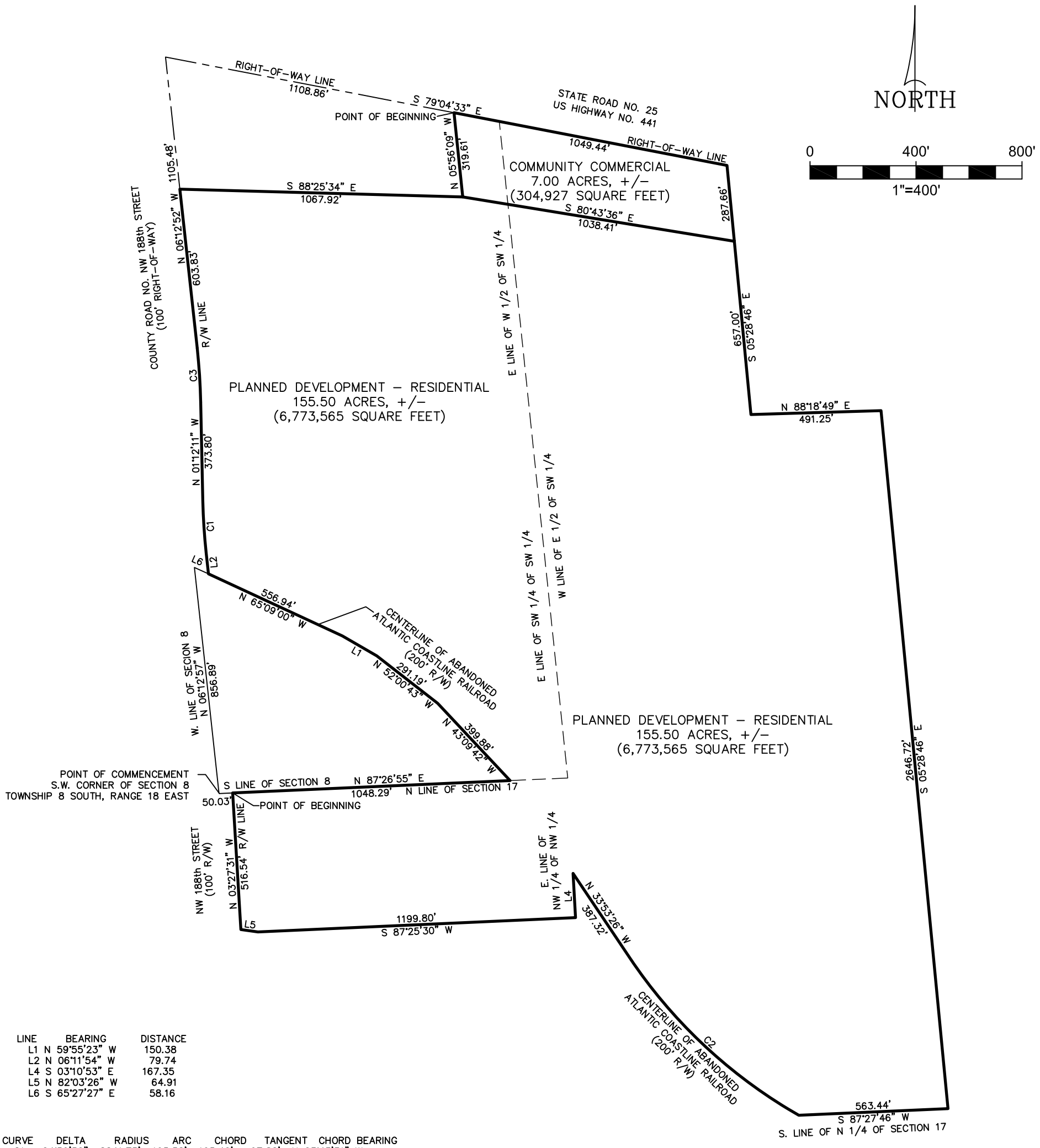
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

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

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NE T YEAR VISIT .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.

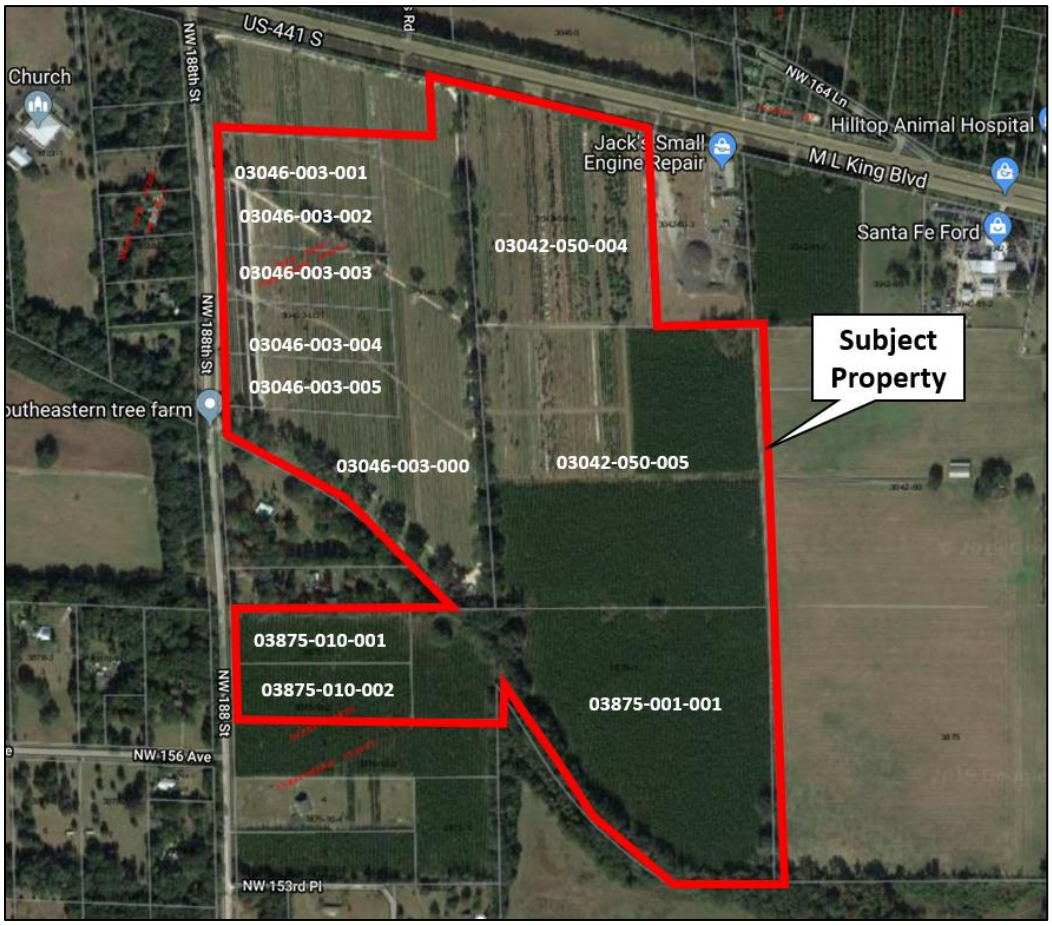
NEIGHBORHOOD WORKSHOP NOTICE

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.

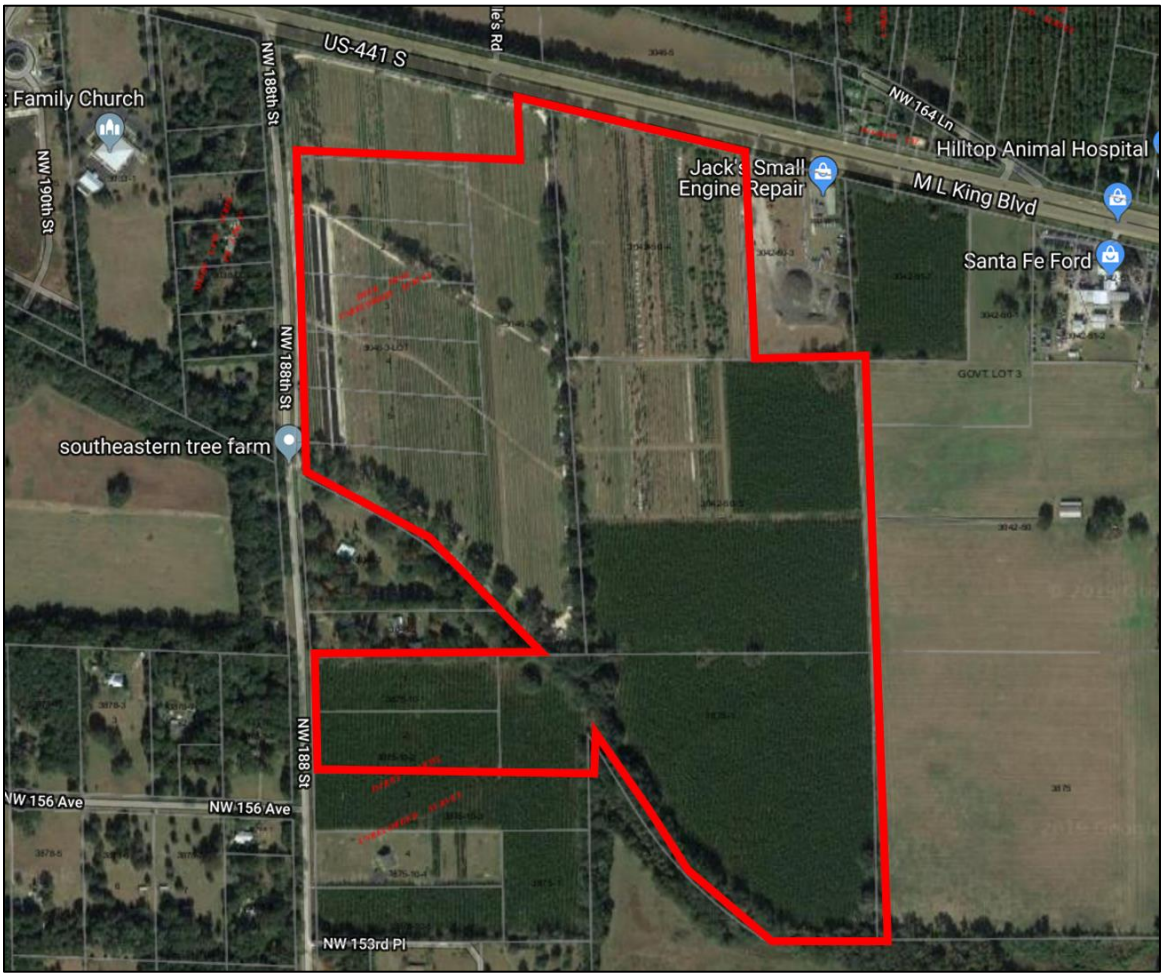
Again, thank you for this opportunity to comment at this preliminary stage, and please know that we will stay engaged throughout the process.

Sincerely,

Brent R. Weisman
Barbara Cloud-Weisman

14423 NW 193rd Street
Alachua FL 32615

Re oning ustification Report



Re uest:	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

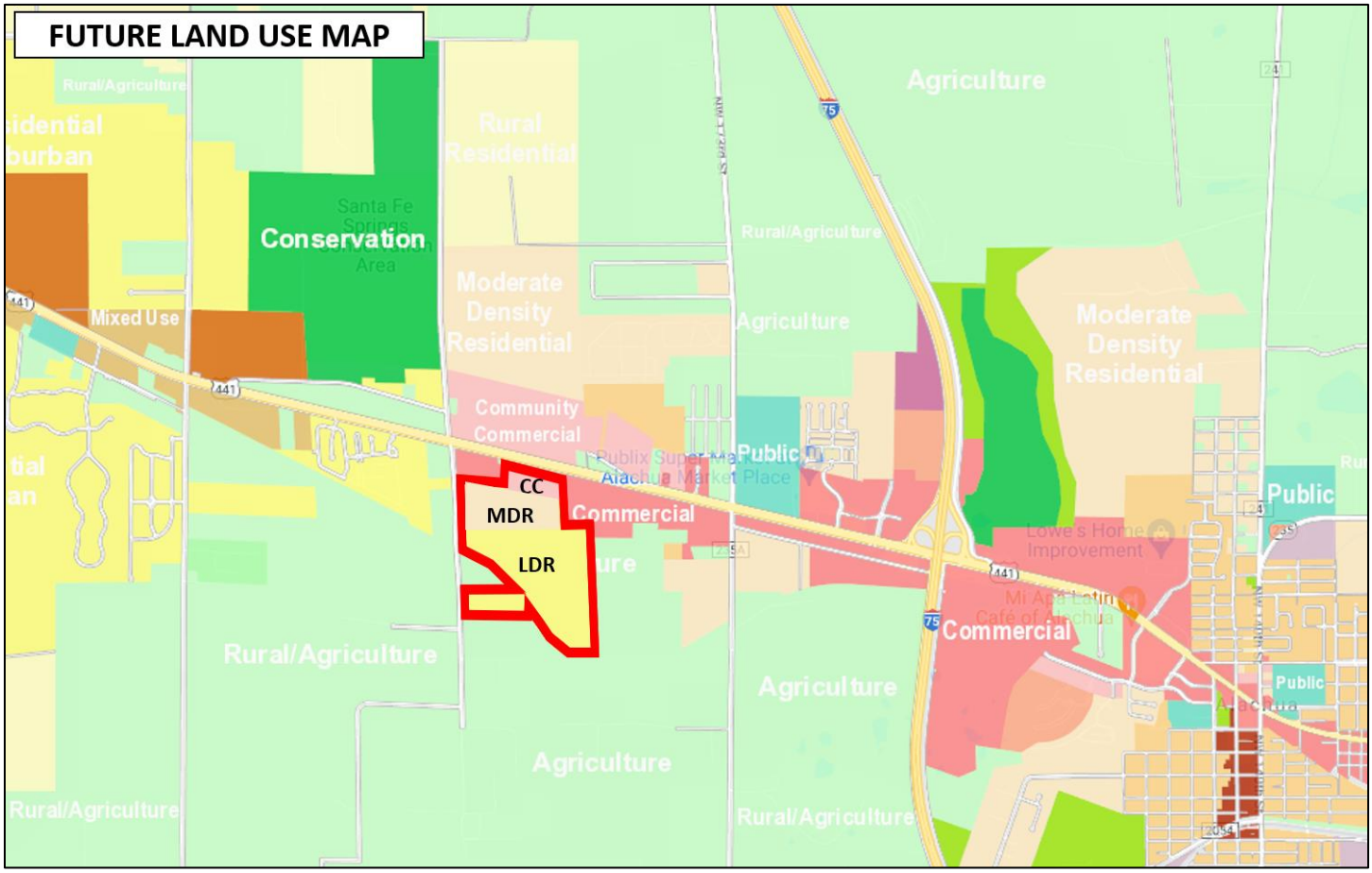
The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns 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

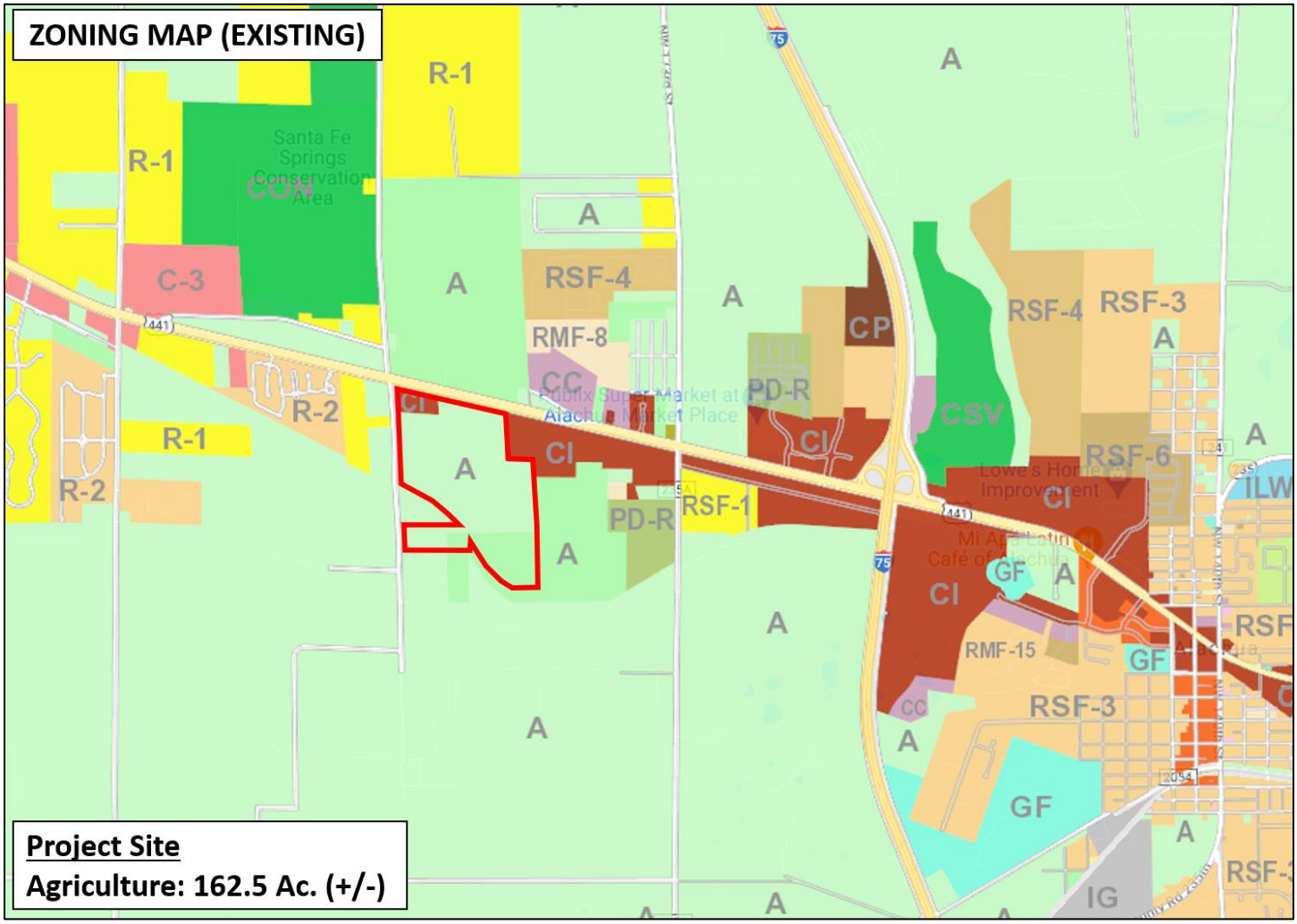
The property owner re uests to rezone the property from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial (7 /- acres), Planned Development – Residential (PD-R) on 155.5 /- acres for consistency with the proposed future land use designations of Community Commercial, 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.

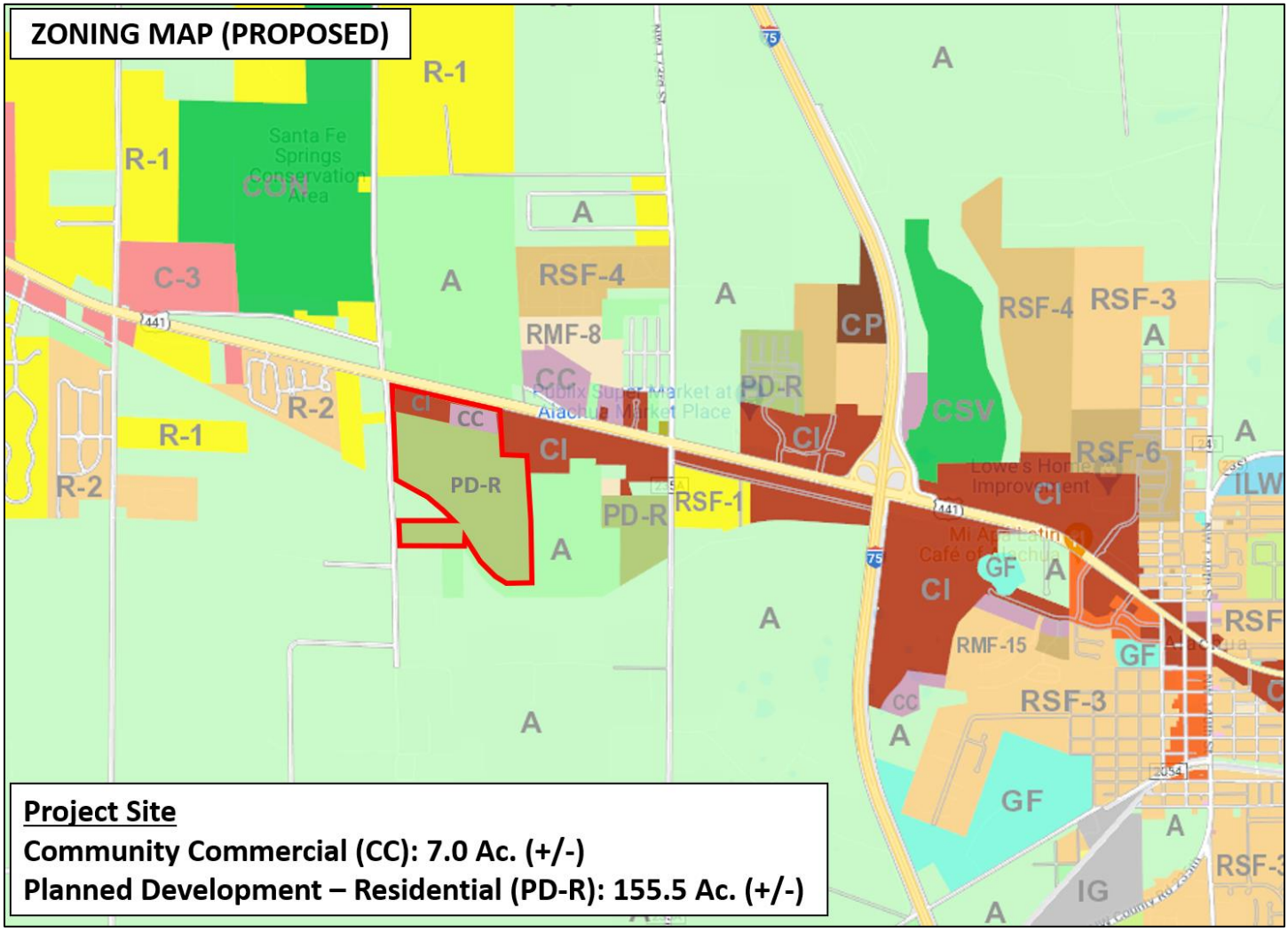
The Future Land Use Map for the project site and surrounding area is shown below:



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
A
C-3
A
RSF-4
A
RMF-8
CP
RSF-4
RSF-3
A
CC
PD-R
R-2
CI
CSV
R-1
A
CI
RSF-6
A
R-2
ILW
PD-R
RSF-1
CI
A
GF
A
CI
A
RSF
RMF-15
GF
CC
RSF-3
A
GF
A
IG
A
A
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 *e C C e c d se c eg s es s ed v de e g d d c sc e g ds d se v ces d ce e g d d es de e s*

e g ses e ed e C C e c d se c eg
1 e g d c e c es s e s
2 Res de / ces d ve s
3 s ess d ess ces
e s se v ces
c s s
Re s es d se v ces se ve e c
g es s e s
d ec e /e e e
g e d es de ve s c e c ses
1 ed d e s s
11 g c se v ces s c s sc s ses s s d c
ce e s d
12 d e g d ed eve e s

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 (to 4 dwelling units per acre) *e M de e e s Res de d se c eg s es de deve e de s d e g s e c e*

e g ses e ed e M de e e s Res de d se c eg
1 g e de c ed d e g s
2 Access d e g s
3 M c ed d es ee g ce des g c e
M e es e e s
e es d d e es
es
7 Residential Planned De elopments *d*
g c se v ces s c s sc s ses s s d c
ce e s

Policy 1 2 a Low Density Residential (to 1 dwelling unit per acre) *e e s Res de d se c eg s es de deve e de s 1 d e g e c e s d se c eg s v de s e ee es de / g c e s d e e s e C*

e g ses e ed e e s Res de d se c eg
1 g e de c ed d e g s
2 Access e g s
3 M c ed d es ee g ce des g c e
***4 Residential Planned De elopments** d*
g c se v ces s c s sc s ses s s d c
ce e s

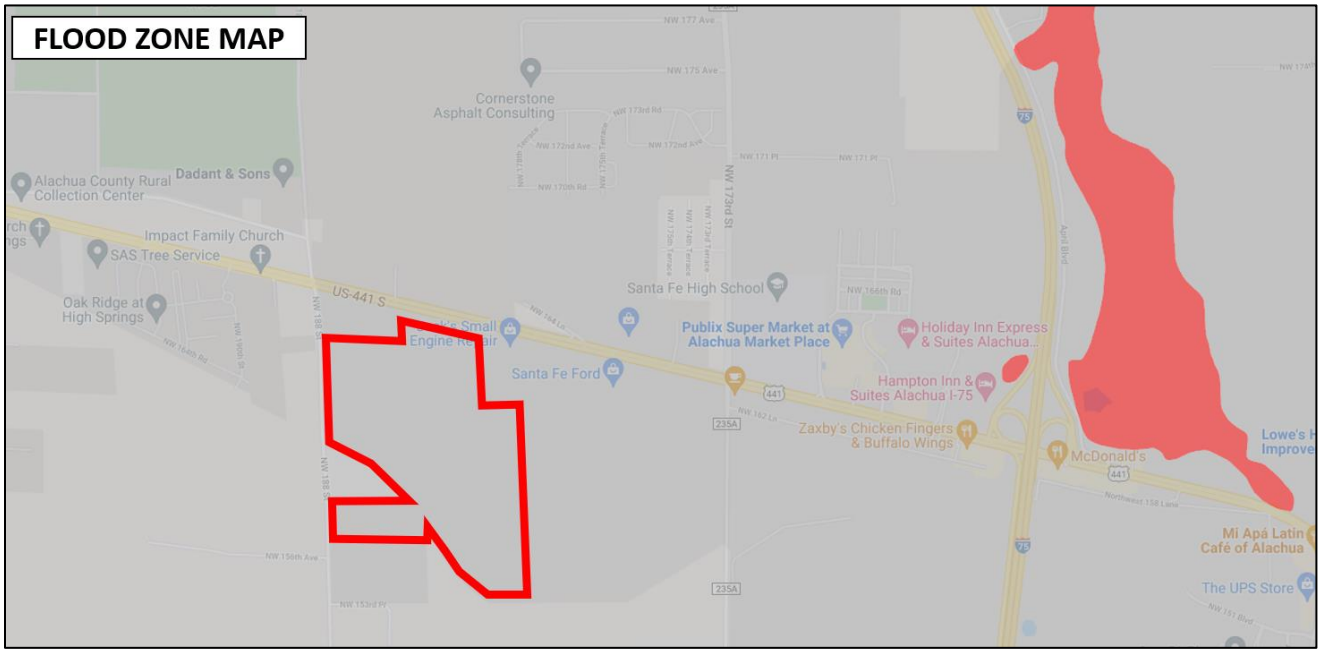
As described in the policy listed above, the Medium Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed Community Commercial PD-R zoning is consistent with the underlying Moderate / Low Density Residential 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.

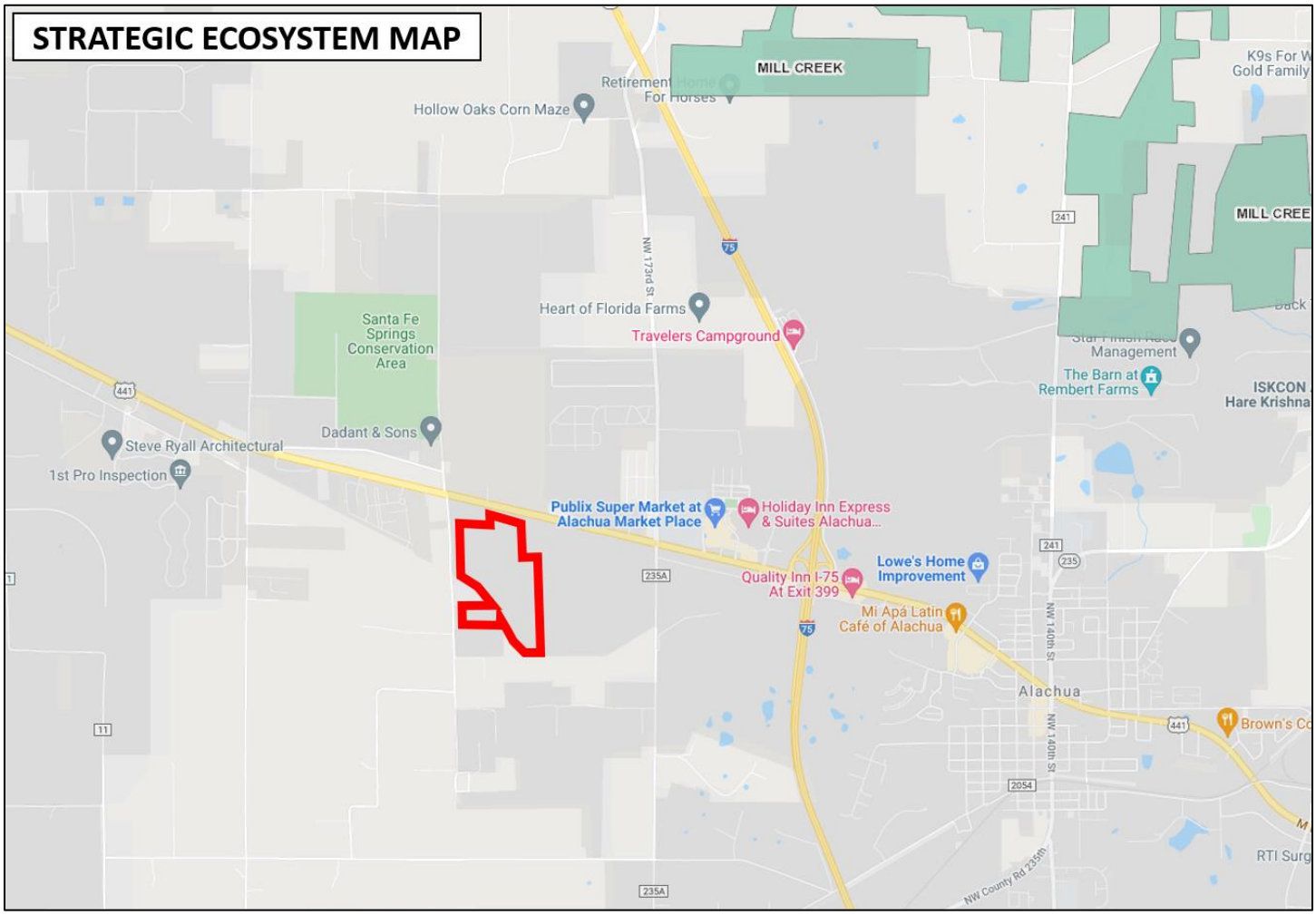
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone (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.).

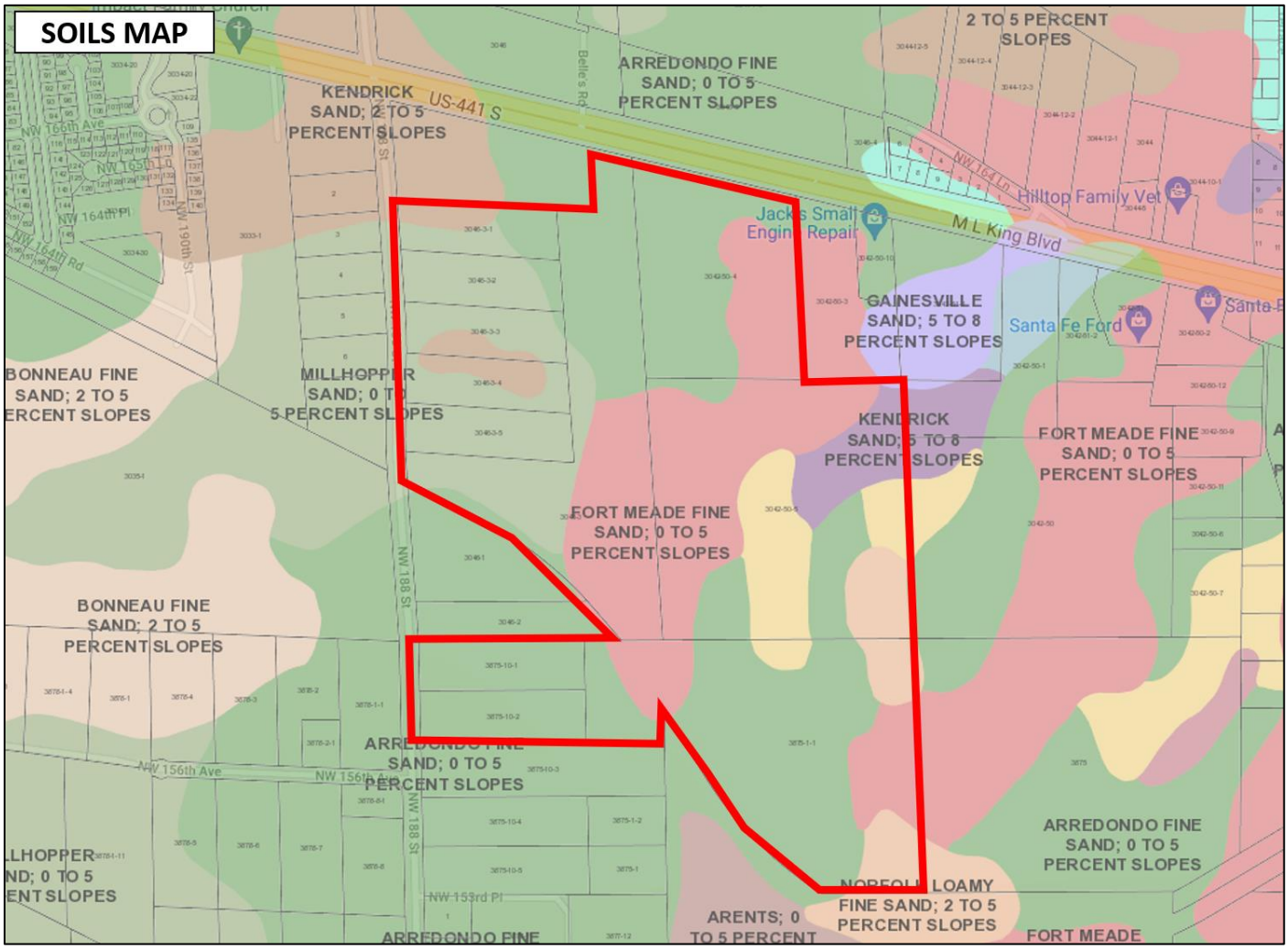
According to the *ve A c C d* , Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads 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.

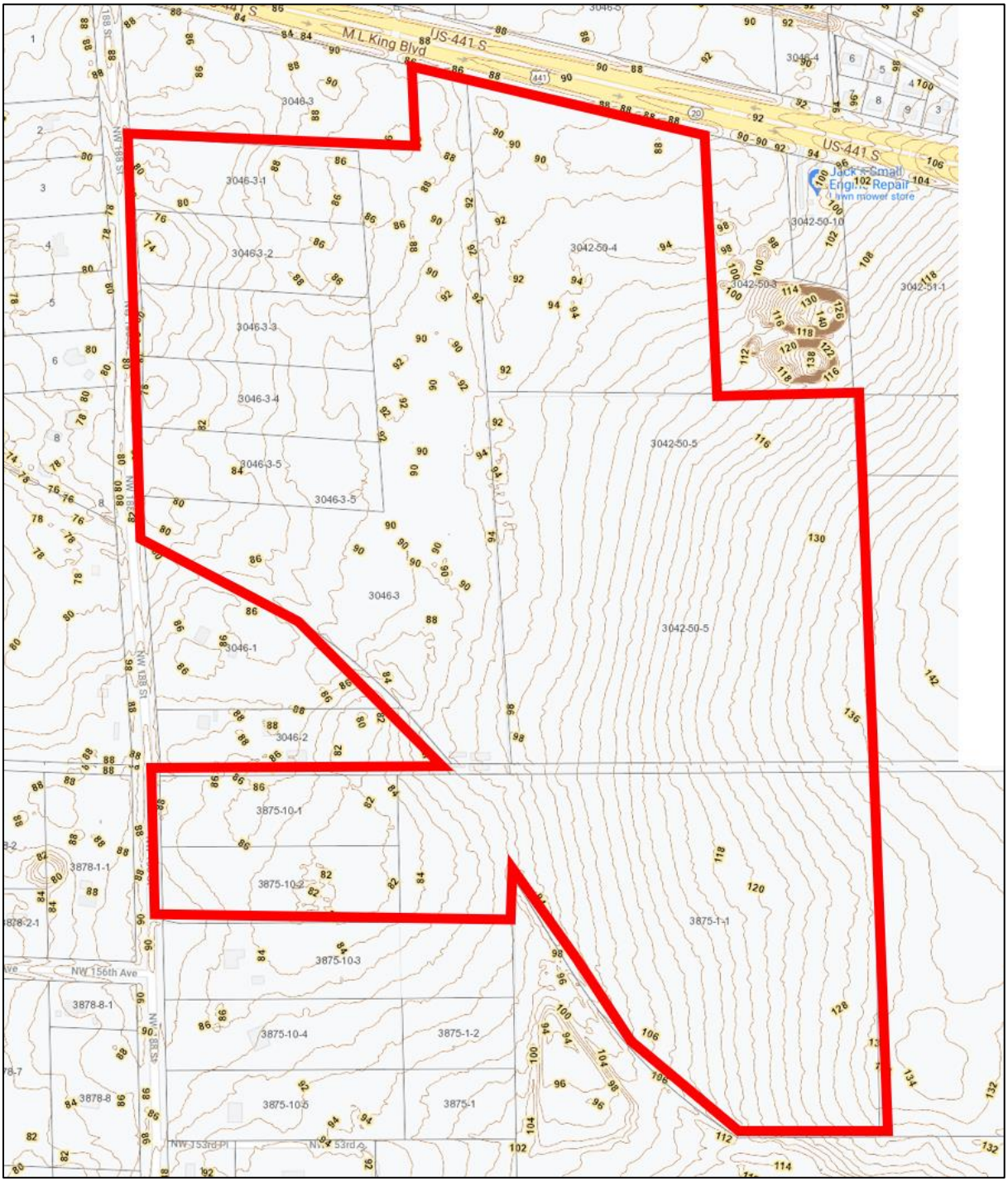
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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.

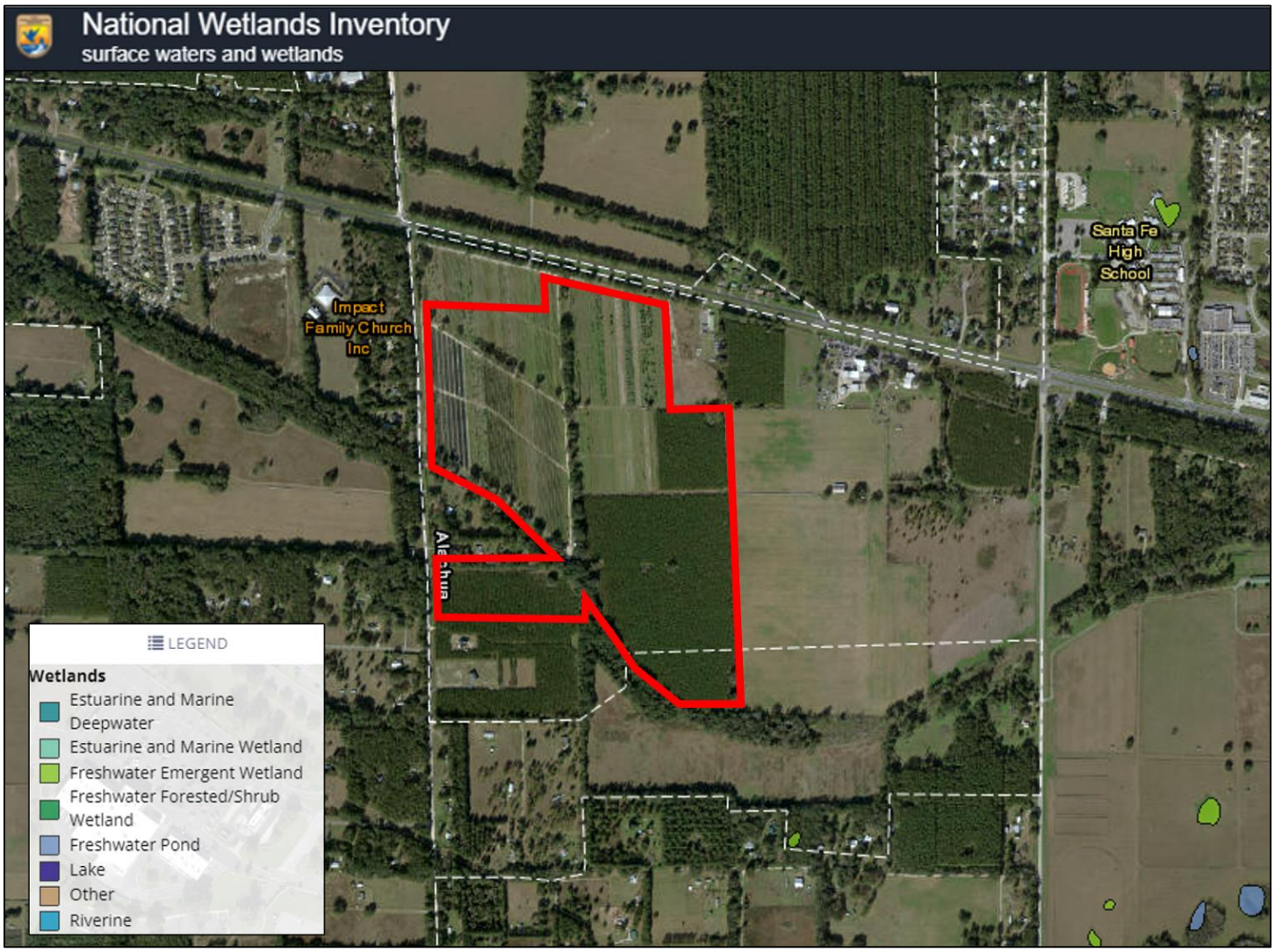


Wellfield Protection Zone:

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:



E isting 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.

E isting Zoning Designation	Acreage	Ma . Density/Intensity	Ma Dev. Scenario
Agricultural (City County)	162.5	1 Unit / 5 Acres	32 Units

Proposed Zoning Designation	Acreage	Ma . Density/Intensity	Ma 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 ade uate 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 *A c e 2 ec 2 1 H* and *C e e s ve e d se e e c 2* , ade uate 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.

M eve e ce The maximum public facilities impacts per the proposed zoning designations are described below:

Proposed Zoning Designation	Acreage	Ma . Density/Intensity	Ma 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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 Road ay 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:

1 s e e e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec g d e es ces

ec ve 1 2 s e e e v ce e deve e cc e s e e s e e se v ce s v e s e de v e s e se deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

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 *A C g Ce e AC 3 /AC AR 1 A / 1 2* Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Ade uate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Se er 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 ce C A c c e v ces e e 2 22
2 C e c c c s e A C g Ce e AC 3 /AC AR 1 A / 1 2
3 g e C c s 2 / e d 2

Potable Water:

e e e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e s e eve e v ce d ds e C s c eve d cce e eve s se v ce e e d

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 *A C g Ce e AC 3 /AC AR 1 A / 1 2* Ade uate 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 ce C A c c e v ces e e 2 22
2 C e c c c s e A C g Ce e AC 3 /AC AR 1 A / 1 2
3 g e C c s 2 / e d 2 2

Solid Waste:

2 d s e e C v de s d s e d s s se v ce s ec c d e v e s e e

M eve e ce ec c 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 3 s/ e e c 2 3 es de s e
2 12 s e 1 /d 1 2 3 d s/ e / 2 33 s/Ye
ce: v e g ee g A es g A c C ce d C ce 1

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 Re uired to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1 ce C A c c e v ces e e 2 22
2 C c s sed ec 2 s 2 e s s/ se d c es/1 e s s
3 c es

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:

3 e e C s deve d s e ge e s s e es d g ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

The minimum LOS standard for development in the City of Alachua re uires 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 re uired to meet these standards and the Suwannee River Water Management District (SRWMD) re uirements 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:

US Highway 441, Undeveloped Property
Community Commercial future land use designation

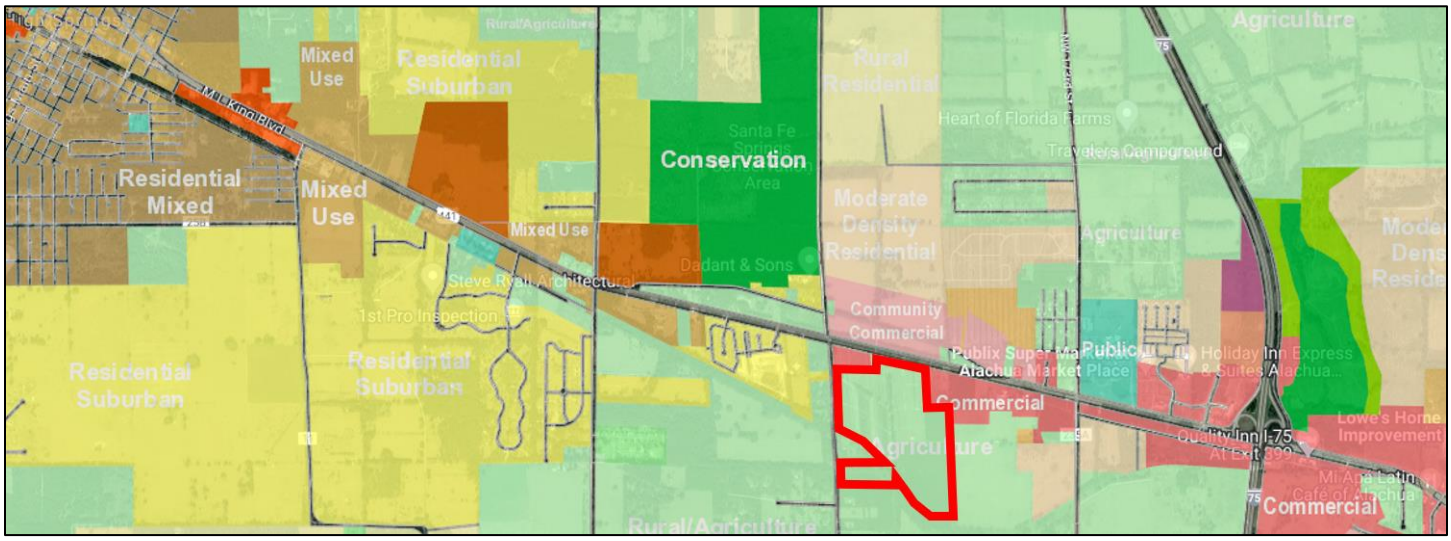
s Undeveloped Properties
Commercial Agriculture future land use designations

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 ade uate 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:

c 1 2 M de e e s Res de d e g s e c e e M de e e s Res de d se c eg s es de deve e de s d e g s e c e

e g ses e ed e M de e e s Res de d se c eg
1 g e de c ed d e g s
2 Access d e g s
3 M c ed d es ee g ce des g c e

M e es e e s
e es d d e es
es
Res de ed eve e s d
g c se v ces s c s sc s ses s s d c
ce e s

c 1 2 e s Res de 1 d e g e c e e e s Res de d se c eg s es de deve e de s 1 d e g e c e s d se c eg s v de s e ee es de / g c e s d e e s e C

e g ses e ed e e s Res de d se c eg
1 g e de c ed d e g s
2 Access e g s
3 M c ed d es ee g ce des g c e
Res de ed eve e s d
g c se v ces s c s sc s ses s s d c
ce e s

c 1 3 C C e c e C C e c d se c eg s es s ed v de e g d d c sc e g ds d se v ces d ce e g d d es de e s

e g ses e ed e C C e c d se c eg
1 e g d c e c es s e s
2 Res de / ces d ve s
3 s ess d ess ces
e s se v ces
c s s
Re s es d se v ces se ve e c
g es s e s
d ec e /e e e
g e d es de ve s c e c ses
1 ed d e s s
11 g c se v ces s c s sc s ses s s d c
ce e s d
12 d e g d ed eve e s

Consistency: As described in the policies listed above, the proposed Planned Development and Community Commercial zoning designations are appropriate for the sub ect property and ill implement the underlying future land use map designations as illustrated in the previous land use map e hibits. The proposed zoning map designations are appropriate due to is location in an area ith a mi of commercial and residential development areas that are ell suited to accommodate a mi of development types that ill 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 allo able uses in the Moderate and Lo Density Residential future land use categories that are compatible ith the e isting land development pattern in the area, including single family detached units and singe family subdivisions. The proposed zoning designations ill implement these land use categories. It is also important to note that Policy 1.2.a states that the Lo Density Residential land use category 'shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.'

c 2 1 Res de ed eve e s e C s es s e e deve e d se regulations for residential PD's for use within residential land use categories. Those regulations shall be deve ed c eve e g

1 H g es de deve e g e s g es ces d de s es e ed ses es de e s ec e e ed ses e de g d se c eg g e es e e es d es e e es e e s g es es de s

Consistency: As sho n in the PD Master Plan submitted ith this application, all onsite d elling units shall be a variety of detached, single-family homes, hich are consistent ith Policy 2.1.a.1.

2 e ve e c g c v es ecess d v g c se es de ces g e ce ed e g d c e c ses d s ec des g c e c c e c ses e es de e de s es d e s es

Consistency No non-residential activities are being proposed ithin the proposed PD-R zoning area at this time. Ho ever, 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 pro ect area.

3 A ge s d e s ce g ds c g de s c ve ec e c es e e g d

Consistency: The sub ect PD-R ill meet or e ceed the minimum amount of open space re uired 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 ill be indicated during the subse uent development revie process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, side alk infrastructure, and street lighting systems.

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

Consistency: The proposed pro ect is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

ec ve 2 e ce d ds e C s e e s ce e e e s ese ve e c c e A c ec es ces d v de s ces e e ec e e d g e

c 2 e e s e 1 e ce e s ce e ed e C s es s ce ves e v s e s ce e d e e e s

c 2 e s ce s e ed s e s ec s es A e s ce s e s e d c

Consistency: As illustrated in the proposed PD Master Plan submitted ith this report, the proposed development ill meet or e ceed re uired 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 ho the proposed plan is consistent ith the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

ec ve 1 e es e C s c d e d se c eg es e g s s e s se s d g e ds d d g ev e sed e d e s e e d se M d e deve e ev e cess e es e c ded s e es deve e ec

c 2 A e deve e s ee eve se v ce e e e s d s e e s se e s e s d s e d c sc s cc d ce s d ds d ed e e e e s dd ess g ese c es

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 sub ect property has access to an e isting public streets for vehicular or emergency access (US High ay 441 and NW 188th Street.). In addition, public utilities are available to serve the site and connections to such utilities ill 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.

Ne development on the site (hen proposed) ill be re uired 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 re uiring new development to include techni ues 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 ill 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 ith minimal limitations. No soil protection or intervention measures are re uired.

Policy 5.1.c: Flood prone areas: The City shall re uire 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 re uire 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 pro ect 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 etland areas located on the pro ect site.

Policy 5.1.e: Habitat: The City shall re uire 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, uantity, location, and habitat re uirements 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 kno n onsite.

ec ve 2 Av c es d se v ces e C s e c c e c ge e s s e e s e e d ed eve se v ce s d ds e ed

c 2 A e deve e s ee eve se v ce e e e s d s e e s se e s e s d s e d c sc s cc d ce s d ds d ed e e e e s dd ess g ese c es

Consistency: As described in the "Public Facilities Analysis" portion of this report, ade uate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The sub ect property has access to e isting public streets for vehicular or emergency access (US High ay 441 NW 188th Street). In addition, public utilities are available to serve the site and connections to such utilities ill 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.

Ne development on the site (hen proposed) ill be re uired to meet concurrency standards as stated in the Comprehensive Plan.

A e d s e e e v ce e C e s e e deve e e corporate limits shall connect to the City's potable water and wastewater systems, where e e d s e e se v ce e v e s de ed c 1 2 d c 2 e C c es e e e C e e s ve

ec ve 1 1 eve e v ce e C s es s s e c ve e d e c e eve se v ce s d d ed d ed s s s e s

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 ma imum development scenarios reveals that the proposed future zoning map changes ill not negatively affect the adopted Level of Service (LOS) standards, consistent ith the Transportation Element.

C c es e e

1 e C s d v de de e d ec c s e e se v ce e ec g e e v e es ec e g d e es ces

ec ve 1 2 e deve e cc e s e e s e e se v ce s v e s e de v e s e sed deve e ses s ec ve deve e d es c de dd e s g deve e ess 33 e e s g e e deve e dd ess 33 e e s g e v s s ce e ve e e d

2 e C v de s d s e d s s se v ce s ec c d e v e s e e

3 e C s deve d s e ge e s s e es d g d ec s ese ves d e ces des e e c d s d e e ss e ese ves d es e s g e es

e C s v de de e s e e c s e s g e e se v ce e

ec ve 1 e C s c eve d cce e eve s se v ce e e d

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 ith potable ater and aste ater facilities consistent ith the above policies. Storm ater management facilities for development at the site ill be re uired consistent ith engineering standards.

C se v e ce e e

Consistency: The proposed rezoning is consistent ith this element. Specifically, the application is consistent ith each of the follo ing ob ectives listed ithin the element:

ec ve 1 A Q e C s s e e g e s es e eve s established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed PD zoning ill be residential in nature and should not create any air uality 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, hich are more likely to create concerns ith air uality.

ec ve 1 s The City shall protect soil resources through erosion and sedimentation control, by re uiring 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.

c 1 c e C s ec e g e C c d g s ee d see ge s es e g e deve e c de ec es e eg ve c s e e A e s s e ced e g e c see ge s es d g deve e Add e e e s g ve vege e e c ged s e e d ec g s es

Consistency: The sub ect property does not contain any kno n seepage slopes. In addition, the site topography ill be taken into consideration ith the future development of the site and ultimately, the drainage design. In addition, future on-site development ill include storm ater management area that comply ith all applicable City, County and ater management district standards for ater uality and uantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

ec ve 1 M e Res ces e C s e s e e c c v es d se e es ces ec ed s d ec s s e s d e

Consistency: There are no kno n mineral resources ithin the sub ect property.

ec ve 1 e g c Res ces e C s de ec d c se ve s g c ge g c es ces d e c s

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

ec ve 1 H d s M e s e C s ec e c d es ces c d s e s d s e e C s e e e s e d g s ge e s ge d d s s d s s e d e s

Consistency: The proposed zoning of PD is residential and in nature and ill 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.

ec ve 1 Ag c e d v c e e C s e g c d s v c c v es ec ese ve d e ce e es ces e C

Consistency: Currently, there are agricultural or silviculture operations ithin the sub ect property. Ho ever, many of the nearby lands abutting US High ay 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.

ec ve 1 1 e ds e C s ec d ese ve e d v es d c s dve se c sed s c d d g c d s ces

Consistency: No etlands are located on the sub ect property.

ec ve 1 11 e d ee ce e C s ese ve ve ec s s e s d e es e c e d c A c e s g e v s e s ces d g ee ges g e C des g ed e e e e c e

Consistency: The re uired open and green space re uirements shall be met upon subse uent development of the site.

ec ve 1 12 e Res ces e C s ec d c se ve e d e es ces e e e es de s e C d de e d e d A e d g e d e e e c ec ed s gs s e s d ve s c e c ed by the City's land use and development prac ces

Consistency: Future development on the sub ect property shall be connected to centralized ater and se er facilities consistent ith the re uirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities ill 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 ill involve connection to potable ater and aste ater lines at the developer's e pense.

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

Response: There are no surface ater bodies located on the pro ect site.

Capital Improvements Element:

ec ve 1 2 e C s e e dec s s eg d g e ss ce deve e de s d e s s e c s s e e deve e e e e s e C e e s ve e d eve e Reg s d c c es d se v ces ecess s s c deve e e v e e s g e d ed eve se v ce s d ds

Consistency: Any ne development of the sub ect parcel ould re uire an analysis for availability of public facilities consistent ith adopted LOS standards. Development on the parcel ill be sub ect to development revie 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 re uirements for connection to the public aste ater and potable ater systems.

Public facilities currently are operating ithin the acceptable level of service standards outlined ithin the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report).

Consistency ith 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 re uirement are shown in bold.

2 2 d ds e ec c A e d e s c g A s

1 C e e s v de ce v ded

e c s v ded c e e s s ev de ce s de e ec d e e g

C s s e C e e s ve e sed e d e s c s s e d e s e g s ec ves d c es e C e e s ve

Consistency: The rezoning application is consistent ith 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 Lo Density Residential future land use categories (concurrent application).

C s s e d ces

Consistency: As demonstrated in this application, the rezoning re uest is consistent ith all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the re uired pre-application meeting ith staff and a neighborhood meeting ith the public. If the property is rezoned to Community Commercial and PD-R, development on the site ill comply ith all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

c g c eve e e

Consistency: The rezoning re uest to Community Commercial ill take place on land fronting US 441, hich ill take advantage of the high visibility along and direct access to this corridor and is aligned ith the ad acent e isting commercially zoned properties to both the east and est. The PD-R zoning ill also create a logical development pattern for the sub ect property and the surrounding area, as it provides a step-do n approach in development from US 441 commercially zoned properties

south ard to ard other residential uses. In addition, larger lots are re uired in the development here abutting agriculturally zoned properties.

d e M e eve e

Consistency: This rezoning re uest ill not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a state arterial road ay, ithin close pro imity to Interstate 75 and is in direct pro imity to urban development land use and zoning designations.

e c e Ad ce ds

Consistency: This zoning change re uest ill not result in any incompatibility ith ad acent lands. Compatibility ith ad acent land uses is a consideration hen considering a proposed change in zoning. The follo ing list of ad acent uses illustrate the e isting land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

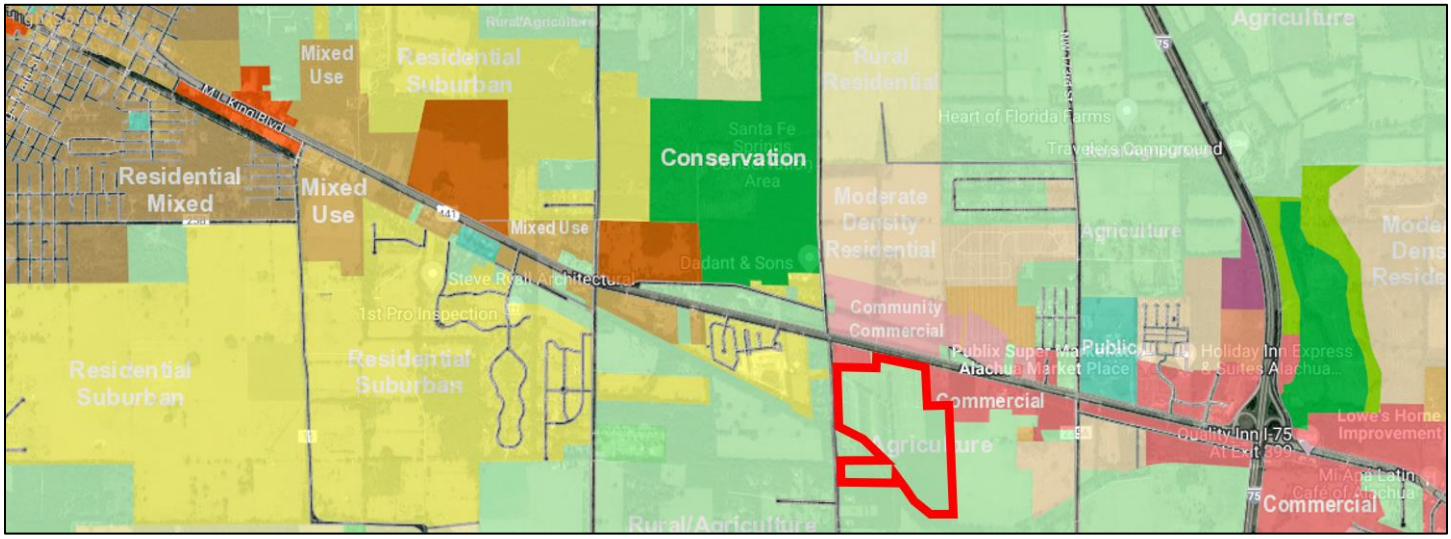
US Highway 441, Undeveloped Property
Community Commercial future land use designation

s 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 ade uate 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):



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.**

Logical Development Pattern

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.**

Urban 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 (ater, se er, police, fire, etc.) along a state arterial high ay (US 441) and pro imity to Interstate 75. In addition, future development in the future shall comply ith 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 sub ect property is currently served by e isting road ays for vehicular or emergency access (US High ay 441 NW 188th Street). E isting public utilities are also available to serve the site and connections to such utilities ill 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, uni ue and prime farmlands and soils.

Response: Currently, there are agricultural or silviculture operations ithin the sub ect property. Ho ever, the property o ner plans to preserve (not eliminate) their e isting agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US High ay 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 ill provide an additional mi of residential non-residential land uses that ill complement each other along US High ay 441 in an area ith centralized services available.

g

Consistency: The sub ect property is located abutting other commercially zoned properties to the est, north and east and other residential uses that are consistent and/or compatible ith the proposed commercial and residential zoning designations.

c c es

Consistency: The site can be served by electric, potable ater, and aste ater 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 ill not create a negative impact on these facilities. Water and se er public facilities are currently available to serve the sub ect property. Connections to such utilities ill 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.

Adve se ec e v e

Consistency: As demonstrated in the "Environmental Analysis" section of this report (see below), this proposed rezoning ill not have adverse effects on the environment because there are no regulated natural resources on the property.

3 1 e e v s s

A e e se e ed deve e d s c s e es s ed e se e c g g v ve d g d s e desg c ce s c c e e c s d c eve g deve e e v e se s v e e g e c e c d e C g s

3 e e eed v de ses d s g es A g g e e eed v d g d ses e s e deve e c d g s g es s es d de s es

Consistency: The proposed Planned Development ill include a ma imum of 275 single family residential units. The proposed PD-R zoning is necessary to establish fle ibility in minimum lot sizes, lot idths, setbacks, etc. beyond hat is permissible in traditional residential zoning districts. This ill result in a more innovative, creative pro ect to serve the residents of the City.

es d s c s e e e es s e e s ec e deve e ev e ced es ec 2 3 ed deve e e ge e s d ds sec 3 2 s sec e e s d ds d s c s d e s ec c s d ds e d v d s sec 3 3 s sec Add s d ds d s c s e s e desc ed e s ec c s s

1 ed eve e Res de s c R e se e ed eve e Res de R s c s v de es de ses s g v ve d c e ve desg e e e s e e s e e v d g e c e se e s ce C e c ses e ed e R d s c se ve e eeds e es de s e deve e

Consistency: The intent of this PD-R rezoning application is to establish fle ibility in minimum lot sizes, lot idths, setbacks, etc. beyond hat is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allo ances and to ensure that the pro ect can achieve the residential units permitted by the site's underlying Moderate Lo Density Residential FLU designations.

3 2 e e d ds d s c s

A eve e e e s e v e d s c desg e C C ss s d e c e g d s c desg d e e ed M s e c es e g s d ds

1 M s e e M s e

de es e ge e c d ses d v d deve e e s deve e ds d e d ses

Consistency: As sho n on the PD Master Plan, the sub ect property ill contain single family detached units ith a range of sizes along ith an interconnected street net ork 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
e es de s es de de s es d es de
e s es e c deve e e deve e ds d e
e e d d ses e e e M s e

Consistency: The PD Master Plan illustrates that up to 275 d elling units are being re uested for the project, which is consistent with the site's underlying Moderate and Lo Density Residential FLU. No nonresidential uses are proposed ithin the PD zoning area.

c de es e ge e c e s ce

Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD Master Plan.

d de es e c e v e se s ve ds d e
d s e c d s

Consistency: As discussed in earlier sections of this report, no regulated natural resources are kno n to be present on the site and if any are found in the future, the pro ect ill comply ith all applicable regulations.

e de es e s e s c c s s e c d g e
d c ec ds e s g ec ed s c d s d
edes d c c e s

Consistency: The PD Master Plan sho s all proposed internal road ays and a typical cross-section. The site design includes pedestrian-friendly block sizes and side alk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian ay consistent ith that described in LDR Sec. 7.2.3(B)(4).

de es s e e e d s e e c es d

Consistency: The PD Utility Plan sho s all proposed internal potable ater and sanitary se er mains.

g de es e ge e c c c s es se v g e
deve e c d g s e e s e e
s e ce M s e s d s e d sc s

Consistency: As sho n on the PD Master Plan, the site is currently serviced by City of Alachua potable ater and sanitary se er via e isting infrastructure ithin the US High ay 441 right of ay.

2 C s s e c e C e e s ve e e d s c des g d e M s e s c s s e e C e e s ve

Consistency: As demonstrated in this report, this application's intent is compatible ith all appropriate goals, ob ectives, and policies found ithin 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 Lo Density Residential FLU designation.

3 C s d g es de e s eve e g e e e e d s c s c e d ce e s g sed e deve e c ses e e e e ss es c e M s e s v de s e s e edges e d s c v de e e g d/ e s e c e c c e ses C e c c e s e de ed sed de s es/ e s es s e d d e s s d g e g d g ss d sc e s e e e g g d s g se v ce e s

Consistency: The proposed residential development is located immediately ad acent to only three residential developments, located near the south estern portion of the pro ect. The PD Master Plan proposes that here the pro ect abuts these properties, a compatibility buffer is provided or a landscaped storm ater basin is provided. Other nearby residential properties not abutting the property are located est of NW 188th Street and in that case, a landscaped storm ater basin is provided bet een the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible ith the e isting pattern of development.

eve e s g e e e ses deve e sed e deve e s g s e v ded e M s e de es e ge e se e ce ses c e d s sed e deve ed c d g es de d es de deve e e ed s c e d e s ce e v ded d ed d deve e e c d ed e C s c ve e s g e s g s e es s ed e e v e M s e s e ss e deve e s g c de e se

Consistency: This Planned Development proposes that the pro ect may be developed in up to 5 phases.

C ve s sc ed e e M s e c de c ve s sc ed e de es e ge c ve s cc e ee d e e es es de ses d e ee d e e es es de ses e es de es de es de es de e M s e ese c ve s s cc deve e e s d e ee deve e e s s g s e cc e s e sc ed ed se deve e e deve e s g d e c s s e es s ed ges c ve s se d e c ve s sc ed e

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

c c es

e M s e s c de s c e
de s es e e s e de e c c c c e
c s deve e e C s d s s e cc d e e
deve e sed e M s e

Consistency: As indicated in this report, ade uate capacity e ists for the intended residential development along the applicable road ay segments.

e M s e s c de e e d s e e
c e de s es de e c c e e d
s e e s v e e v e c c e c s
deve e e e deve e cc s cc d e e
deve e sed e M s e

Consistency: As sho n on the PD Utility Plan, the site ill be serviced by City of Alachua potable ater and sanitary se er systems and onsite uses shall not negatively impact potable ater and aste ater LOS.

c e M s e s c de s c e de s es
de e s d ec e c es e v e e
v e c c e c s deve e cc d e e
deve e sed e M s e

Consistency: According to information provided by the City of Alachua, the City currently possesses e cess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the pro ect ill 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 e M s e s c de s d s e c e
de s es de e c c s d s e s v e
e v e c c e c s deve e cc d e
e deve e sed e M s e

Consistency: As calculated in this report, local solid aste capacity e ists to ade uately 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 e M s e s c de s e c e
de s es de e c c e e s e
s v e e v e c c e c s deve e
cc d e e deve e sed e M s e

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site storm ater drainage facilities in accordance ith all applicable design standards, regulations and permitting ith the City and Water Management District.

ed deve e g ee e C c e e v e
d g d ce e e d s c des g d e
M s e g ee e s e es s ed d g e
c d s ced e d g d ce d e
g ee e s c de e ed

e M s e c d g s d ds
C d s e ed e v e M s e
c C d s e ed e d des g deve e e
d v s s dd ess g s e e s e e
s e ge e d e c c es e
v ded cc d e e deve e sed e M s e
d sed c c es e sed cc d g
e v s s e ed e v e ec d g
v s s dd ess g c c e c c ce e e e s
g A e v s s e C C ss de e es s e ev d
ecess e e e e s d c d s e M s e
d e s d c d s s e e s

Consistency: The applicant shall comply ith this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development revie 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 re uirement 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 pro ect site is appro . 155.5 acres hich far e ceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

2 ses e ses ed e R d s c e de ed e 1 1
e A ed ses A ed ses e s ec se eg s
c e e R d s c

Consistency: Table 4.1-1 of the LDR sho s that the intended use of single-family detached d elling units is permitted ithin the proposed PD-R district and is also consistent ith the uses permitted within the site's underlying Moderate and Lo Density Residential FLU designations.

3 e s es/ e s es e de s es es de deve e d e
e s es es de deve e e M s e d
R d s c des g s e es s ed e M s e
d s e c s s e e C e e s ve e s es d
e s es e ceed ed e se e d s c s e g
e ced e R d s c

Consistency: This Rezoning application re uests 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 Lo Density Residential FLU.

e s s d ds e d e s s d ds e de g
se e d s c e g e ced e R d s c s e
c ed e M s e d e c deve e
e e R d s c ess e e d ed s e
c s s e e ge e e d g s deve e e R
d s c d e sc e d c c e deve e e C
e s s d ds s c de e g

M d e s e e e s e e
d se c c ve ge d e g
deve e

Consistency: As sho n on the PD Master Plan submitted ith this report, the proposed development ill include a ma imum of 275 single-family residential units. The proposed PD-R zoning is necessary to allo for more fle ibility in residential lot sizes and types, beyond hat is allo ed in the traditional zoning district standards, resulting in a better pro ect. All proposed dimensional re uirements, such as minimum setback, ma imum lot coverage, and ma imum building height are identified on the PD Master Plan.

e c s d g es de ses M se c s e s
d g es de deve e e d s c s

Consistency: As sho n on the PD Master Plan submitted ith this report, the proposed PD-R zoning ill allo more fle ibility in residential lot sizes and types, beyond hat is allo ed in the traditional zoning district standards, resulting in a better pro ect. All proposed dimensional re uirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility ith any ad acent use.

eve e s d ds ess e se s ec c d ed
M s e deve e R d s c s c e
c e s d ds A c e eve e d ds d A c e
d v s d ds A d c s deve e s d d
A c e A c e s e c s s e s sec d s e
c ded s e M s e

Consistency: Unless other ise noted on the PD Master Plan or in the final PD conditions, the sub ect property shall be designed consistent ith applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

e e deve e s d ds e g e 3 1
eve e d ds A c e e R s c s ec es e
deve e s d ds c e deve e e R d s c
d e ced e d g deve e s d d

Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the ma imum 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 ill be adhered to.

c c es s d ds e M s e s e s e
c s e deve e e dd essed e g c
c es

e e e M s e s es s e ge e c
s e e e c es d e c ec e C s
e e s s e c s s e C s d ded c
d e se e s d/ s e c s c e e
c es/ ve e s cc e c es C
s

s e e e M s e s es s e ge e c
s e s e e c es d e c ec e C s 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.

Consistency: The PD Utility Plan submitted ith this report illustrates the appro imate location of e isting and proposed potable ater and sanitary lines ithin the pro ect site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop belo its adopted LOS standards.

ee s e M s e s c s es s e des g c
s ee s e R s c c e C
s d ds e ce g ve e d s s ee d s
e ed e s g d d e des g s d ds e
d ed ed ced e C C ss e e s d

e ed c d c s ecess s c c g e s e
e M s e v des se ve c edes
d c c e c
c Access e e ge c se v ce ve c es s s s ed
d Ade e s ee g s v ded e ses sed d
e Ade e s ce c es s v ded e g

Consistency: The PD Master Plan submitted concurrently ith this report sho s the proposed design of the road ay and pedestrian infrastructure for the portion of the pro ect that ill be a platted subdivision. Road ays shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent ith LDR standards.

The PD Master Plan is designed to provide block faces that do not e ceed 600 feet. Ho ever, if at Preliminary Plat revie stage it is determined that any block face e ceeds 600 feet, the PD design proposes that fle ibility be granted by the City Commission by allo ing block faces to e ceed 600 feet in such cases here pedestrian ays or cross alks, not less than 10 feet ide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that ill be incorporated under these circumstances for this pro ect ill 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 ith concrete, brick, pavers or similar hard surface) ith the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical road ays and the crossings of these pedestrian ays ill be utilized for traffic calming, including striped cross alks and appropriate safety signage. All proposed internal road ays shall have sufficient right-of- ay and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision ill have at least t o functional e ternal access points and stub-outs to all ad acent undeveloped properties.

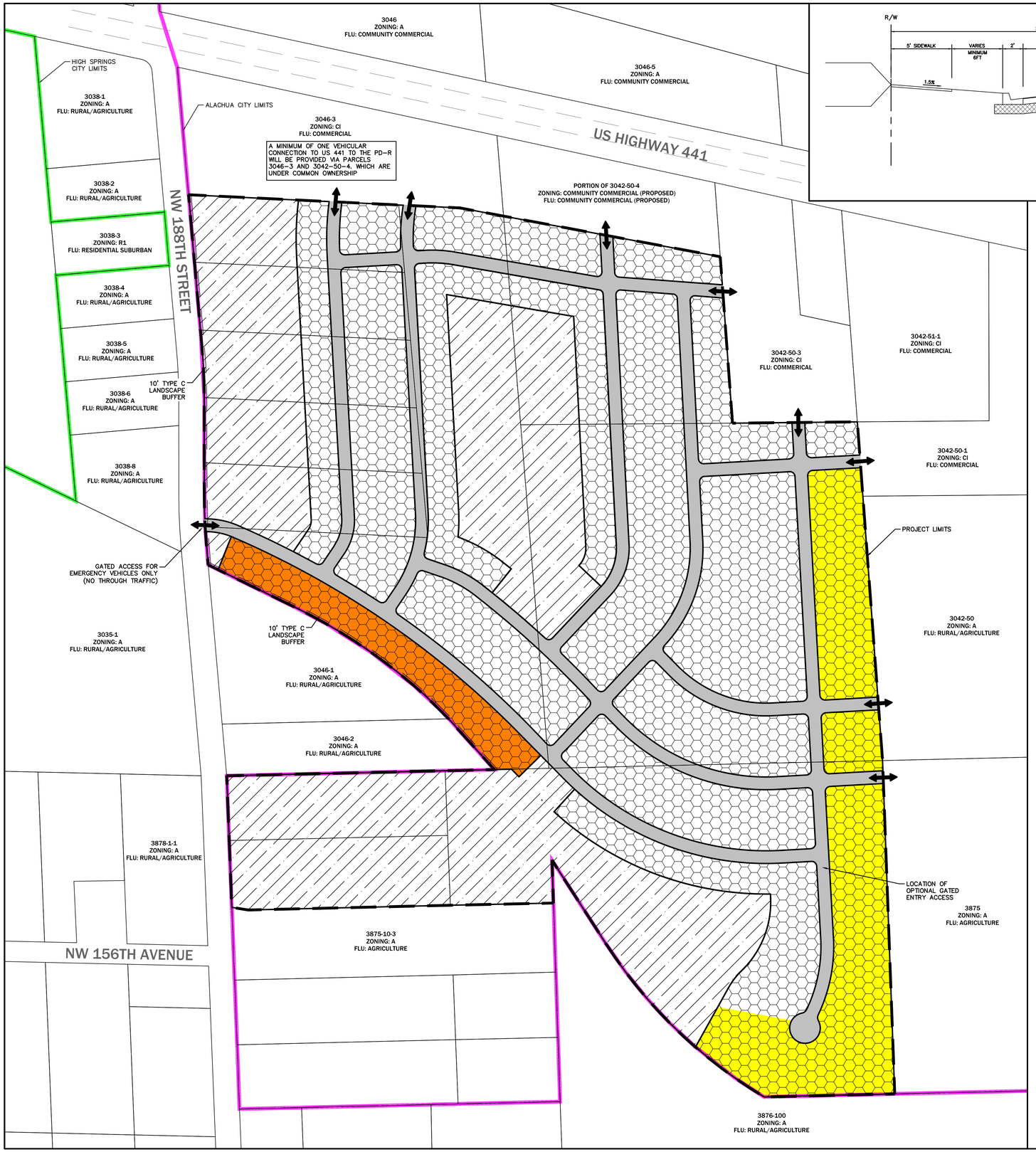
This re uest is consistent ith the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional cross alks (at mid-blocks) ill serve as a traffic calming measure, separation of vehicular and pedestrian traffic ill be accomplished (via pedestrian paths a ay from streets), access for emergency vehicles ill not be impaired, ade uate street parking ill not be limited (spaces ill be provided on street and on individual lots (drive ays and garages) and ade uate space for public utilities is provided in proposed right-of- ay (as no changes to re uired ROW cross-sections is proposed).

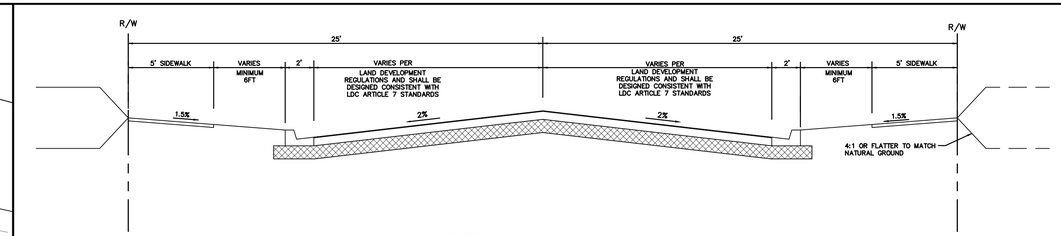
v e e M s e s c s es s e des g
s e ge e s s e e R s c
c e C s d ds

Consistency: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site storm ater drainage facilities in accordance ith all applicable design standards, regulations and permitting ith the City and Water Management District.

v e e M s e s es s e es s e
d e /deve e v d g g d e se e s d
c s c g s e c es e s c e c ed e
s e e sed R d s c c d g ed e ec c
es e e e es c e es e de g d c d
s c e es e M s e s s es s e
es s e d e /deve e e e
ve e s s e ed C d ces g ee c s c
e ed ve e s d e es ed e C ded c e
ese ve e s e C c es C s
e M s e s s s ec e e s e d
e ce v s s s e c es ded c ed e C

<u>Consistency</u>: The applicant understands these responsibilities and ill 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

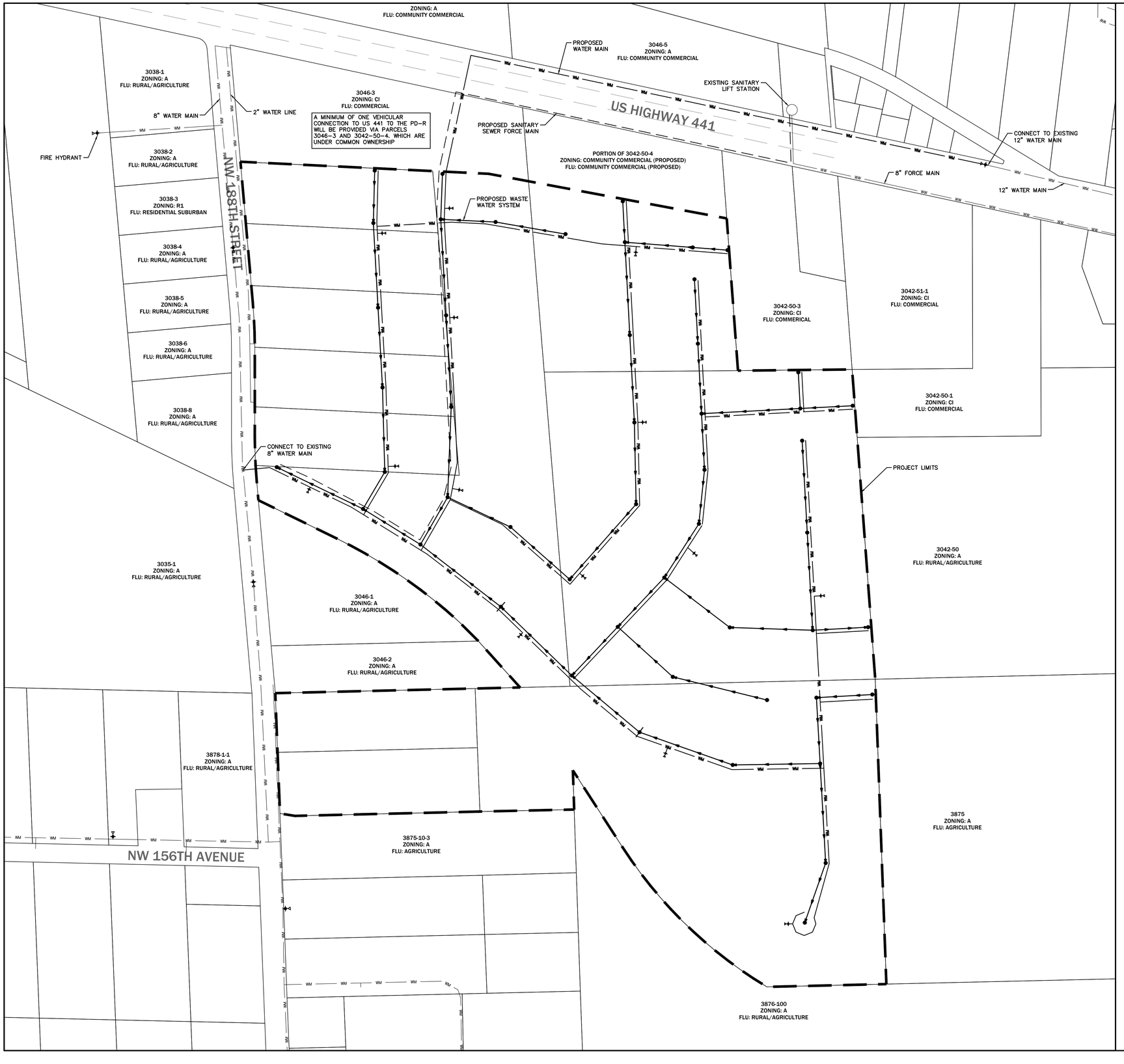
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

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:

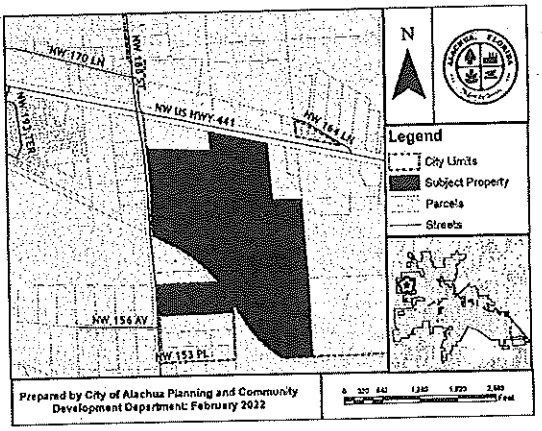
EXISTING CONDITIONS MAP

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).

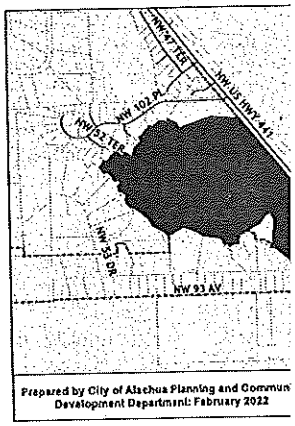


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).



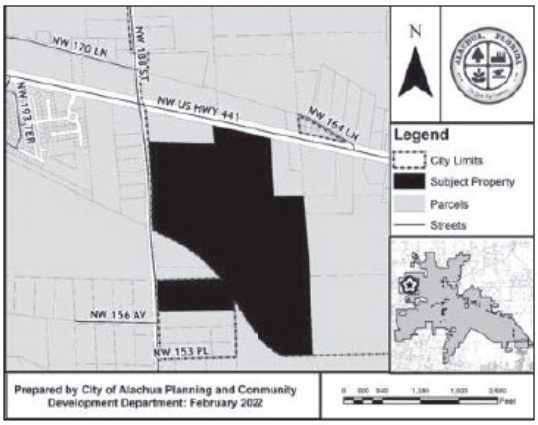
At the public hearing, all int
and be heard with respect to
the application are available
Planning and Community
15100 NW 142nd Terrace,
regular business day between t
p.m. Written comments on t
to the following address: Cit
Community Development, P.O
Notice is given pursuant to
Statutes, that, in order 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

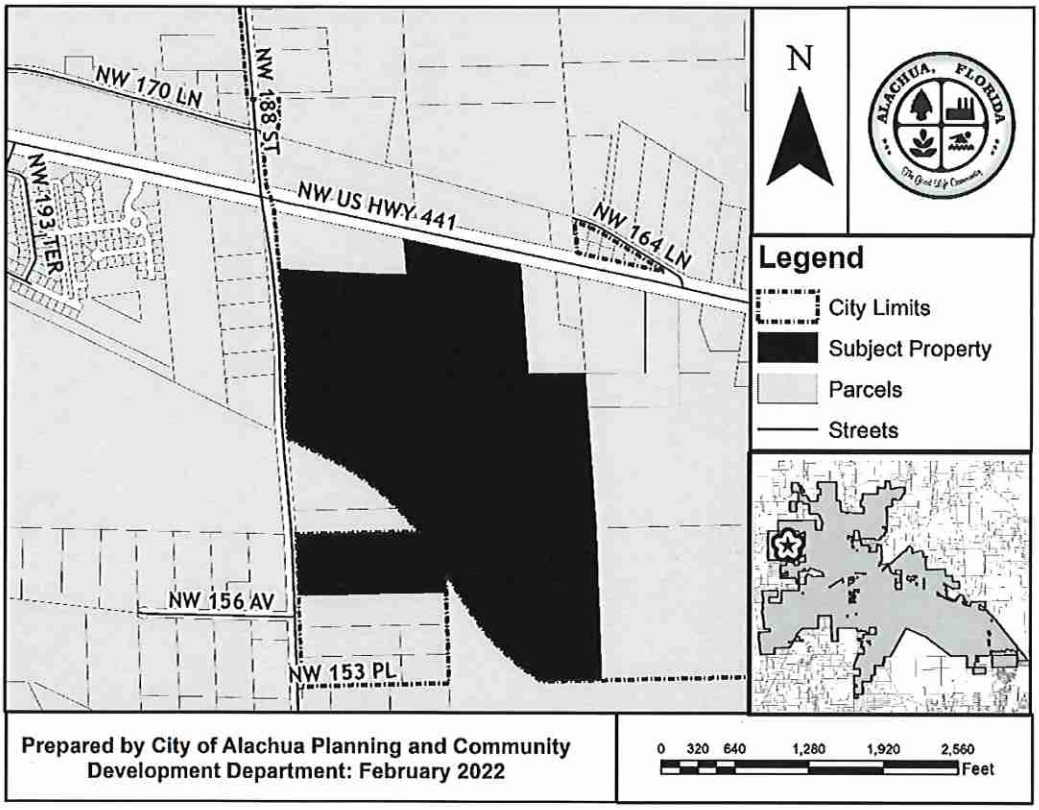
Copyright © 2022 Gainesville.com - All rights reserved. Restricted use only. 2/24/202
Privacy Policy • Terms of Service

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

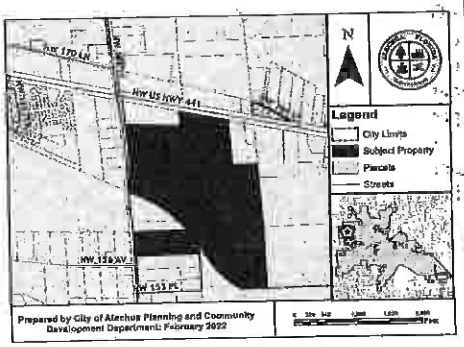
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.

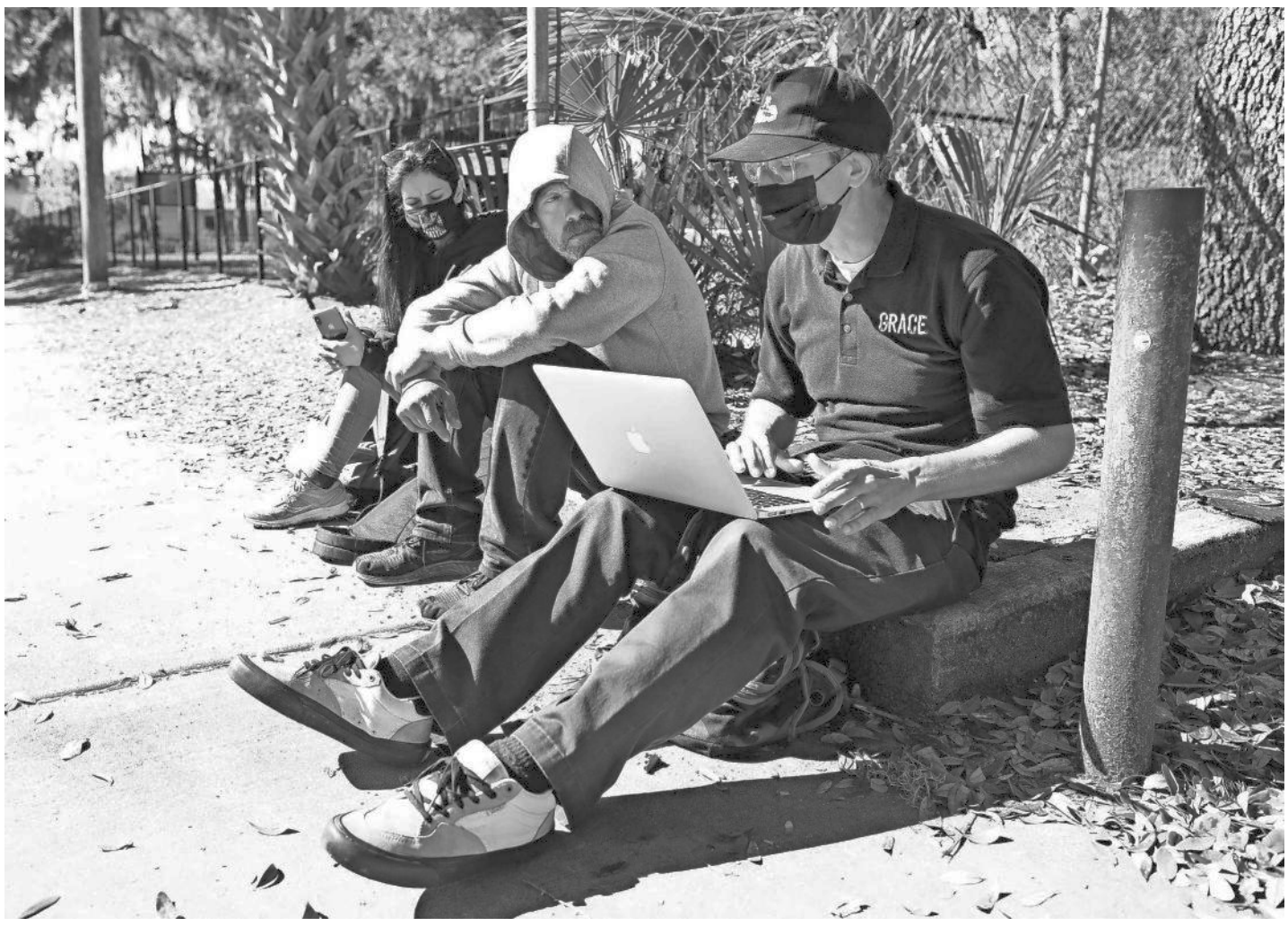
"I do think it's a great program," Hayes-Santos said. "I support it."

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.

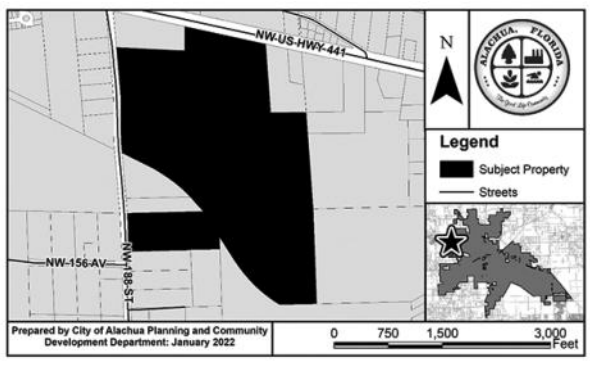
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

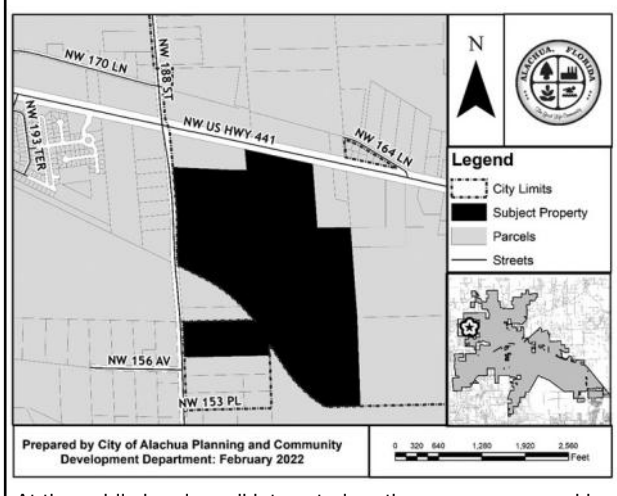
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

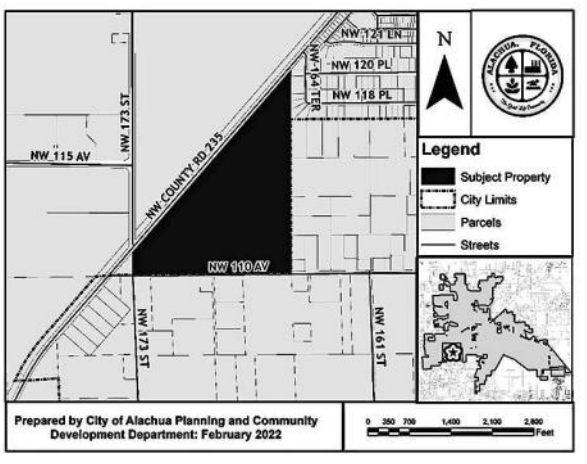
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

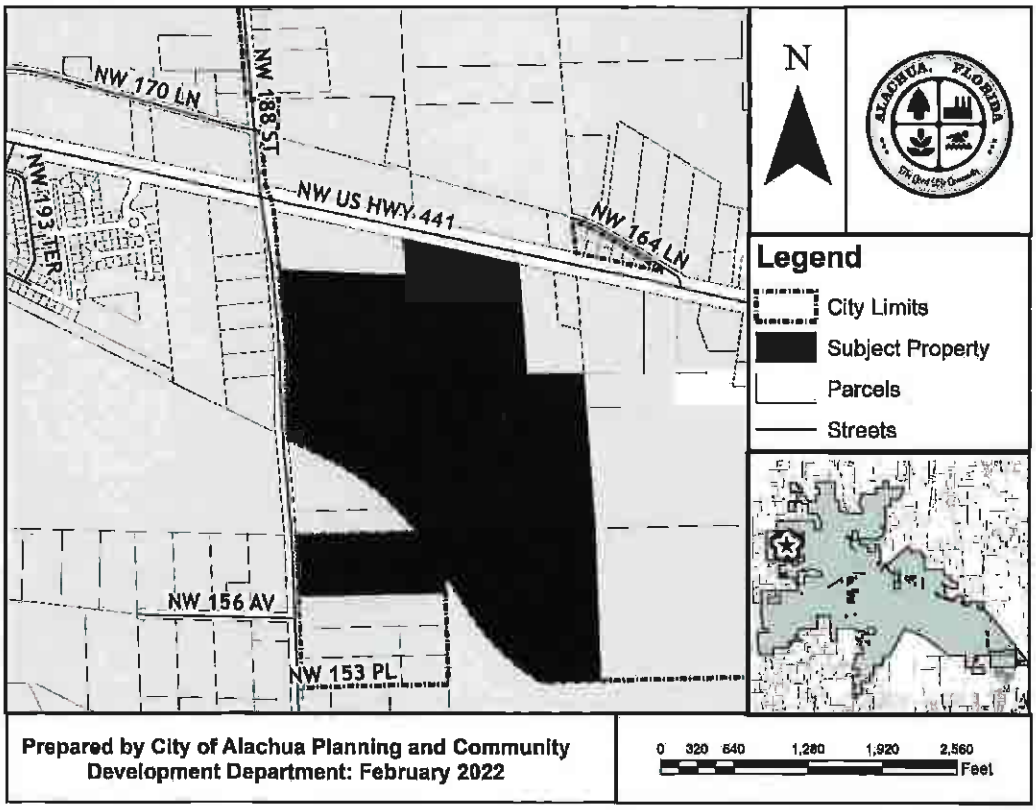
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

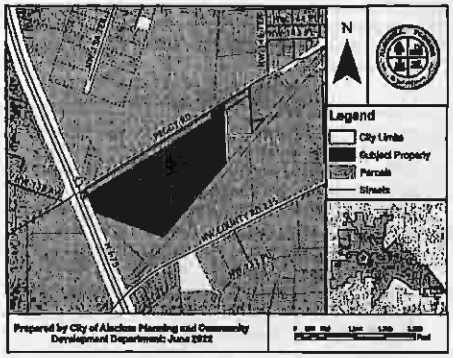
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

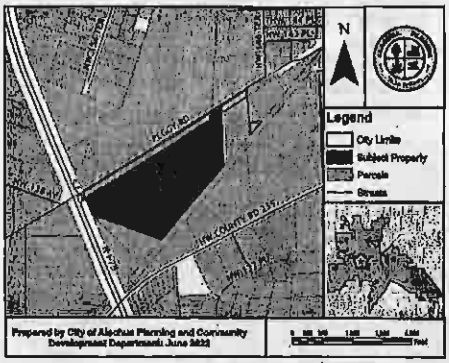
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

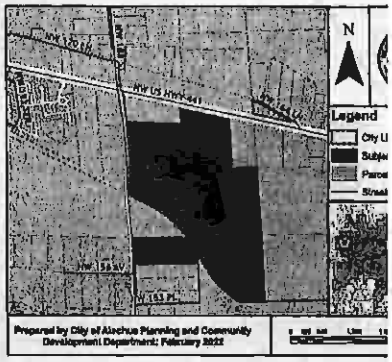
PUBLIC NOTICE OI ENACTMENT OF AI ORDINANCE OF TH CITY OF ALACHUA FLORIDA

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

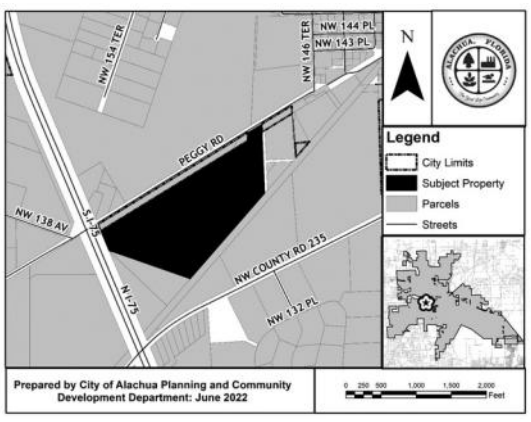
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

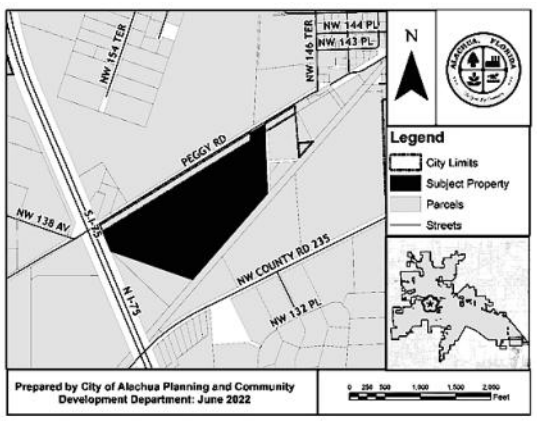
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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

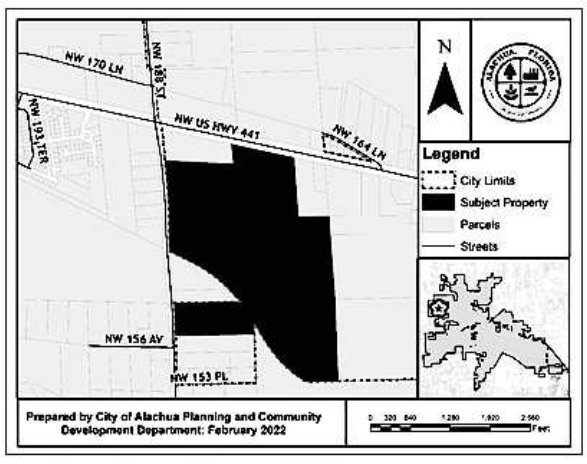
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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.



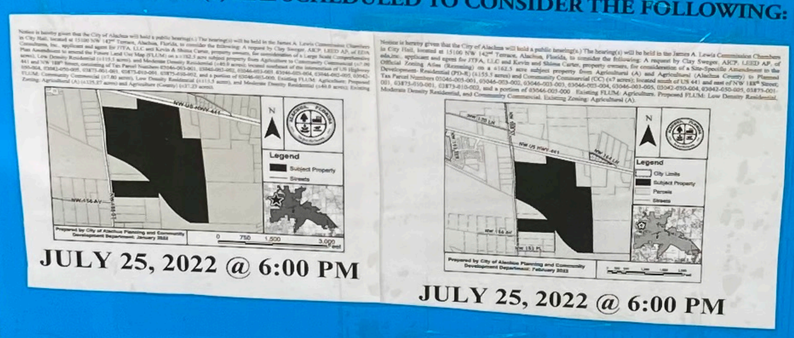
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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).

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Commission defer this item until the August 22, 2022 City Commission meeting scheduled for 6:00 PM in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

Summary

Due to delays that were unforeseen and have resulted subsequent to publicly noticing this item for tonight's meeting, it has become necessary to defer this item for consideration at a future City Commission meeting. Staff requests that this item be deferred until the August 22, 2022 City Commission meeting.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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.
PREPARED BY: Robert A. Bonetti, Finance & Administrative Services Director

RECOMMENDED ACTION:
Adopt Resolution 22-21.

Summary

Section 200.065, Florida Statutes requires all taxing authorities to advise the Property Appraiser of the proposed millage rate, computed rolled-back millage rate, and, of the time, date and place at which a public hearing will be held to consider the proposed millage rate and the tentative budget.

Florida Statutes state that no taxing authority within the county may hold a millage rate hearing on the same day as a school district or County Commission hearing date. The School Board of Alachua County is holding its budget hearings on August 2 and September 6, 2022. The Alachua County Board of County Commissioners is holding its budget hearings on September 13 and September 27, 2022. Therefore, the City of Alachua will hold its public hearings on September 12 and September 26, 2022 at 6:00 p.m. in the James A. Lewis Commission Chambers in City Hall.

The City Commission millage rate options are:

A) set millage rate at or below the majority vote maximum rate of 8.3710 - this applies to both the proposed and rolled-back millage rates; or,

B) set millage rate at a rate greater than 8.3710 but no more than 9.2081 - would require a two-thirds (2/3) vote at the September public hearings.

The City Manager's Fiscal Year 2022-2023 Tentative Budget is being developed based on a proposed General Fund millage rate of 5.3900 mills, which is the same as that in

the current fiscal year. The General Fund rolled-back millage rate is 4.9860 mills. The rolled-back rate is the rate that would generate the same prior year ad valorem tax revenues exclusive of new construction, additions to structures, deletions, increases in the value of improvements and annexations. The proposed millage rate is 8.1% more than the rolled-back millage rate. The final details of the budget and the City's millage rate will be discussed and reviewed at budget workshops over the next two months.

This action, in and of itself, does not set the final millage. A proposed millage tonight should be viewed as simply setting a ceiling, since any upward adjustment to the millage rate in September would require a new Truth in Millage (TRIM) notice to be mailed to all residents. This cost would be the responsibility of the City.

By adopting the proposed resolution, the City Commission authorizes and directs the City Manager to provide a copy of the resolution to the Alachua County Property Appraiser for use in preparing the Notice of Proposed Property taxes, as required by Section 200.069, Florida Statutes and to execute, as the Administrating Official, any Department of Revenue forms necessary to complete its certification.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:NA

FUNDING SOURCE: General Fund

ATTACHMENTS:

Description

- Resolution 22-21

RESOLUTION 22-21

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; 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.

WHEREAS, notification that the Alachua County Property Appraiser has electronically certified the preliminary 2022 taxable values for General City purposes was received on June 22, 2022; and,

WHEREAS, Section 200.065(2)(b), Florida Statutes, requires the City Commission to advise the Property Appraiser of its rolled-back millage rate, its proposed millage rate, and of the time, date and place at which a public hearing will be held to consider the tentative millage rates and the tentative budget;

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

SECTION 1. The rolled-back rate for General City purposes, as computed pursuant to Section 200.065(1), Florida Statutes, is 4.9860 mills.

SECTION 2. The proposed millage rate necessary to fund the General City budget for the Fiscal Year 2022-2023 is 5.3900 mills for the General Fund.

SECTION 3. The proposed millage rate necessary to fund the General City budget for the Fiscal Year 2022-2023 is 8.1% more than the rolled-back rate.

SECTION 4. A public hearing will be held to consider the proposed millage rate and the tentative budget for the City of Alachua on September 12, 2022, at 6:00 p.m. at the Alachua City Hall Commission Chambers located at 15100 N. W. 142nd Terrace, Alachua, FL 32615.

SECTION 5. The City Manager is hereby authorized and directed to provide a copy of this resolution to the Alachua County Property Appraiser for use in preparing the Notice of Proposed Property Taxes, as required by Section 200.069, Florida Statutes and to execute, as the Chief Administrative Officer, any Department of Revenue forms necessary to complete this certification.

SECTION 6. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 25th day of July, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: Resolution 22-22 TK Basin Preliminary Rate Resolution
PREPARED BY: Robert A. Bonetti, Finance and Administrative Services Director

RECOMMENDED ACTION:
Adopt Resolution 22-22.

Summary

The City Commission adopted Resolution 10-25 on Sept. 13, 2010, which served as the final proceeding for the imposition of the TK Basin Maintenance Assessment Area. Resolution 10-25 created the TK Basin Maintenance Assessment Area, ratified and confirmed the Initial Assessment Resolution (Resolution 10-20), approved the Maintenance Assessment Roll, imposed the Maintenance Assessments, provided for the method of collection, served as the final adjudication and directed the recording of the Resolution in the Official Records Book in the office of the Alachua County Clerk of Courts.

As required by City of Alachua Code of Ordinances Section 2-723 (meets the requirements provided under the Uniform Assessment Collection Act - F.S.S. 197.3632), the City must annually adopt a Preliminary Rate Resolution for each fiscal year. Resolution 22-22 serves as the Preliminary Rate Resolution for the TK Basin Maintenance Assessment for Fiscal Year 2022-2023.

The total assessment is estimated at $20,000.00 for Fiscal Year 2022-2023. This amount is $5,000 less than the total assessment for Fiscal Year 2021-2022. Assessment costs include the actual maintenance expenses of the basin as well as costs incurred to administer the special assessment program annually. The basin maintenance costs have dramatically increased as compared to costs prior to the pandemic.

The City has retained the legal services of Nabors, Giblin and Nickerson, a firm specializing in special assessment creation and implementation, to draft Resolution 22-22 and assist in the reimposition process. The legal expenses related to the reimposition are included in the total assessments collected.

The City Commission also approved an automatically renewing agreement with the Alachua County Tax Collector on Aug. 17, 2010 to reimburse the Tax Collector for necessary administrative and actual costs incurred to collect the assessment on the ad valorem tax bill. The reimbursement cost is 2% of the total assessment and is included in the total assessments to be collected.

Following the adoption of Resolution 22-22, the City Commission will consider the adoption of the Annual Rate Resolution, scheduled for the Sept. 12, 2022 City Commission meeting, which will be the final proceeding to approve the assessment and direct that it be placed on the November 2022 tax bill.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:$20,000

FUNDING SOURCE: Other

ATTACHMENTS:

Description

Resolution 22-22

RESOLUTION 22-22

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE MAINTENANCE OF THE TK STORMWATER BASIN DETERMINING THE ESTIMATED MAINTENANCE COST OF THE TK BASIN DETERMINING THAT SUCH REAL PROPERTY WILL DERIVE A SPECIAL BENEFIT FROM THE MAINTENANCE OF SUCH IMPROVEMENTS ESTABLISHING THE METHOD OF ASSESSING THE MAINTENANCE COSTS ESTABLISHING OTHER TERMS AND CONDITIONS OF THE ASSESSMENTS DIRECTING THE ASSESSMENT COORDINATOR TO PREPARE A TENTATIVE MAINTENANCE ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED MAINTENANCE ASSESSMENTS AND THE METHOD OF THEIR COLLECTION DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission (the "Commission") of the City of Alachua, Florida (the "City") adopted the Master Capital Project and Service Assessment Ordinance, Ordinance No. 10-13 on April 12, 2010, as subsequently codified in Chapter 2, Article IV, Division 2 of the City of Alachua Code of Ordinances, to provide for the imposition of special assessments to fund the construction of Capital Projects and the provision of Related Services to benefit property within Assessment Areas; and

WHEREAS, pursuant to the Ordinance, the Commission created and imposed special assessments within the TK Basin Assessment Area on September 13, 2010, with the adoption of the Initial Assessment Resolution (Resolution No. 10-20) and the Final Assessment Resolution (Resolution No. 10-25); and

WHEREAS, pursuant to provision of the Ordinance, the Commission is required to adopt a Preliminary Assessment Resolution for each fiscal year to initiate the annual implementation of the special assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AS FOLLOWS

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Master Capital Project and Service Assessment Ordinance, Ordinance No. 10-13, as codified in Chapter 2, Article IV, Division 2 of the City of Alachua Code of Ordinances (the "Ordinance"); the Initial Assessment Resolution (Resolution No. 10-20); the Final Assessment Resolution (Resolution No. 10-25); sections 166.021 and 166.041, Florida Statutes; Article VIII, Section 2, Florida Constitution; the City of Alachua Charter; and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution initiates the annual process for updating the Maintenance Assessment Roll and directing the reimposition of special assessments within the TK Basin Assessment Area for the Fiscal Year beginning October 1, 2022 (hereinafter the "Preliminary Rate Resolution").

(B) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa.

SECTION 3. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 4. FINDINGS. The legislative determinations embodied in the Ordinance, the Initial Assessment Resolution and the Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 5. PUBLIC HEARING. A public hearing will be conducted by the City Commission at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 12, 2022, in the James A. Lewis Commission Chambers, at the City of Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, to consider (A) reimposition of the Maintenance Assessments, and (B) collection of the Maintenance Assessments pursuant to the Uniform Assessment Collection Act.

SECTION 6. NOTICE BY MAIL.

(A) If required, upon completion of the tentative Maintenance Assessment Roll, the Assessment Coordinator shall, at the time and in the manner specified in the Ordinance, provide first class mailed notice of the public hearing authorized by Section 5 hereof to each real property owner proposed to be assessed at the address indicated on the Tax Roll. Such notice shall be in substantially the form attached hereto as Appendix A and provided no later than August 22, 2022.

(B) For Tax Parcels with exempt "home addresses" pursuant to Section 119.071(4), Florida Statutes, the Assessment Coordinator shall work with the Property Appraiser and/or Tax Collector for provision of notice.

SECTION 7. NOTICE BY PUBLICATION. Upon completion of the tentative Maintenance Assessment Roll, the Assessment Coordinator shall publish a notice of the public hearing authorized by Section 5 hereof in the manner and the time provided in the Ordinance. Such notice shall be in substantially the form attached hereto as Appendix B and provided no later than August 22, 2022.

SECTION 8. ANNUAL MAINTENANCE ASSESSMENTS.

(A) The estimated Maintenance Cost for the TK Basin Assessment Area is $20,000.00 for the Fiscal Year commencing October 1, 2022. The Maintenance Cost will be funded through the imposition of the Maintenance Assessments against property located in the TK Basin Assessment Area based on the Tax Parcel's proportionate amount of Land Area as it relates to all Tax Parcel's within the TK Basin Assessment Area, as set forth in the preliminary assessment roll attached hereto as Appendix C and incorporated herein.

(B) The Tax Parcels included in the updated Maintenance Assessment Roll are hereby found to be specially benefited by the maintenance of the TK Basin Assessment Area in the amount of the estimated annual Maintenance Assessment set forth in the Maintenance Assessment Roll.

(C) The Maintenance Assessments shall be imposed against all property located within the TK Basin Assessment Area for each Fiscal Year and shall be computed in accordance with this Preliminary Rate Resolution. When imposed, the Maintenance Assessments for each Fiscal Year shall constitute a lien upon the Tax Parcels located in TK Basin Assessment Area pursuant to the Ordinance.

SECTION 9. COMPUTATION OF MAINTENANCE ASSESSMENTS. The annual Maintenance Assessments shall be computed for each Tax Parcel located in TK Basin Assessment Area in the manner set forth in Section 4.03 of the Initial Assessment Resolution, which is hereby affirmed and incorporated herein by reference.

SECTION 10. UPDATED MAINTENANCE ASSESSMENT ROLL. The Assessment Coordinator is hereby directed to prepare the updated Maintenance Assessment Roll in the manner provided in the Ordinance. The Assessment Coordinator shall apportion the Maintenance Cost among the parcels of real property within TK Basin Assessment Area as reflected on the

Tax Roll in conformity with this Preliminary Rate Resolution. The estimate of Maintenance Cost and the updated Maintenance Assessment Roll shall be maintained on file in the office of the City Manager and be open to public inspection.

SECTION 11. METHOD OF COLLECTION. The Maintenance Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

SECTION 12. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 13. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 14. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED i regular sessio , this 25th day of July, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

ATTEST

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

APPENDIX A

FORM OF MAILED NOTICE

CITY OF ALACHUA, FLORIDA
15100 NW 142 d TERRACE
Alachua, Florida 32615
(386) 418-6100

August 22, 2022

[Property Owner Name]
[Street Address]
[City, State and zip]

Re: Parcel Number [Insert Number]
TK Basin Maintenance Assessment Area

Dear Property Owner:

The City Commission of the City of Alachua, Florida (the "City") created the TK Basin Maintenance Assessment Area (the "Maintenance Assessment Area") to impose special assessments to fund the maintenance and operating costs of the TK basin stormwater local improvements within the Maintenance Assessment Area. The assessment for each parcel of real property is calculated based on the parcel's percentage of the total land area contained within the Maintenance Assessment Area. A more specific description of the maintenance costs and the method of computing the maintenance assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 22-22), and the updated Assessment Roll are available for inspection the Deputy Clerk's Office, located at 15100 142nd Terrace, Alachua, Florida. Information regarding the assessment for your specific real property is attached to this letter.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay your assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The total maintenance assessment revenue to be collected in the Maintenance Assessment Area is estimated to be $20,000 for the Fiscal Year commencing on October 1, 2022.

The City will hold a public hearing at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 12, 2022, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving comments on the reimposition of assessments in the Maintenance Assessment Area and their

collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the Clerk any time prior to the public hearing.

If you decide to appeal any decision made by the City with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the Deputy City Clerk's office at (386) 418-6104, at least seven days prior to the date of the hearing.

Questions regarding your assessment and the process for collection may be directed to the Clerk's office at (386) 418-6104.

ALACHUA, FLORIDA

SEND NO MONEY NOW. THIS IS NOT AN INVOICE

TK Basi Mai te a ce Assessme t Area

[Property Owner Name]
Parcel Number [Insert Number]

Parcel Size [insert acreage]

Portion of Land Area allocable to Parcel [insert percentage]

The total annual Maintenance Assessment for the above parcel for Fiscal Year 2022-2023 is $_____.
The maximum annual Maintenance Assessment that can be imposed without further notice for future fiscal years is $_____ for the above parcel.

_____

SEND NO MONEY NOW. THIS IS NOT AN INVOICE

APPENDIX B

FORM OF PUBLISHED NOTICE

TO BE PUBLISHED NO LATER THAN AUGUST 22, 2022

NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF MAINTENANCE ASSESSMENTS IN THE TK BASIN MAINTENANCE ASSESSMENT AREA

Notice is hereby given that the City Commission of the City of Alachua, Florida will conduct a public hearing to consider reimposition of maintenance special assessments in the TK Basin Maintenance Assessment Area, as shown above, to continue funding the maintenance and operating costs of the TK stormwater basin within the Maintenance Assessment Area. The hearing will be held at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 12, 2022, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving public comment on the reimposition and collection of the maintenance assessments on the ad valorem tax bill. All affected real property owners have a right to appear at the hearing and to file written objections with the Deputy City Clerk any time prior to the public hearing. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Deputy City Clerk's office at (386) 418-6103, at least seven days prior to the date of the hearing.

The assessment for each parcel of real property is calculated based on the acreage of each Tax Parcel within the TK watershed. A more specific description of the maintenance costs and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 22-22) and the updated Maintenance Assessment Roll are available for inspection at the office of the Deputy City Clerk, located at City Hall, 15100 NW 142nd Terrace, Alachua, Florida.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill to be mailed in November 2022, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title.

If you have any questions, please contact the Deputy City Clerk at (386) 418-6103, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

ALACHUA, FLORIDA

APPENDIX C

PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL

Parcel No.	Amount
03869-010-000	11.54
03869-007-000	548.18
03869-009-000	1,543.57
03869-007-001	3,300.63
03863-000-000	2,189.73
03869-000-000	5,083.67
03863-002-000	2,071.00
03869-006-000	327.47
03869-008-000	895.84
03868-000-000	2,541.83
03868-001-001	149.71
03868-001-002	130.49
03868-001-003	146.45
03868-001-004	163.48
03868-001-005	146.45
03868-001-006	146.55
03868-001-007	152.62
03868-001-008	184.58
03863-020-046	44.97
03863-020-047	46.70
03863-020-048	54.59
03863-020-049	53.74
03863-020-050	66.21
TOTAL	**20,000.00**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: 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.
PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:
Adopt Resolution 22-23.

Summary

The Progress Center Development of Regional Impact (DRI) was initially approved by Resolution R-87-5 on February 27, 1987. Per Section 5 of Resolution 97-5 (the "Development Order"), the expiration date of the DRI was February 2, 2022, however, the expiration date is extended to August 1, 2022 pursuant to Florida Statute 252-363.

City Staff was recently contacted by the new owner of a portion of the undeveloped land included in the DRI regarding amending the terms of the DRI. In order to allow the new owner a reasonable amount of time to evaluate and apply for an amendment to the DRI, if it so wishes, the City is initiating this Resolution 22-23 for the sole purpose of extending this expiration date of the DRI for one year to July 30, 2023. Other than the extension of the expiration date of the DRI, the terms of the DRI set forth in Resolution R-87-5, as amended, remains in full force and effect.

The public hearing for the item was advertised in the Alachua County Today newspaper on July 14, 2022.

ATTACHMENTS:

Description
- Resolution 22-23
- Advertisement ACT

RESOLUTION 22-23

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; 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; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, on February 27, 1987, the City of Alachua (the "City") approved Resolution R-87-5 which adopted the development order for the Progress Center Development of Regional Impact ("DRI");

WHEREAS, pursuant to page 12, Section 5 of Resolution R-97-5 (the "Development Order"), the expiration date of the DRI was February 2, 2022, however, that expiration date is extended to August 1, 2022, pursuant to Florida Statute 252.363;

WHEREAS, City staff was recently contacted by the new owner of a portion of the undeveloped land included in the DRI regarding amending the terms of the DRI;

WHEREAS, in order to allow the new owner a reasonable amount of time to evaluate and apply for an amendment to the DRI, if it so wishes, the City is initiating this Resolution 22-23 for the sole purpose of extending the expiration date of the DRI for one year to July 30, 2023;

WHEREAS, there have been several amendments to Resolution R-87-5, however, none of the prior amendments altered the expiration date of the DRI;

WHEREAS, it is not the intent of this Resolution to make any changes to Resolution R-87-5 as it has been previously amended, other than to extend the expiration date of the DRI to July 30, 2023;

WHEREAS, other than the extension of the expiration of the DRI, the terms of the DRI set forth in Resolution R-87-5, as amended, shall remain in full force and effect;

WHEREAS, it is in the best interest of the City for there to be organized and systematic development of land located within the City such as through developments of regional impact;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA (THE "COMMISSION")

Section 1. FINDINGS AND DIRECTION

The Commission finds and directs as follows:

1. The above recitals are true and correct and are incorporated as material portions of this Resolution 22-23 by reference.

2. The City has advertised its intent to extend the expiration of the DRI by one year and held a public hearing and allowed public comment on Resolution 22-23.
3. Section 5 of Resolution R-87-5 is hereby amended and the expiration of the Development Order for the DRI is hereby extended to July 30, 2023.
4. All other portions of Resolution R-87-5, as amended, shall remain in full force in effect.

Section 2. SCRIVENERS ERRORS

City staff is authorized to correct any scrivener's errors which do not impact the intent of this Resolution.

Section 3. REPEALING CLAUSE

All resolutions or parts of resolutions in conflict with this Resolution 22-23 are repealed to the extent of any such conflict.

Section 4. SEVERABILITY

It is the intent of the City Commission of the City of Alachua that if any section, sentence, clause, phrase, or provision of this Resolution 22-23 is for any reason held or declared to be unconstitutional, void, or inoperative by court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provision of this resolution, and the remainder of this resolution after the exclusion of such part or parts shall be deemed to be valid.

Section 5. EFFECTIVE DATE

This Resolution shall be effective as of the date of its passage and adoption.

DULY ADOPTED in regular session this 25th day of July 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST: **SEAL**

Mike DaRoza, City Manager/Clerk

City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

ice is hereby given that the City Commission of the of Alachua will hold a public hearing on a proposed nance. The hearing will be held on July 25, 2022 at 6:00 ., in the James A. Lewis Commission Chambers in City l, located at 15100 NW 142nd Terrace, Alachua, Florida.

ordinance title is as follows:

ORDINANCE 22-15

N ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S AND DEVELOPMENT REGULATIONS "LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDING ARTICLE , 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.

the public hearing, all interested parties may appear be heard with respect to the application. Copies of application are available for public inspection at the nning and Community Development Department, 00 NW 142nd Terrace, Alachua, Florida, on any ular business day between the hours of 7:30 a.m. to 6:00 . Written comments on the application may be sent the following address: City of Alachua, Planning and mmunity Development, P.O. Box 9, Alachua, FL 32616. tice is given pursuant to Section 286.0105, Florida tutes, that, in order to appeal any decision made at the lic hearing, you will need a record of the proceedings, that, for such purpose, you may need to ensure that a batim record of the proceedings is made, which includes testimony and evidence upon which the appeal is to be ed. In accordance with the Americans with Disabilities t, any persons with a disability requiring reasonable ommodation in order to participate in this meeting

City of ALACHUA

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed resolution. 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 resolution title is as follows:

RESOLUTION 22-23

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; 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; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed resolution. Copies of the proposed resolution and related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the proposed resolution 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)

Alachua County Today

DEADLINE TO RE
TO VOTE OR CH
PARTY AFFILIA

JULY
25

Verify your registra
status at VoteAlachu

2022 Primary & Gainesv
August 2

Vote Alachua
KIM A. BARTON
SUPERVISOR OF ELECTIONS
515 N.
Gain
Vo

Meridian Behavioral H

MERIDIAN

Teleheal
Therap

available for

Youth and Fa

No Tech Device?
Tablet Provided

No cost to those
without insurance

Flexible Schedulin
Afternoon & Even

To schedule an appointm

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: City Manager Contract
PREPARED BY: Marian B. Rush, City Attorney

RECOMMENDED ACTION:
Vote on the proposed City Manager Contract.

Summary

During the June 13, 2022, City Commission meeting, the Commission voted to hire the Interim City Manager, Mike DaRoza for a three-year term. The Commission directed the City Attorney and Interim City Manager to negotiate a proposed contract and bring it back to the City Commission for consideration.

The Interim City Manager and the City Attorney have met and negotiated the attached proposed contract for consideration by the Commission.

ATTACHMENTS:

Description

- City Manager Contract

CITY MANAGER EMPLOYMENT CONTRACT

THIS CONTRACT, made and entered into this 25th day of July, 2022, by and between the City of Alachua, a municipal corporation located in Alachua County, Florida, hereinafter called the "City," and Mike DaRoza, hereinafter called "Employee," both of whom understand, covenant and agree as follows:

RECITALS

WHEREAS, Employee currently holds the position of Interim City Manager of the City;

WHEREAS, Employee has been employed for approximately five years, all in executive positions with the City, including Assistant City Manager and for the past year as Interim City Manager;

WHEREAS, the City desires to employ the services of Employee as the City Manager of the City of Alachua, as provided by Article 4, of the City of Alachua Charter;

WHEREAS, it is the desire of the City Commission of the City of Alachua (hereinafter, the "Commission") to provide certain benefits, establish certain conditions of employment, and set working conditions for Employee;

WHEREAS, it is the desire of the Commission to: (1) secure and retain the services of the Employee and to provide inducement for him to remain in such employment in order to, among other things, provide administrative support to the Commission; (2) make possible full work productivity by assuring Employee's morale and peace of mind with respect to future job security and financial well-being; (3) act as a deterrent against malfeasance or dishonesty for personal gain on the part of the Employee; and (4) provide a just means for terminating Employee's services at such time as he may be unable to fully discharge his duties, defined as being unable to carry out his duties for a continuous period of sixty days or when the City may desire to otherwise terminate his employment;

WHEREAS, Employee desires to accept such employment as City Manager of said City;

WHEREAS, it is in the best interest for the health, safety, and welfare of the citizens to have a City Manager, and

NOW, THEREFORE in consideration of the mutual covenants in this Contract, the City and Employee agree as follows:

Sectio 1. Recitals. The above recitals are true and correct and are incorporated as material portions of this Contract.

Sectio 2. Terms.

A. The duration of this Contract shall commence and be effective as of July 26, 2022, through and including July 25, 2025, unless extended in writing by the City and Employee.

B. Nothing in this Contract shall prevent, limit or otherwise interfere with the right of the Commission to terminate the services of the Employee as City Manager at any time upon two weeks notice to Employee with or without cause. If Employee is terminated, Employee shall be entitled to 20 weeks of severance pay calculated at the Employees current salary, along with any other accrued time off such as sick, annual, administrative and personal time in an amount that is allowed upon an employee's separation from the City provided, however, if the Employee is fired for misconduct as defined in Section 443.036(29), Fla. St. (2021), Employee shall not be entitled to any severance pay.

C. Employee further agrees neither to accept nor to become employed by any other employer until after the termination of this Contract. The term "employee" as it is used in this paragraph, shall not be construed to include occasional part-time teaching, writing or consulting performed during Employee's time off or with the consent of the Commission.

Sectio 3. Duties. City agrees to employ Employee as City Manager of the City to perform the functions and duties specified by Article 4 of the City Charter and to perform such other legally permissible and proper duties and functions as the Commission may direct from time-to-time. To the extent deemed reasonable and in accordance with the respective roles of the City Commission and the City Manager as defined in the Charter, the Commission agrees that all official communications with City employees will be directed to and through the City Manager.

Sectio 4. Salary. As of the effective date of this Contract, City agrees to pay Employee for his services under this Contract in the amount of ONE HUNDRED AND FORTY-SEVEN THOUSAND DOLLARS per year ($147,000.00), plus benefits, payable in installments at the same time as other employees of the City are paid from the effective date of this Contract through December 31, 2023. The Employee shall be automatically given any across the board salary increases or benefits given to other employees of the City.

Sectio 6. Hours of Work. It is recognized that Employee must devote a great deal of time outside normal office hours to the business of the City and, accordingly, the Employee shall have flexible work hours.

Sectio 7. Reviews. No later than August 30th of each year of this Contract, commencing August 30, 2023, the Commission shall conduct an annual review of the Employee's performance as City Manager utilizing the customary forms historically used for the City Manager's review. The forms shall be filled out by the Commissioners of the City prior to the City Commission meeting and the review shall be conducted at the City Commission meeting. The review shall be used to determine any merit pay increase for Employee which shall go into effect on January 1st of the following year, subject to appropriations being available in the City's annual operating budget. The amount of the merit increase, if any, shall be in direct correlation to the overall rating on the Employee's review. At the time of the Employee's review which takes place immediately preceding the expiration of the term of this Contract, the Commission may offer Employee an extended contract as City Manager, advise the Employee that the City will not extend his contract as City Manager or advise Employee that the City will conduct a search for City Manager and will consider his application in conjunction with the search if he so wishes.

Sectio 8. Automobile. City shall provide an automobile for Employee's use in the performance of his duties and personal use, and to be based at his residence during non-normal hours of business. City shall be responsible for paying liability, property damage and comprehensive insurance, as well as the purchase, operation, maintenance, repair and replacement of said automobile.

Sectio 9. Professio al Developme t/Educatio /Memberships. The City encourages the continuing professional development, education and civic involvement of its City Manager. The City agrees to pay for dues, memberships and subscriptions for the Employee for participation in national, state, and local associations and organizations which are desirable for him to continue his professional participation, growth, and advancement. These organizations include, but are not limited to, The International City Management Association and The Florida City/County Management Association.

The City also agrees to budget and pay for the travel and subsistence expenses, dues and related reasonable costs for Employee for travel in his professional capacity for meetings and

activities in order to continue the professional development of Employee and to pursue necessary official and other functions on behalf of the City including, but not limited to: The Annual Conference of the International City Management Association, Florida City/County Management Association, and such other national, regional, state and other local government groups or committees thereof which Employee serves as a member, provided budgeted funds are available. The City also recognizes that the City Manager's participation in local groups and activities are also of benefit to the City and will pay for the Employee's reasonable participation and membership in such groups. The City also agrees to pay for the Employee to continue his professional development and education related to his position as City Manager through things such as seminars and specialized classes which he may attend in person, via electronic means or by video. The City shall annually budget the sum of Ten Thousand Dollars to pay for the above expenses without further Commission approval.

Sectio 10. Health, De tal, Visio a d Life I sura ce. City agrees to provide and pay the premium for Employee's family coverage for health, dental, and vision insurance through the City's plan and continue to pay for this coverage for Employee.

Sectio 11. Additio al Terms a d Co ditio s of Employme t.

A. The Commission shall fix such other terms and conditions of employment as it may determine from time-to-time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Contract, Article 4 of the City Charter, City of Alachua, or any other law and are incorporated into this Contract in writing.

B. All regulations and rules of the City of Alachua pertaining to vacation and sick leave, holidays and other fringe benefits and working conditions as they now or hereinafter may be amended, also shall apply to Employee as they would to other employees of the City, in addition to said benefits enumerated in this Contract specifically for the benefit of Employee.

C. Employee will be reimbursed for expenses incurred in service to the City upon submittal of receipts and a request for reimbursement. Employee shall continue to be permitted the use of a City cell phone in accordance with the applicable cell phone contract plan for it, along with a City issued laptop and tablet.

Sectio 12. Waiver of Reside cy Re uireme t. In recognition of the requirement under Article IV-Administrative, Section 4.01 of the City of Alachua Charter, by entering into

this Contract, the Commission agrees in writing to allow Employee, as the City Manager, to reside outside the City limits of the City of Alachua. In doing so, the Commission recognizes the Employee's long-standing relationship and interactions within the City including, but not limited to, attending high school in the City, working in the City for over 30 years, belonging to, participating in, and volunteering with various civic and other organizations located in the City.

Sectio 13. Ge eral Provisio s.

A. The text herein shall constitute the entire agreement between City and Employee.

B. This Contract shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

C. This Contract shall be effective upon approval and signing by City and Employee.

D. In the event any ambiguity or question of intent or interpretation arises, this Contract shall be construed as if jointly drafted by City and Employee and no presumption, inference, or burden of proof shall arise favoring or disfavoring either party by virtue of authorship of any or all of the Contract provisions. City and Employee each represent and agree that they have had the opportunity to seek the advice of legal or any other professionals in regard to the drafting, terms and execution of this Contract.

E. If any provisions or portion of this Contract is held to be unconstitutional, invalid or unenforceable, the remainder of this Contract, or portions of it, shall be deemed severable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the City of Alachua has caused this Contract to be signed and executed in its behalf by its Mayor, and duly attested by its Deputy City Clerk or other legal representative, and the Employee has signed and executed this Contract the year and day first above written.

Attest:

_____

LeAnne Williams, Deputy City Clerk

City of Alachua:

_____

Gib Coerper, Mayor

Employee:

_____

Mike DaRoza

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: June 27, 2022, Joint City-County Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

June 27, 2022, Joint City-County Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Joint City-County Commission Meeting
Minutes
June 27, 2022

Mayor Gib Coerper
Vice Chair Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts
Chair Marihelen Wheeler
Vice Chair Anna Prizzia
Commissioner Charles S. Chestnut, IV
Commissioner Ken Cornell

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission conducted a

Joint City-County Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: June 27, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS ATTENDING: Tom Hubbard, Carl Smart, Garvin Combs, Gloria Jones Andrews. STAFF ATTENDING: Diane Amendola, Robert Bonetti, Adam Hall, Carlos Hunt, Tara Malone, Jesse Sandusky, Donna Smith, LeAnne Williams, Kathy Winburn.

JointCity-County 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 Chair Marihelen Wheeler.

APPROVAL OF THE AGENDA

Member Charles Chestnut moved to approve the amended agenda; seconded by Vice Chair Anna Prizzia.

Passed by unanimous consent, with Member Ken Cornell absent.

Chair Gib Coerper asked for consent to open the meeting.

Passed by unanimous consent, with Member Dayna Miller absent.

WELCOME

Led by Chair Wheeler.

I. AGENDA

A. Infrastructure Surtax

Member Cornell joined the meeting.

Alachua County Chief of Staff Gina Peebles introduced the item and made recommendation.

Chair Coerper asked if the first five years of the new structure could be devoted to roads and then move on to other projects, as roads seems to be the biggest concern of citizens.

Member Cornell stated the goal was to get the total budget for roads from $4 million per year currently to $15 million per year. He stated the new structure would place up to 70% of the ½ cent tax toward roads. He also stated they are looking at additional ad valorem taxes for roads. He asked if the City Commission had considered projects under the new structure and if they would endorse this publicly.

City Manager Mike DaRoza stated no formal discussions had taken place. He stated he was interested in formulas and the percentages of the new structure, and the City could decide from there what kind of projects and joint projects we might like to do. He stated he was still collecting data at this point.

Chair Coerper stated it may not be prudent to put time into developing projects before the people vote and give direction.

Vice Chair Prizzia stated one of the reasons why people supported the Wild Spaces Public Places tax was because they could see what their dollars were doing. She stated the County Commission had received feedback about matching dollars from the cities being part of the structure.

City Manager DaRoza stated the City had a priority listing of streets and roads to which the Commission commits funding every year, but he would like to learn more from the presentation.

Alachua County Public Works Director Ramon Gavarette provided the presentation.

Member Cornell stated the County Commission would begin talks about moving ad valorem tax growth to roads. He stated the revenue raised through ad valorem taxes along with the infrastructure tax would

play a role in raising the budget to $15 million per year.

Member Shirley Green Brown asked how the County plans to prioritize roads.

Public Works Director Gavarette stated they take into account the pavement condition, traffic volumes, the condition of the roadway to keep on the upper part of the curve, equity to balance the need compared to the financial status, and then maintaining what had been upgraded to a certain level. He stated it would not be like in the past: higher volume would come first. He stated once a road was completed, it would then be maintained while the other roads were still on the list, until all of the roads are completed and reach a point where roads are only being maintained.

Chair Coerper asked would a consideration be made to take taxes generated from a road, like CR 235A, to help pay for the road work.

Public Works Director Gavarette stated the subdivisions being developed should help repave these roads. He stated they did not have a list for consideration yet.

Vice Chair Jennifer Blalock asked how CR 235A, a road which has had potholes for 22 years and had not been repaved since, could not be at the top of the list for repaving using the proposed matrix.

Public Works Director Gavarette stated he could not tell anyone what roads would be at the top of the list. He stated every city had roads they want to be on the top of the list. He stated the program would identify what projects could be done that would provide the most impact for the wider Alachua County community, based on the funding available.

Vice Chair Blalock asked where would CR 235A be placed on the proposed graph.

Public Works Director Gavarette stated between 30 and 40, just like 98th St.

Chair Coerper stated the goods from the warehouses should be taken into consideration, as they serve the residents of the State of Florida.

Vice Chair Prizzia stated she agreed, and she hoped Chair Coerper was letting his State Legislators know of the problems. She stated the warehouses were built on roads not meant for large trucks. She stated the taxes generated by the warehouses falls short to maintain the roads, and it was falling on the citizens of the County to make up the difference for something in which the State was not investing. She stated this system was meant to compare roads objectively and transparently.

Member Chestnut stated that in 2012, the County Commission tried to pass a surtax for roads, but the vote failed. He stated if it had passed then, the roads might be in better shape now.

Member Chestnut gave a brief history on roads.

Chair Coerper stated it was important to present a strong plan and then follow through the following year, so as to build confidence in the citizens.

Member Edward Potts stated roads had been in the headlines since he arrived 10 years ago, and he was concerned that promises had been made in the past to fix the roads, but they remain in poor condition.

Vice Chair Prizzia stated they had presented a good plan, and they lived up to the promises of Wild Spaces Public Places. She asked what else they could do to give the public confidence that the money would be spent on roads and public housing the way they had promised.

Member Potts stated public confidence had eroded over time just as the roads had. He stated it is not that what has been proposed wasn't needed or necessary. He stated he wasn't arguing with the math, but he was wondering why it was allowed to get to this point.

Vice Chair Blalock stated she agreed with Member Potts, confidence was an issue.

Chair Wheeler stated the combine Commissions need to see what they could do together.

Chair Wheeler asked Public Works Director Gavarette if 235A was repaved or repaired, with the truck loads running on it, how long would it last.

Public Works Director Gavarette stated 235A was going to need engineering for truck loads and would most likely have to be a new road.

Chair Wheeler stated this would potentially take a substantial portion of the budget.

Member Chestnut stated he was not responsible for the actions of commissions of the past.

Member Brown stated she understood it was a balancing act, and she appreciated the presentation.

Member Blalock asked about a school in Alachua County which does not have flashing lights.

Public Works Director Gavarette stated flashing lights are installed when a principal requests them or when there was a problem with speeding.

B. Station 21 and ACFR Services Update

Alachua County Fire Rescue Chief Harold Theus provided the presentation.

Chair Wheeler opened the floor for comment from the Members.

Vice Chair Blalock asked about the required staff.

Chief Theus provided the information. He stated the new station on CR 235A was being designed with future growth in mind.

City Manager DaRoza asked if the recurring funding of $1.65 million was for 6 personnel or for 9 personnel, which would include the personnel for the ladder truck.

Chief Theus stated it was for the 9 personnel, as well as cost recovery for vehicle replacement and other equipment in the station.

Member Cornell thanked the City Commission for their partnership with Alachua County Fire Rescue.

II. COMMISSION GENERAL AND INFORMAL DISCUSSION

Member Cornell stated the County Commission had received many comments from the citizens east of

Turkey Creek and west of 43rd St., regarding the Joint Planning Agreement. He stated they had given staff direction to come back with recommendations that would involve the citizens of the City of Alachua. He stated he wanted to make the City Commission aware. He stated that Single Member District would be on the ballot in November.

III. CITIZEN COMMENTS

Chair Wheeler opened the floor for public comment.

Chris Melanson stated he approved of the plan presented. He suggested as roads get repaired, reroute trucks so they don't destroy the newly repaired roads. He stated a truck route through the City would be the best way to combat future damage.

James Curington stated he appreciated the work done by Wild Spaces Public Places and felt the plan laid out in the infrastructure tax was confusing. He stated the issue of confidence was going to be a problem for the County Commission.

Tom Hubbard stated that most people want to see these issues go forward, but they did not have confidence that it would go forward the same way it was presented to them. He stated if people feel that they did not have information, or if it wasn't presented in an honest way, they would vote against this.

Chair Coerper asked the City Commission if they were in support of the Infrastructure Tax, by roll call.

Member Potts gave support.

Member Brown gave support.

Vice Chair Blalock gave support.

Chair Coerper gave support.

Vice Chair Prizzia stated the citizens need to understand the ½ cent tax would go to conservation, nature and parks, and ½ cent tax would go to roads and affordable housing, and the Cities could use their portion for whatever the State allows: roads, fire stations or other things necessary to serving the public.

Member Cornell stated Wild Spaces Public Places was set to expire in 2024, and if this tax fails, the Wild Space Public Places tax would be renewed.

Chair Wheeler told Mr. Hubbard that each City had been asked to form a wish list, and if he had something he would like to see happen, he should talk to his City Manager.

(**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.)

IV. ADJOURN

Member Potts moved to adjourn; seconded by Vice Chair Blalock.

Passed by unanimous consent.

City Commission Meeting

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 7/25/2022
SUBJECT: June 27, 2022 City Commission Meeting Minutes
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

June 27, 2022 City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
June 27, 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: June 27, 2022

Meeting Location: James A Lewis Commission Chambers

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Adam Hall, Carlos Hunt, Tara Malone, Jesse Sandusky, Donna Smith, LeAnne Williams, 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 James Bramblet of Calvary Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper, with Commissioner Dayna Miller absent.

APPROVAL OF THE AGENDA

Commissioner Shirley Green Brown moved to approve the 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 Brown moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Edward Potts.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mr. Robert Sharp stated the city has a great City Manager who cares. He expressed his concerns with the road conditions of County Road 235. He stated he does his best to help keep the city clean by removing trash.

Ms. Phyllis Strickland thanked Mayor Coerper, City Manager Mike DaRoza and Commissioner Brown for attending the Juneteenth event. She also stated she didn't think the roads were bad compared to where she previously lived.

(**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 22-15, First 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).

Principal Planner Adam Hall read Ordinance 22-15 by title only.

Principal Planner Hall introduced the item and provided the staff report.

David Marks with Marketplace Advisors, representing the applicant, stated he has worked closely with City staff. He stated several codes would need to be updated in order to meet the goals for the city's growth.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked if the changes would interfere with the gateway district.

Principal Planner Hall stated the requirements for the gateway district were more stringent.

City Manger DaRoza provided further clarification.

Vice Mayor Blalock moved to approve Ordinance 22-15 on first reading; and schedule second and final reading for July 25, 2022; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. Resolution 22-20: Regarding the Amended and Re-stated Bylaws of the City of Alachua's Community Development Block Grant Citizen Advisory Task Force; Providing for Severability; Providing for Correction of Scrivener's Errors; and, Providing an Effective Date.

City Manager DaRoza read Resolution 22-20 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.

There were no questions or comments.

Vice Mayor Blalock moved to adopt Resolution 22-20; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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 thanked Pastor Bramblet and his daughter Kate for their patience during the Joint City & County Commission Meeting. He stated he appreciated Ms. Strickland's perspective of coming from another city with roads which were worse, while still understanding and supporting the need to

repair them. He mentioned he attended the Juneteenth event and was enlightened. He announced the City of Alachua's 22nd Annual Fourth of July event would be held at Legacy Park on Monday, July 4, 2022. He stated it would be a free event starting with a kids corner at 4 pm, followed by live music at 6 pm, and the fireworks at 9:30 pm. He announced there would be one City Commission Meeting in the month of July due to the holiday.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts attended the Strategic Planning Retreat. He thanked City staff members Kathy Winburn, Kenyata Curtis, Linnelle Stewart and Kristy Thornton for cooking at the Ronald McDonald House.

Commissioner Brown thanked Pastor Bramblet and his daughter for staying throughout the meeting, and for his fervent prayer. She also thanked Ms. Strickland for her kind words and all the citizens who spoke during the meeting. She stated she attended the Strategic Planning Retreat, the Faith in Florida Juneteenth Prayer Vigil/ Father's Day Rally, the grand opening of the Alachua County Tax Collector's Office on NW 34th Street, "Leading is Hard" Webinar, and the Senior Resources Advisory Board meeting held on June 22, 2022.

Vice Mayor Blalock attended the Strategic Planning Retreat, a summer jam session for children at Canvas Church and their Father's Day event. She stated she was excited for two of the upcoming projects within the city. She expressed she was excited for the City of Alachua's 22nd Annual Fourth of July event. She thanked Chief Jesse Sandusky and all the Alachua Police Department's officers for keeping the community safe.

Mayor Coerper thanked City staff for participating in the Ronald McDonald House event. He attended a Juneteenth event, Father's Day event and a statewide fencing tournament at Legacy Park. He reminded citizens who would attend the 22nd Annual Fourth of July event to stay hydrated and be safe.

ADJOURN

Commissioner Potts moved to adjourn; seconded by Vice Mayor Blalock.

Passed by unanimous consent.

Mayor Coerper adjourned the meeting.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. Purchase of Switchgears

B. May 23, 2022 City Commission Meeting Minutes

C. June 13, 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 July 25, 2022

	Name (Please Print)
(Please Print) Chris Mallinson	(Please Print) Madalene Rhyand
(Please Print) Nancy Wales	(Please Print) Jan Osejo
(Please Print) Tim Mills	(Please Print) Ramón Osejo
(Please Print)	(Please Print)
(Please Print) Eddie Sermons	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print) Jay Brown	(Please Print)

City Commission Meeting
Sign In July 25, 2022

	Name *(Please Print)*
(Please Print) Gloria Jones Andrews	*(Please Print)*
(Please Print) Phyllis Wilcox Strickland	*(Please Print)*
(Please Print) Gary Pappas	*(Please Print)*
(Please Print) Cole Barnett	*(Please Print)*
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*