Planning and Zoning Board
Agenda
July 13, 2021

Chair James Sajczuk
Vice Chair Sandy Burgess
Member Virginia Johns
Member Edward Potts
Member Gary Thomas
School Board Member Tina Certain

City Manager Adam Boukari

Planning and Zoning Board
At 6:00 PM

Meeting Date: July 13, 2021

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 AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the June 8, 2021 PZB Meeting

B. Red Oak Estates Lot 9 Final Plat: A request by Joe Montalto, Jr., P.E., of JMJ Consulting

Engineering, LLC., applicant and agent for Kevin and Kelli Ross, property owners, for consideration of the replat of a ±5.01 acre subject property located in the Red Oak Estates subdivision. Tax Parcel No. 04013-009-000 (Quasi-Judicial Hearing)

C. Large Scale Comprehensive Plan Amendment (LSCPA) – 13663 NW US Highway 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres. Tax Parcel Number 05970-004-000 (Legislative Hearing).

D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – 13663 NW US Highway 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/13/2021
SUBJECT: Approval of the Minutes of the June 8, 2021 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:
Approve the Minutes of the June 8, 2021 PZB Meeting

Summary

Approval of the Minutes of the June 8, 2021 PZB Meeting

ATTACHMENTS:

Description

- June 8, 2021 PZB Minutes

Planning and Zoning Board
Minutes
June 8, 2021

Chair James Sajczuk
Vice Chair Sandy Burgess
Member Virginia Johns
Member Edward Potts
Member Gary Thomas
School Board Member Tina Certain

City Manager Adam Boukari

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

Meeting Date: June 8, 2021

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

Vice Chair Sandy Burgess called the meeting to order. Chair James Sajczuk and School Board Member Tina Certain were absent.

INVOCATION

Member Gary Thomas led the invocation.

PLEDGE TO THE FLAG

Lead by the Board.

APPROVAL OF THE AGENDA

Planning and Community Director Kathy Winburn, AICP, requested the agenda be amended to add Item IIC- The Best Business Climate: City of Alachua 5- Year Economic Development Strategy.

Member Virginia Johns moved to approve the agenda as amended; seconded by Member Thomas.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the May 11, 2021 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Thomas.

Passed by unanimous consent.

B. Site Plan – Polaris Building Addition: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for AMES/Detrick Truck Co, property owner, for consideration of a Site Plan proposing a ±5,600 square foot building addition to the Polaris dealership and associated site improvements on a ±7.49 acre subject property; Tax Parcel No. 05920-001-005 and a portion of Tax Parcel No. 05920-001-002 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

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

Sergio Reyes, P.E., of EDA Consultants, Inc., accepted Staff's recommended conditions, presented additional information and availed himself for questions.

Vice Chair Burgess inquired about the applicability of the residential protection standards.

Mr. Reyes responded.

Member Edward Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for the Polaris Building Addition, subject to the three (3) conditions provided in Exhibit "A" and on page 19 of the June 8, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

C. The BEST Business Climate: City of Alachua 5-Year Economic Development Strategy

Assistant City Manager Kamal Latham presented the item.

Member Johns inquired about the location of the proposed wellfield.

Assistant City Manager Latham responded.

Member Potts shared his support for The BEST Business Climate program.

Assistant City Manager Latham responded.

Vice Chair Burgess inquired about attendees at the interest meeting for Biotech partnership and about partnership with other governmental agencies.

Assistant City Manager Latham responded.

Member Johns discussed the need to also fill trade jobs and commended Assistant City Manager Latham for his accomplishments during his tenure with the City.

Assistant City Manager Latham responded.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated there will be a meeting on July 13, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn, seconded by Member Potts.

Motion Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/13/2021
SUBJECT: Red Oak Estates Lot 9 Final Plat: A request by Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC., applicant and agent for Kevin and Kelli Ross, property owners, for consideration of the replat of a ±5.01 acre subject property located in the Red Oak Estates subdivision. Tax Parcel No. 04013-009-000 (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 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 transmits the application to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in Exhibit "A" and located on Page 12 of the July 13, 2021 Staff Report to the Planning and Zoning Board.

Summary

This application is a request Joe Montalto, Jr. P.E., of JMJ Consulting Engineering, LLC, applicant and agent for Kevin and Kelli Ross, property owners, for the approval of a final plat (replat) of Lot 9 of Red Oak Estates. The stated purpose of the replat is to modify the drainage easement area on the plat to allow for a more suitable location of a single family residence and accessory structures. The lot lines are not being amended and building setback lines are not being reduced.

Section 2.4.10 (F)(1)(a) indicates that a minor subdivision shall constitute "(a)The subdivision of land into six or fewer lots, provided that:(i)No new streets, alleys, or other public ways are created;(ii)No changes are made to the existing rights-of-way of any streets, alleys or other public ways;(iii)No new utilities are required to serve the subdivided land;(iv)The division of land complies with the standards of Article 7, Subdivision Standards;(v)No flag lot is created; and(vi)The lots have direct access onto a public street that has been accepted for maintenance by the appropriate jurisdiction". Section 2.4.10(F) (2) & (3) of the City's Land Development Regulations (LDRs) establishes the procedures and requirements for a plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

ATTACHMENTS:

Description

- Final Plat for PZB
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Public Notice Materials for 07/13/21 PZB Hearing

DRAINAGE EASEMENT ALTERATION PLANS
FOR
LOT 9 RED OAK ESTATES

DATE: 02/27/2021
REVISED: 04/19/2021
REVISED: 06/02/2021
REVISED: 07/01/2021

OWNER/DESIGN TEAM

PROJECT OWNER
KELLI AND KEVIN ROSS
8831 SW 2ND LANE
GAINESVILLE, FLORIDA 32608

PROJECT ENGINEER
JOE MONTALTO, JR., P.E.
JMJ CONSULTING ENGINEERING, LLC
309 SE 7TH STREET
GAINESVILLE, FLORIDA 32601
(352) 494-6225
jmontalto@windstream.net
www.jmjengineering.com

PROJECT SURVEYOR
DAVID M. DEREN, PSM
DEREN LAND SURVEYING, LLC
4605 NW 6TH STREET
GAINESVILLE, FLORIDA 32609
(352) 331-0010
dave@derenlandsurveying.com
derenlandsurveying.com

PROJECT LOCATION

LOCATION MAP
SECTION 34, TOWNSHIP 08 S, RANGE 18 E
N.T.S.

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

CONTRACTOR TO COMPLY WITH FS CHAPTER 556 (UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT).

48 HOURS BEFORE DIGGING
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TOLL FREE
811
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

PRELIMINARY
NOT-FOR-CONSTRUCTION

DRAINAGE SWALE RELOCATIOIN PLAN INDEX

JOE MONTALTO, JR. CONSULTING ENGINEERING, LLC
D/B/A JMJ CONSULTING ENGINEERING
309 SE 7TH STREET
GAINESVILLE, FL 32601
CERTIFICATE OF AUTHORIZATION: 00009907
JOESEPH MONTALTO, JR., PE NO. 34315

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET TITLE
C-1	COVER SHEET
C-2	COMPENSATING STORAGE EXISTING FLOODPLAIN IMPACTS
C-3	COMPENSATING STORAGE GRADING PLAN

OTHER DESIGN TEAM MEMBER'S SHEETS INCLUDED IN THIS SET

SHEET NO.	SHEET TITLE
S-1	BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
P-1	PRELIMINARY PLAT

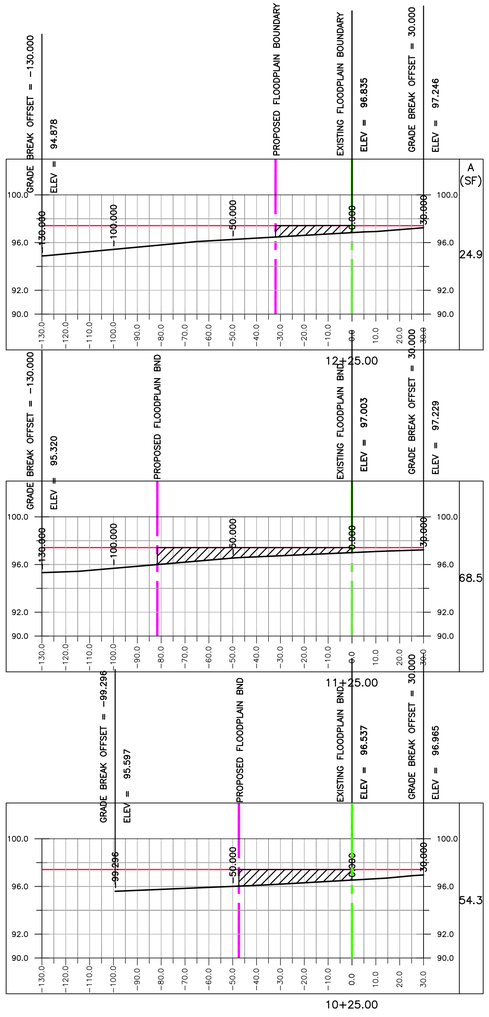
JMJ CONSULTANT ENGINEER, LLC
309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303

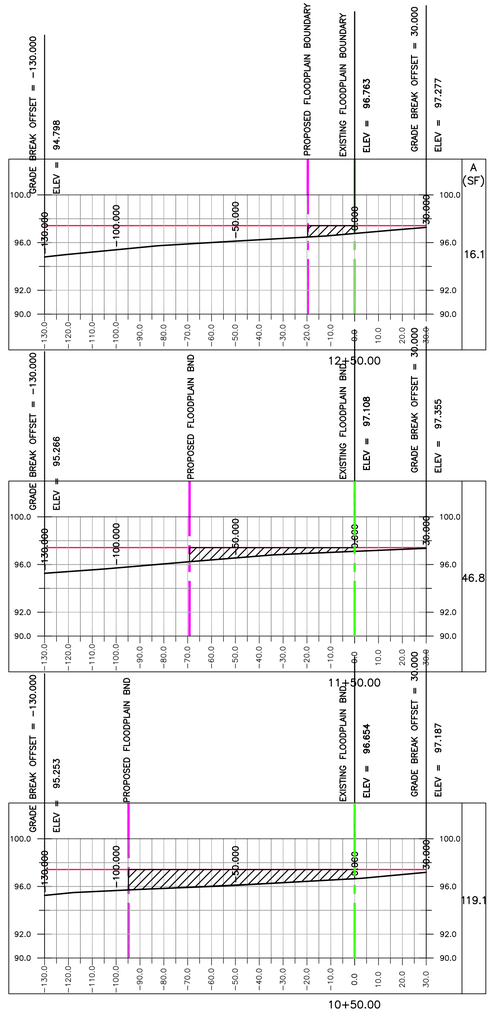
DRAWN BY: JMJ
CHECKED BY: JMJ
FILE: 2020.19

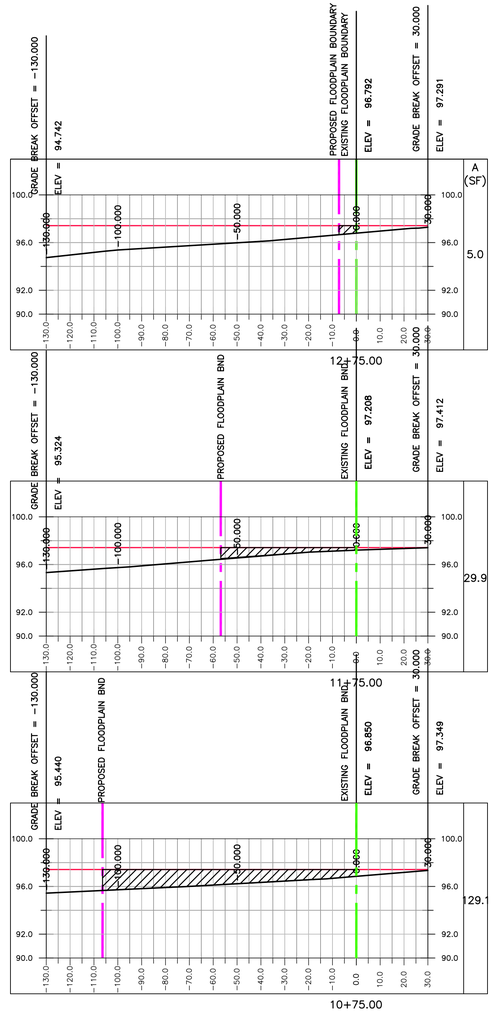
COVER SHEET

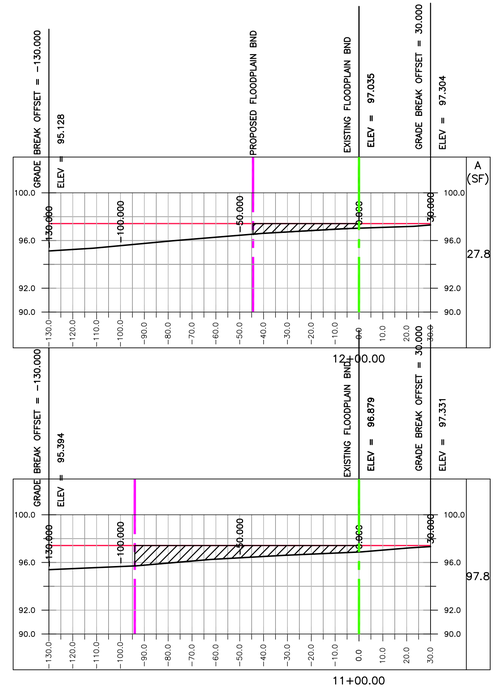
RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 1









SCALE:

VERTICAL 1" = 5'
HORIZONTAL 1" = 10'

LEGEND:

- EXISTING GROUND LINE
- 100 YEAR FLOODPLAIN ELEVATION 97.42 FT.
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED FLOODPLAIN BOUNDARY
- PROPOSED FILL AREA WITHIN FLOODPLAIN

REQUIRED COMPENSATING STORAGE VOLUME
AVERAGE END AREA METHOD

STATION	***AREA (SF)***	***VOLUME (CF)***
10+00	0.0	
		679
10+25	54.3	
		2168
10+50	119.1	
		3103
10+75	129.1	
		2836
11+00	97.8	
		2079
11+25	68.5	
		1441
11+50	46.8	
		959
11+75	29.9	
		722
12+00	27.8	
		659
12+25	24.9	
		513
12+50	16.1	
		264
12+75	5.0	
		3
13+00	0.0	
TOTAL		15426

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D/B/A JMJ CONSULTING ENGINEERING
309 SE 7TH STREET
GAINESVILLE, FL 32601
CERTIFICATE OF AUTHORIZATION: 9907
JOESEPH MONTALTO, JR., P.E. NO. 34315

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303
JMJ CONSULTANT ENGINEER, LLC

DATE: 02/19/2021
REVISIONS:

DRAWN BY: JMJ
CHECKED BY: JMJ
FILE: 2020.19

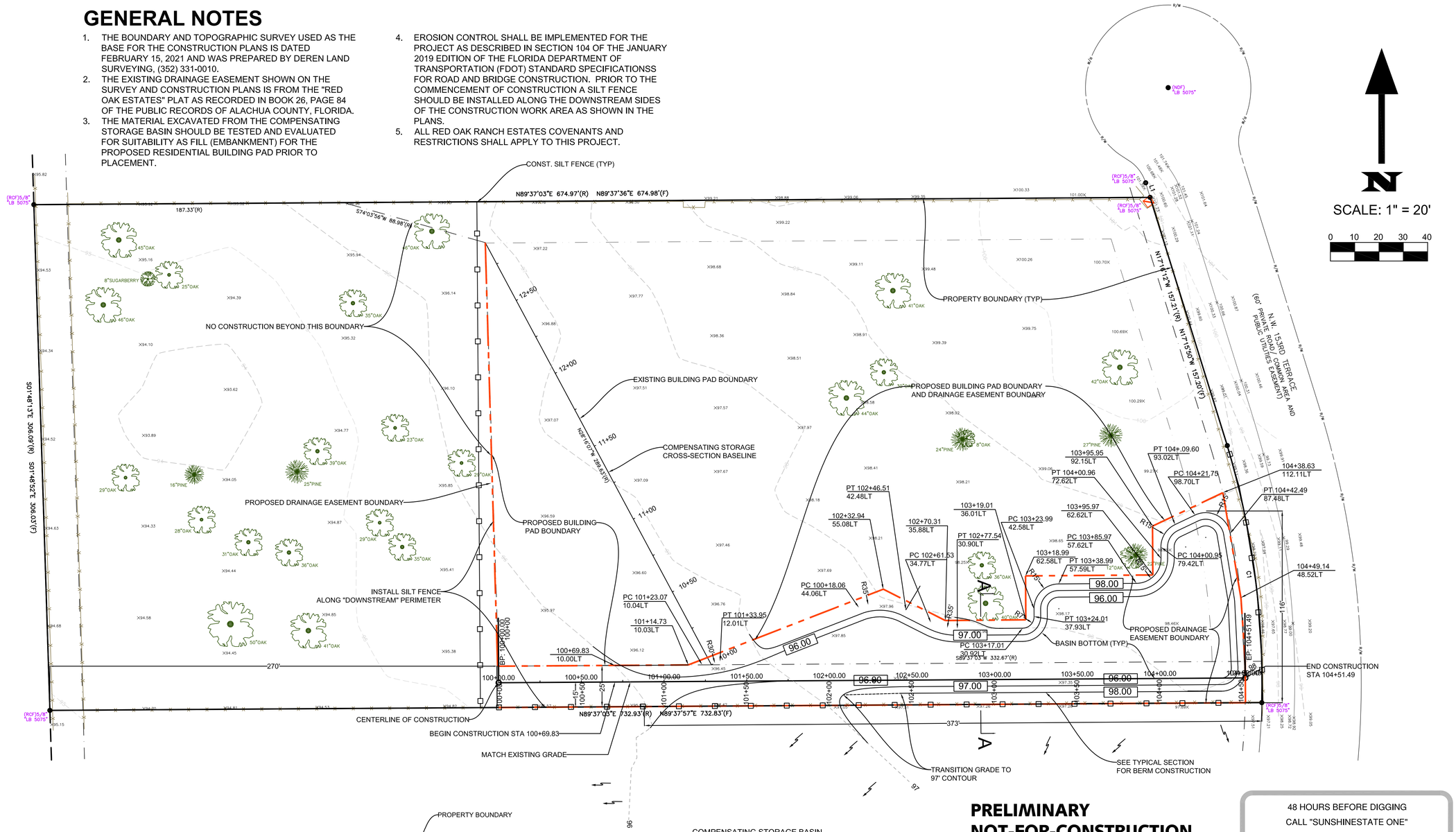
COMPENSATING STORAGE EXISTING FLOODPLAIN IMPACTS

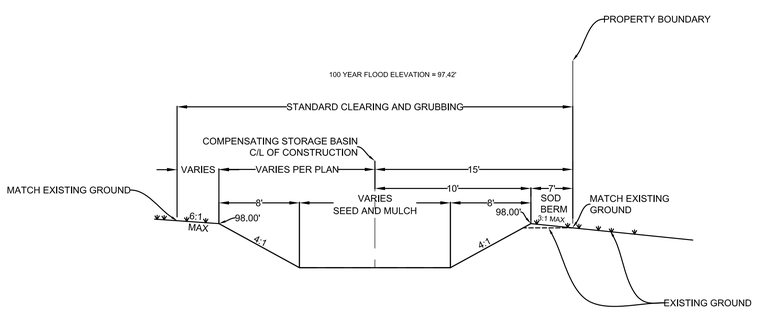
RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 2

GENERAL NOTES

1. THE BOUNDARY AND TOPOGRAPHIC SURVEY USED AS THE BASE FOR THE CONSTRUCTION PLANS IS DATED FEBRUARY 15, 2021 AND WAS PREPARED BY DEREN LAND SURVEYING, (352) 331-0010.
2. THE EXISTING DRAINAGE EASEMENT SHOWN ON THE SURVEY AND CONSTRUCTION PLANS IS FROM THE "RED OAK ESTATES" PLAT AS RECORDED IN BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3. THE MATERIAL EXCAVATED FROM THE COMPENSATING STORAGE BASIN SHOULD BE TESTED AND EVALUATED FOR SUITABILITY AS FILL (EMBANKMENT) FOR THE PROPOSED RESIDENTIAL BUILDING PAD PRIOR TO PLACEMENT.
4. EROSION CONTROL SHALL BE IMPLEMENTED FOR THE PROJECT AS DESCRIBED IN SECTION 104 OF THE JANUARY 2019 EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONSS FOR ROAD AND BRIDGE CONSTRUCTION. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION A SILT FENCE SHOULD BE INSTALLED ALONG THE DOWNSTREAM SIDES OF THE CONSTRUCTION WORK AREA AS SHOWN IN THE PLANS.
5. ALL RED OAK RANCH ESTATES COVENANTS AND RESTRICTIONS SHALL APPLY TO THIS PROJECT.





COMPENSATING STORAGE BASIN TYPICAL SECTION A - A

NTS

NOTE: SOD ALL SLOPES 4:1 OR STEEPER

COMPENSATING STORAGE BASIN VOLUME CALCULATIONS

100 YEAR FLOOD ELEVATION = 97.42 FT

VOLUME REMOVED WITH BASIN EXCAVATION BETWEEN ELEV. 96' AND 97'

AREA @ ELEV. 97' = 13,781 SF
AREA @ ELEV. 96' = 10,952 SF

VOLUME = [(13,781 SF + 10,952 SF)/2] * (1 FT DEPTH) = 12,367 CF

**VOLUME REMOVED WITH BASIN EXCAVATION BETWEEN ELEV. 97' AND 97.42'

AREA @ ELEV. 97.42' = 6,551 SF
AREA @ ELEV. 97' = 5,916 SF

VOLUME = [(6,551 SF + 5,916 SF)/2] * (1 FT DEPTH) = 6,233 CF

**(CONSERVATIVE APPROACH USING ONLY AREA IN BASIN ABOVE 98' CONTOUR)

TOTAL VOLUME PROVIDED: = 18,600 CF @ ELEV. 97.42'

VOLUME REQUIRED: = 15,426 CF

FACTOR OF SAFETY (F.S.) = 18,600/15,426 = 1.2

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Phone No. (352) 494-6225 Fax No. (352) 338-0303

DATE: 02/19/2021
REVISIONS: 03/26/2021
REVISIONS: 04/19/2021
REVISIONS: 06/02/2021
REVISIONS: 06/24/2021
REVISIONS: 07/01/2021

DRAWN BY:	JMJ	FILE:	2020.19
CHECKED BY:	JMJ		

COMPENSATING STORAGE GRADING PLAN

RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 3

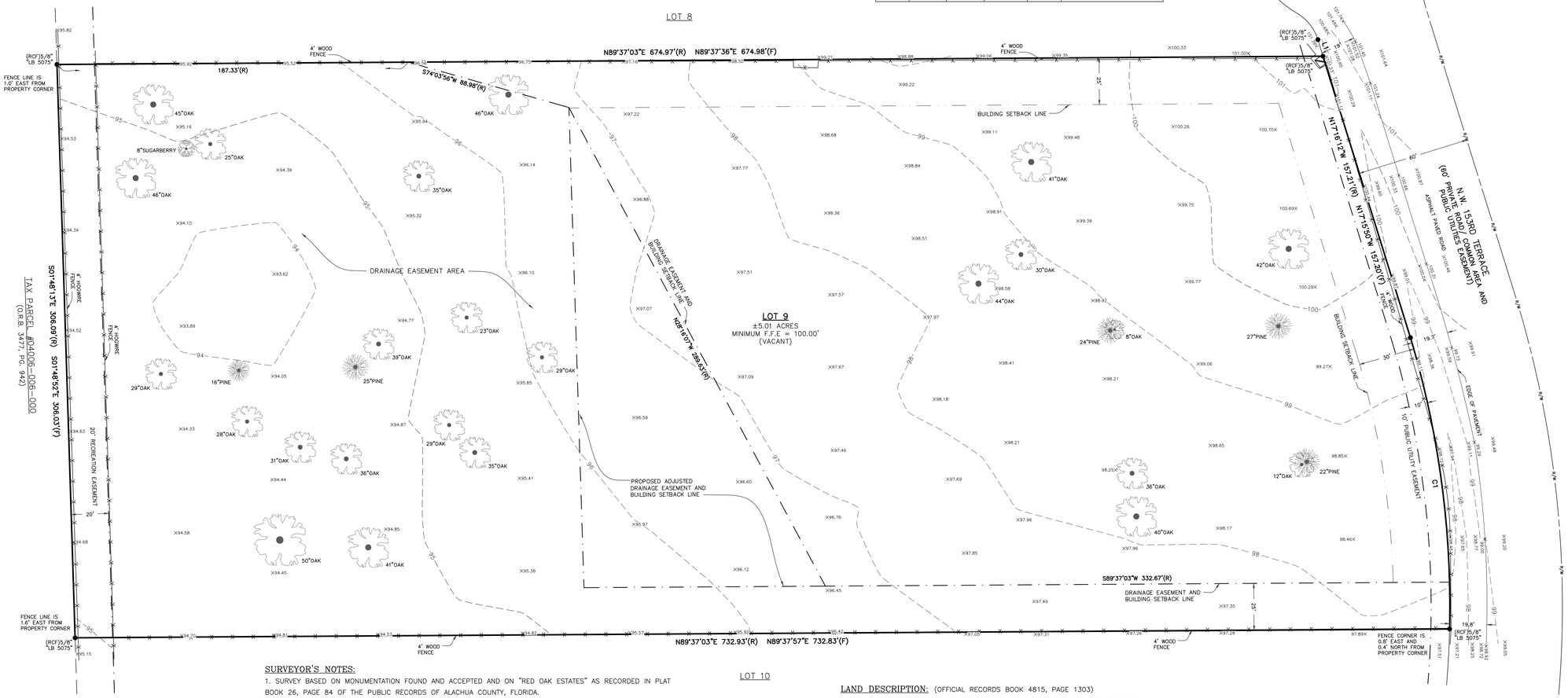
BOUNDARY AND TOPOGRAPHIC SURVEY

TAX PARCEL #04013-009-000
10858 N.W. 153RD TERRACE
ALACHUA, FL 32615

SECTION 34, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

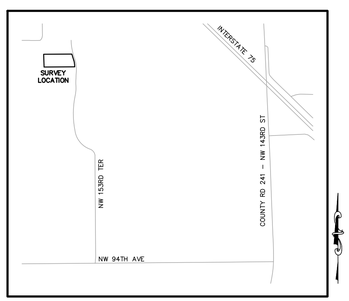
LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	N17°16'12"W 9.17'(R) N16°50'14"W 9.22'(F)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	157.57'(R) 157.50'(F)	500.00'(R) 500.00'(F)	19°12'34"(R) 18°02'53"(F)	79.53'(R) 79.41'(F)	N07°39'56"W 156.84'(R) N07°39'04"W 156.85'(F)



SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "RED OAK ESTATES" AS RECORDED IN PLAT BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON NAD83, FLORIDA STATE PLANE, NORTH ZONE, AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
3. VERTICAL DATUM IS BASED ON NAVD88 AS ESTABLISHED BY RECORDED PLAT BENCHMARKS.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY, TOPOGRAPHIC, TREES AND IMPROVEMENT INFORMATION.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.



LOCATION MAP: NOT TO SCALE

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 4815, PAGE 1303)

LOT 9, RED OAK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 84, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LEGEND:

(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
F.F.E.	FINISHED FLOOR ELEVATION
ELEV.	ELEVATION
●	(RCF) REBAR & CAP FOUND
⊙	(NDF) NAIL & DISK FOUND
▨	ELECTRIC TRANSFORMER
-x-x-	FENCE LINES

SCALE: 1" = 30'

DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

DATE OF FIELD WORK: 02-01-2021

CERTIFY SURVEY TO:
KEVIN AND KELLI ROSS

SCALE: 1" = 30'	PAGE 1 OF 1
BAR IS ONE INCH ON ORIGINAL DRAWING 0 ▬▬ 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 02-15-2021 DRAWN BY: GUY FIELD BOOK: 415/57-59 COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996

LICENSED FLORIDA SURVEYOR & MAPPER LICENSE NO. 6946 STATE OF FLORIDA

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 21033 | ACAD FILE: 21033

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

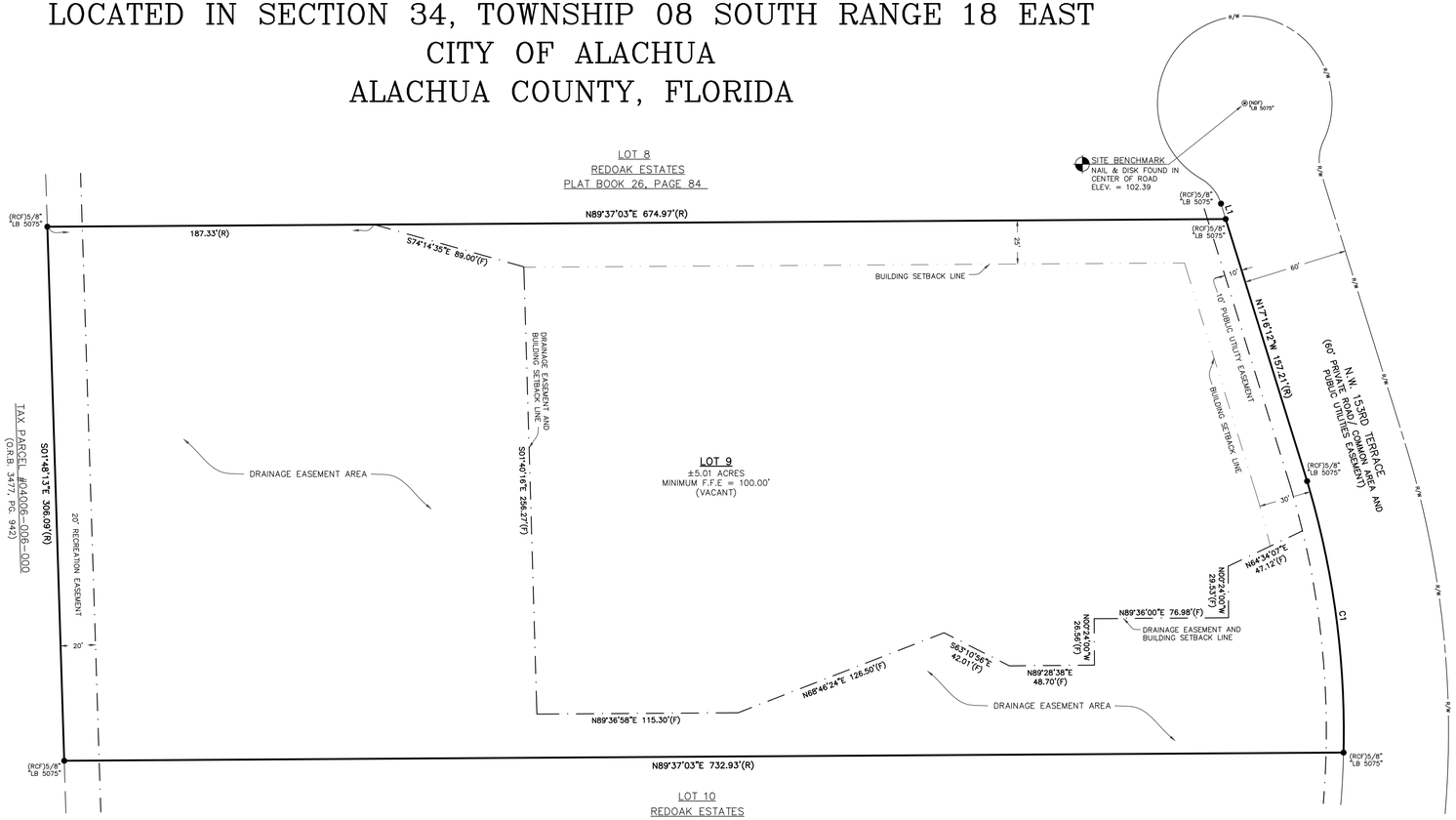
DEREN LAND SURVEYING

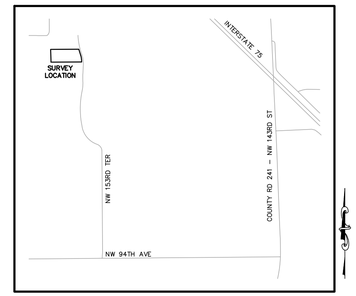
PRELIMINARY
RED OAK ESTATES, LOT 9 REPLAT

A REPLAT OF LOT 9 AS SHOWN ON THE PLAT OF RED OAK ESTATES
PLAT BOOK 26, PAGE 84
LOCATED IN SECTION 34, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 1





LOCATION MAP: NOT TO SCALE

LAND DESCRIPTION:

LOT 9, RED OAK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 84, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE BASED ON THE PLAT OF "RED OAK ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING DRAINAGE EASEMENT AND BUILDING SETBACK LINES.
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 02-01-2021
7. VERTICAL DATUM IS BASED ON NAVD 1988 AS ESTABLISHED FROM RECORDED PLAT BENCHMARKS.

NOTICE:

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

ALL PLATTED UTILITY EASEMENTS 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. FLORIDA STATUTE 177.091 (28).

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	N17°16'12"W 9.17'(R)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	157.57'(R)	500.00'(R)	19°12'34"(R)	79.53'(R)	N07°39'56"W 156.84'(R)

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- ELEV. ELEVATION
- ● (RCF) REBAR & CAP FOUND
- ⊗ (NDF) NAIL & DISK FOUND

SCALE: 1" = 40'

DEREN LAND SURVEYING

"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

OWNERS CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, KEVIN ROSS AND KELLI ROSS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "RED OAK ESTATES, LOT 9 REPLAT", AS AS DESCRIBED HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

_____ _____
WITNESS OWNER
PRINT NAME _____

_____ _____
WITNESS OWNER
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:

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

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

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

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

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

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

EXAMINED ON: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED:

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "RED OAK ESTATES, LOT 9 REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6946

SCALE: 1" = 40'

BAR IS ONE INCH ON ORIGINAL DRAWING

0 ▬▬ 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN
LAND SURVEYING

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 13, 2021
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of a final plat (replat) of Lot 9 of Red Oak Estates
APPLICANT/AGENT:	Joe Montalto, Jr. P.E., of JMJ Consulting Engineering, LLC
PROPERTY OWNERS:	Kevin and Kelli Ross
PARCEL ID NUMBER:	04013-009-000
FLUM DESIGNATION:	Agriculture
ZONING:	Agricultural (A)
OVERLAY:	NA
ACREAGE:	± 5.01
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the final plat 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 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 two (2) conditions provided in Exhibit "A" and located on Page 12 of the July 13, 2021 Staff Report to the Planning and Zoning Board.*

SUMMARY & BACKGROUND

This application is a request Joe Montalto, Jr. P.E., of JMJ Consulting Engineering, LLC, applicant and agent for Kevin and Kelli Ross, property owners, for the approval of a final plat (replat) of Lot 9 of Red Oak Estates. The stated purpose of the replat is to modify the drainage easement area on the plat to allow for a more suitable location of a single family residence and accessory structures. The lot lines are not being amended and building setback lines are not being reduced.

Section 2.4.10 (F)(1)(a) indicates that a minor subdivision shall constitute "(a)The subdivision of land into six or fewer lots, provided that:(i)No new streets, alleys, or other public ways are created;(ii)No changes are made to the existing rights-of-way of any streets, alleys or other public ways;(iii)No new utilities are required to serve the subdivided land;(iv)The division of land complies with the standards of Article 7, Subdivision Standards;(v)No flag lot is created; and(vi)The lots have direct access onto a public street that has been accepted for maintenance by the appropriate jurisdiction". Section 2.4.10(F)(2) & (3) of the City's Land Development Regulations (LDRs) establishes the procedures and requirements for a plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

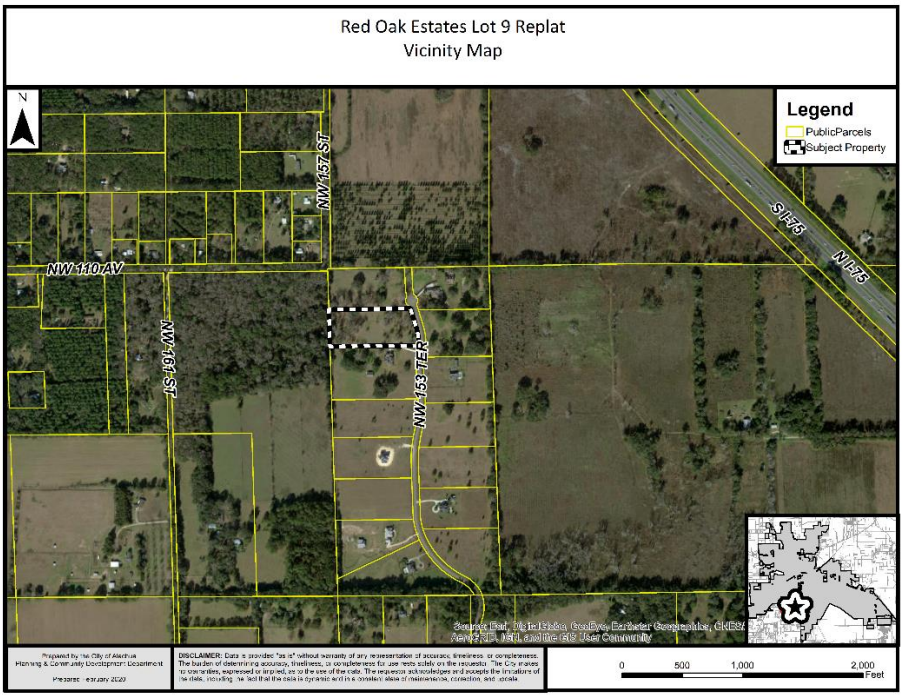
SURROUNDING USES

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.

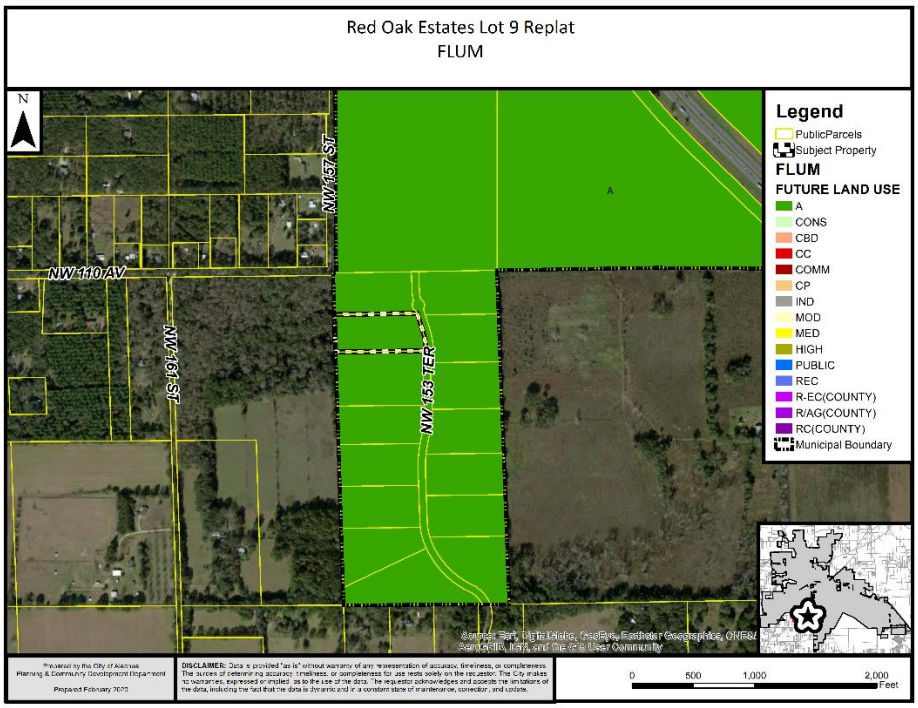
Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Residential	Agriculture	Agricultural (A)
South	Single Family Residential	Agriculture	Agricultural (A)
East	Agricultural	Agriculture	Agricultural (A)
West	Agricultural	Rural/Agriculture (Alachua County)	Agricultural (A)

Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map

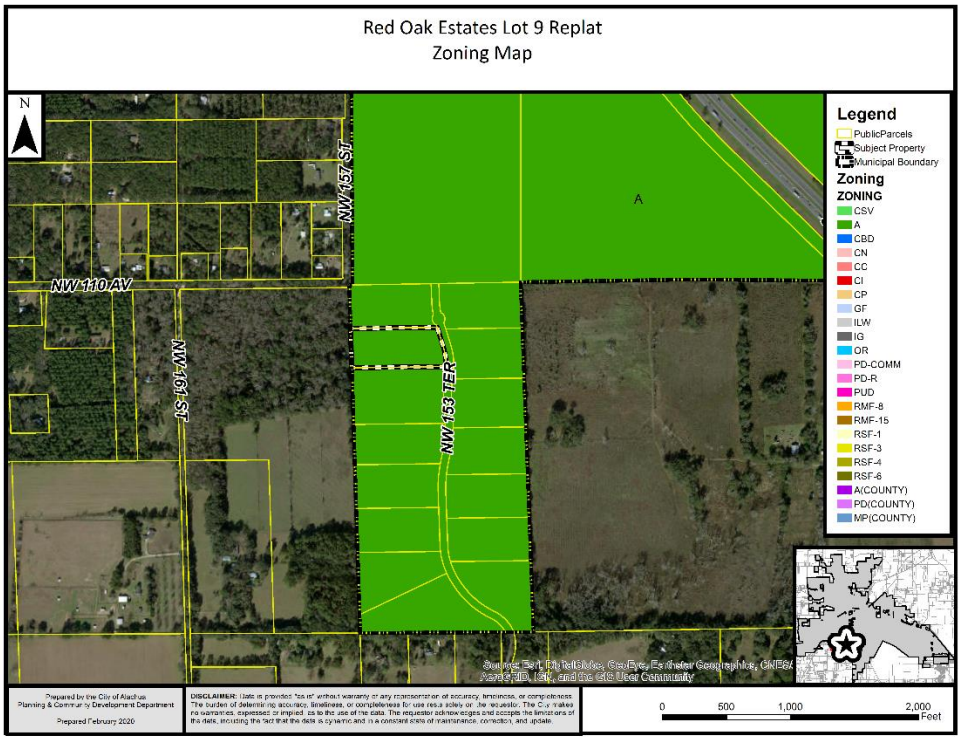
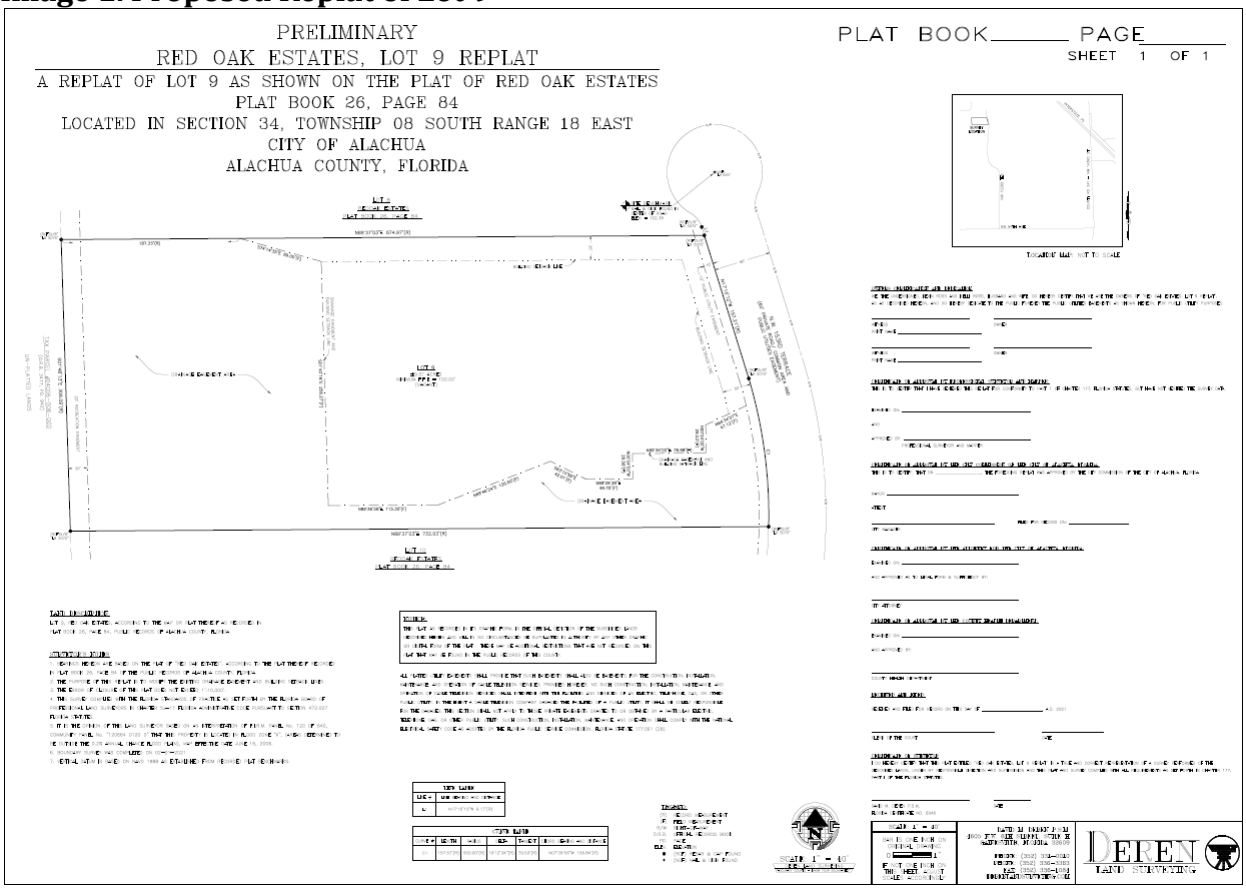


Image 1. Proposed Replat of Lot 9



NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. No neighborhood meeting was held regarding this application.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Objective 1.1: Agriculture: The City shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: Residential uses: Except as otherwise provided for in the Comprehensive Plan for conservation subdivisions, residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family detached dwelling units;
2. Manufactured, modular, and mobile homes, not to include mobile home parks;
3. Accessory dwelling units; and,
4. Group Living, as provided by special exception

Analysis of Consistency with, Objective 1.1, and Policy 1.1.a: The subject property has a future land use map designation of Agriculture, which permits residential uses. The minimum lot size for this land use designation is 5 acres. The subject property is approximately 5.01 acres. This replat will not change the existing, conforming density of the subject properties.

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.

Analysis of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided separately in this report. The proposed replat complies with the environmental protections laid out in the City of Alachua

Comprehensive Plan and Land Development Regulations. There are no significant environmental features for the subject property.

Objective 5.2: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Analysis of Consistency with Objective 5.2: The subject property is not located within water and wastewater service areas. The subject property will not be required to connect at time of development to the City's water and wastewater system.

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: The development will not adversely affect the Level of Service (LOS) standards for transportation facilities.

Housing Element

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

Analysis of Consistency with Goal 1: This project would facilitate the preservation of an existing housing opportunity.

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 the creation of one single family dwelling unit within the City, supporting 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: The development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

Analysis of Consistency with Objective 1.10: There are no seasonally or permanently flooded wetlands located on the property according to the latest data from the National Wetlands Inventory and Suwannee River Water Management District.

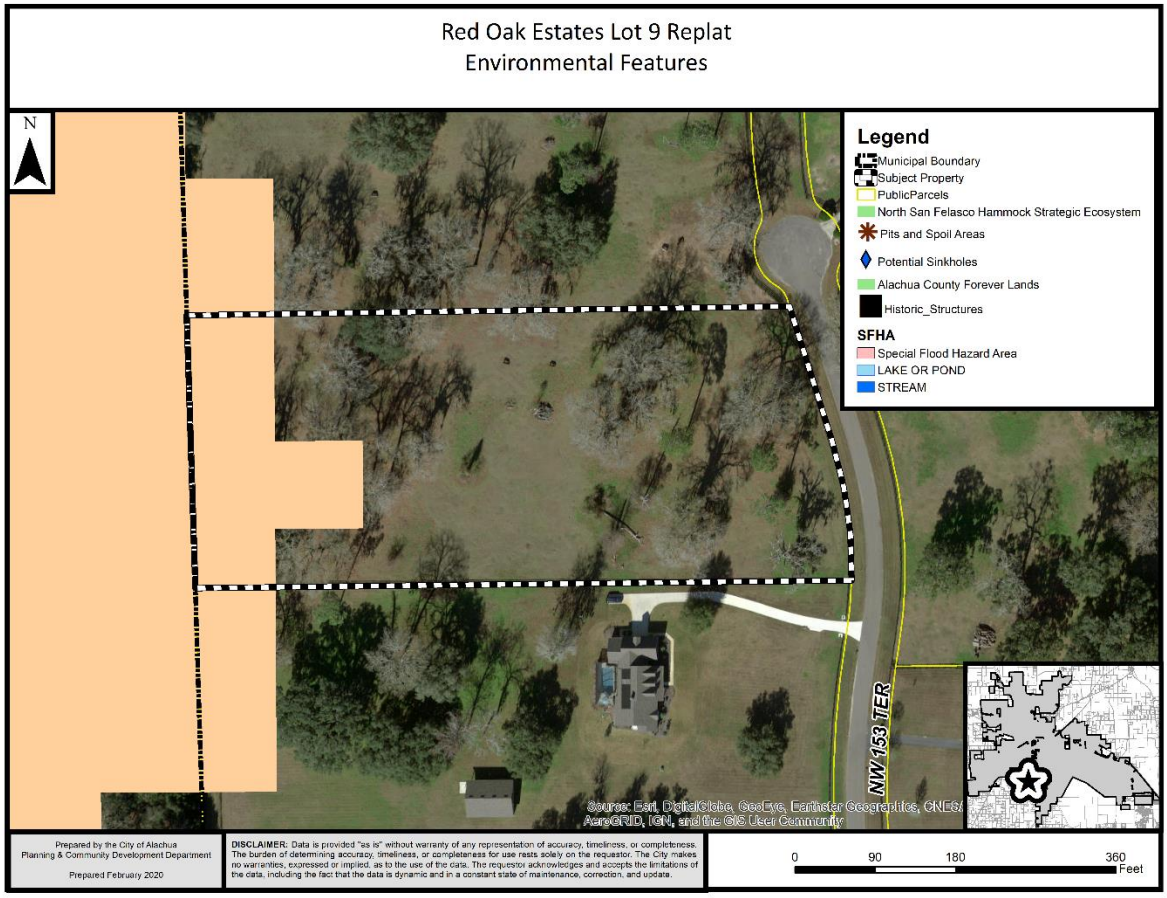
Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

According to best available data from the Suwannee River Water Management District, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

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. The property contains lands identified as "Priority 5" in the PNA data layer. The property was developed in 1983 when a single family residence was constructed on it. While Priority 5 of the FNAI PNA data layer indicates that the property may 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

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.

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Gainesville Sand, 0 to 5 percent slopes	A	Well drained	Not limited	100.00%

Evaluation: There are no significant limitations for development of a residential dwelling without a basement. At time of building permit, the applicant would be required to address this limitation through appropriate design.

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 located within Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property contains areas classified as Flood Zone X (areas determined to be outside of the 500-year floodplain).

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: Best available data indicates that there are no features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivisions must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

> *2.4.10(F)(3) Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
>
> **Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

PUBLIC FACILITIES IMPACT

Section 2.4.14 (C) of the City of Alachua Land Development Regulations outline eleven (11) types of development that are exempt from the requirements of concurrency compliance. 2.4.14 (C) (1) & (3) exempt developments that are vested or have no or de minimis impact on public facilities. The proposed replat would not result in any new lots and therefore would not have any new impacts on any public facilities. ***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.***

EXHIBIT "A"
TO KEVIN AND KELLI ROSS
MINOR SUBDIVISION FINAL PLAT APPLICATION
RED OAK ESTATES LOT 9
STAFF REPORT

CONDITIONS:

1. Prior to scheduling any final inspection for any building permit issued for the property, the applicant agrees it shall provide written verification from a qualified engineer that all necessary improvements as depicted in the drainage easement alteration plans (located within Exhibit "B") have been completed and are functioning as designed.
2. The applicant agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 and 2 as stated herein.

EXHIBIT "B"

TO

KEVIN AND KELLI ROSS

MINOR SUBDIVISION FINAL PLAT APPLICATION

RED OAK ESTATES LOT 9

STAFF REPORT

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

DRAINAGE EASEMENT ALTERATION PLANS
FOR
LOT 9 RED OAK ESTATES

DATE: 02/27/2021
REVISED: 04/19/2021
REVISED: 06/02/2021
REVISED: 07/01/2021

OWNER/DESIGN TEAM

PROJECT OWNER
KELLI AND KEVIN ROSS
8831 SW 2ND LANE
GAINESVILLE, FLORIDA 32608

PROJECT ENGINEER
JOE MONTALTO, JR., P.E.
JMJ CONSULTING ENGINEERING, LLC
309 SE 7TH STREET
GAINESVILLE, FLORIDA 32601
(352) 494-6225
jmontalto@windstream.net
www.jmjengineering.com

PROJECT SURVEYOR
DAVID M. DEREN, PSM
DEREN LAND SURVEYING, LLC
4605 NW 6TH STREET
GAINESVILLE, FLORIDA 32609
(352) 331-0010
dave@derenlandsurveying.com
derenlandsurveying.com

PROJECT LOCATION

LOCATION MAP
SECTION 34, TOWNSHIP 08 S, RANGE 18 E
N.T.S.

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

CONTRACTOR TO COMPLY WITH FS CHAPTER 556 (UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT).

48 HOURS BEFORE DIGGING
CALL "SUNSHINESTATE ONE"
TOLL FREE
811
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

PRELIMINARY
NOT-FOR-CONSTRUCTION

DRAINAGE SWALE RELOCATIOIN PLAN INDEX

JOE MONTALTO, JR. CONSULTING ENGINEERING, LLC
D/B/A JMJ CONSULTING ENGINEERING
309 SE 7TH STREET
GAINESVILLE, FL 32601
CERTIFICATE OF AUTHORIZATION: 00009907
JOESEPH MONTALTO, JR., PE NO. 34315

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET TITLE
C-1	COVER SHEET
C-2	COMPENSATING STORAGE EXISTING FLOODPLAIN IMPACTS
C-3	COMPENSATING STORAGE GRADING PLAN

OTHER DESIGN TEAM MEMBER'S SHEETS INCLUDED IN THIS SET

SHEET NO.	SHEET TITLE
S-1	BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
P-1	PRELIMINARY PLAT

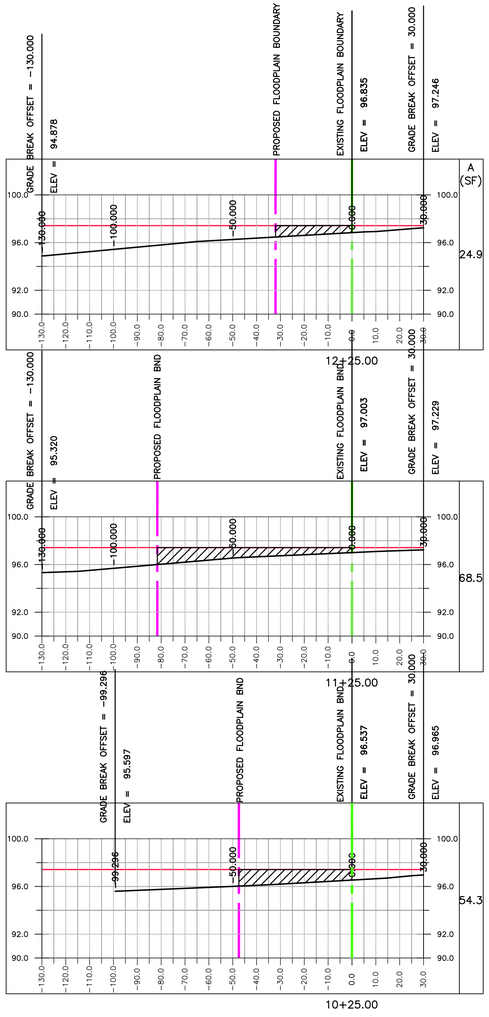
JMJ CONSULTANT ENGINEER, LLC
309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303

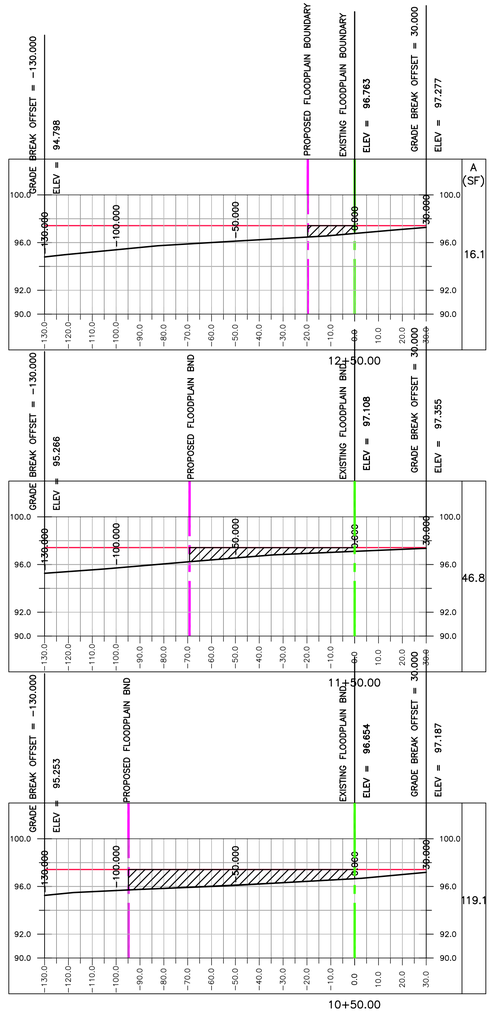
DRAWN BY: JMJ
CHECKED BY: JMJ
FILE: 2020.19

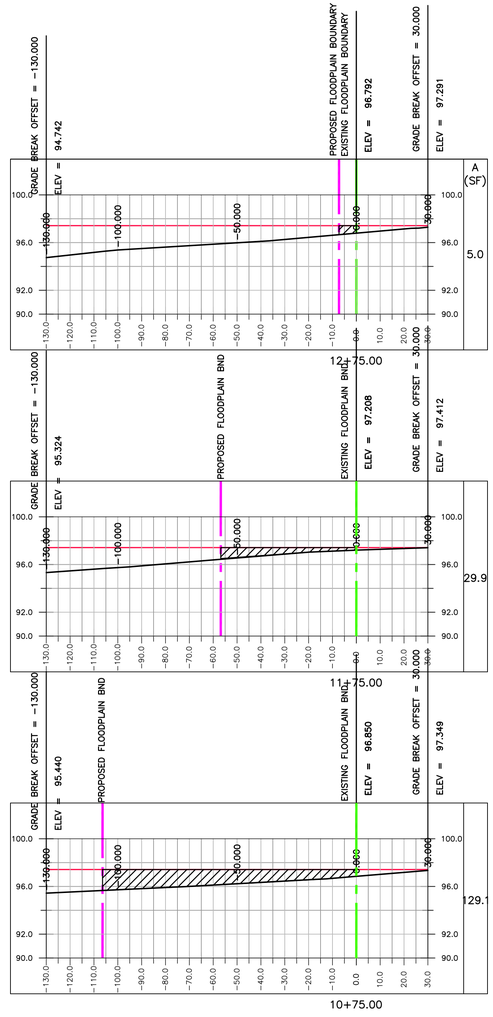
COVER SHEET

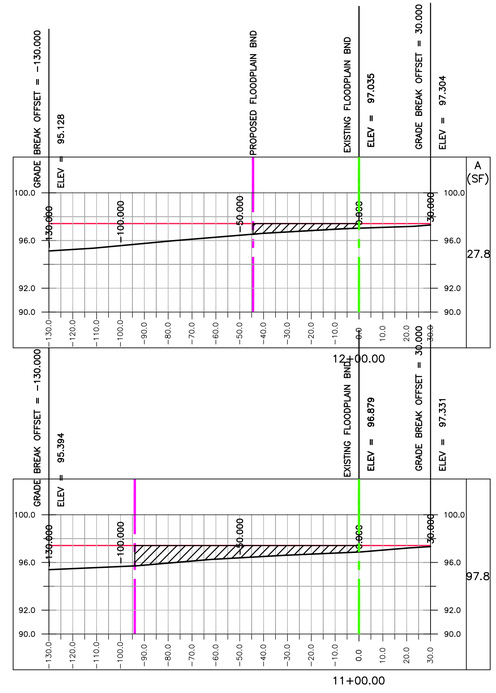
RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 1









SCALE:

VERTICAL 1" = 5'
HORIZONTAL 1" = 10'

LEGEND:

- EXISTING GROUND LINE
- 100 YEAR FLOODPLAIN ELEVATION 97.42 FT.
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED FLOODPLAIN BOUNDARY
- PROPOSED FILL AREA WITHIN FLOODPLAIN

REQUIRED COMPENSATING STORAGE VOLUME
AVERAGE END AREA METHOD

STATION	***AREA (SF)***	***VOLUME (CF)***
10+00	0.0	
		679
10+25	54.3	
		2168
10+50	119.1	
		3103
10+75	129.1	
		2836
11+00	97.8	
		2079
11+25	68.5	
		1441
11+50	46.8	
		959
11+75	29.9	
		722
12+00	27.8	
		659
12+25	24.9	
		513
12+50	16.1	
		264
12+75	5.0	
		3
13+00	0.0	
TOTAL		15426

PRELIMINARY
NOT-FOR-CONSTRUCTION
PENDING APPROVAL

48 HOURS BEFORE DIGGING
CALL "SUNSHINESTATE ONE"
TOLL FREE
811
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

JOE MONTALTO, JR. CONSULTING ENGINEERING, LLC
D/B/A JMJ CONSULTING ENGINEERING
309 SE 7TH STREET
GAINESVILLE, FL 32601
CERTIFICATE OF AUTHORIZATION: 9907
JOESEPH MONTALTO, JR., P.E. NO. 34315

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303
JMJ CONSULTANT ENGINEER, LLC

DATE: 02/19/2021
REVISIONS:

DRAWN BY: JMJ
CHECKED BY: JMJ
FILE: 2020.19

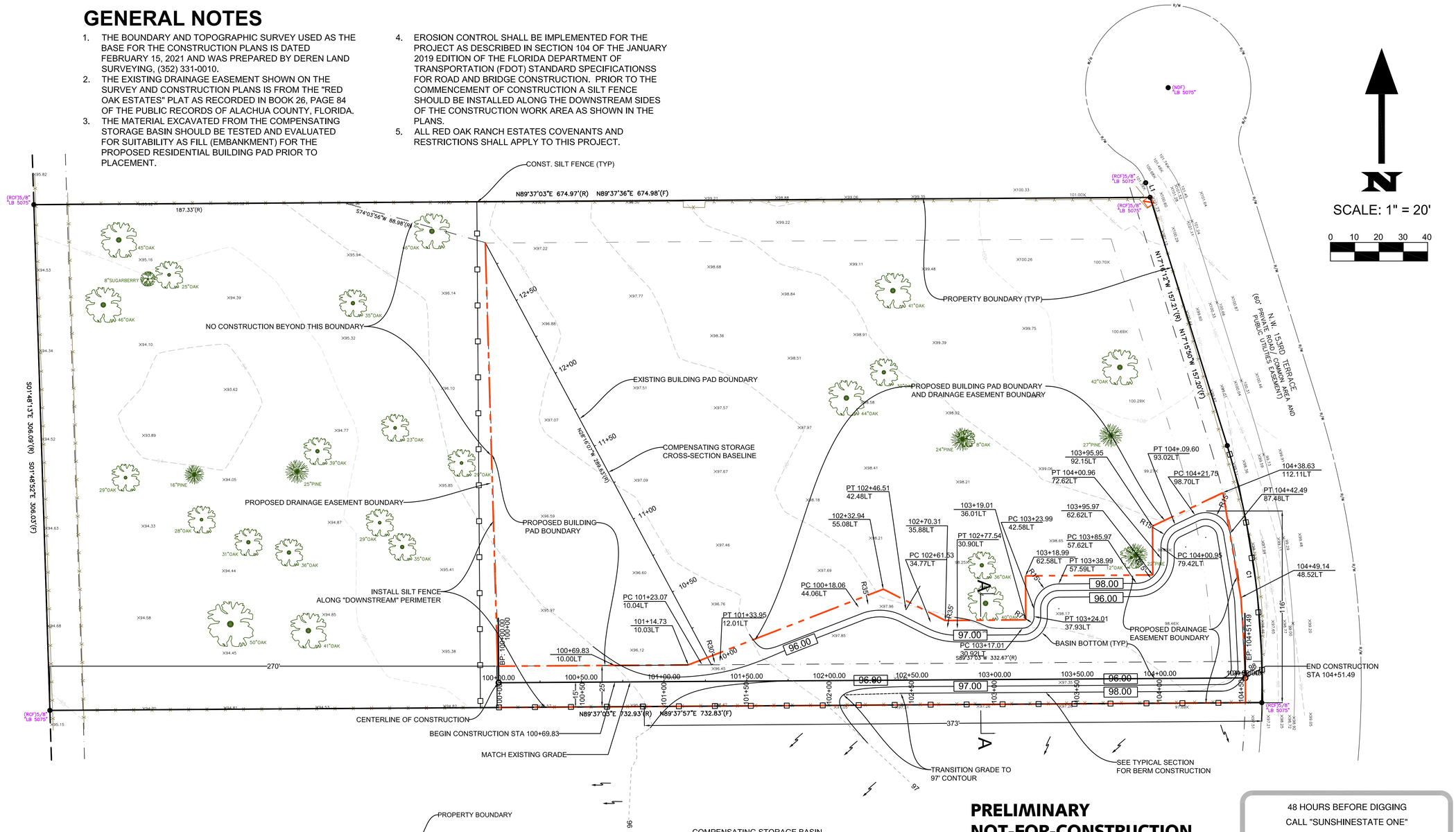
COMPENSATING STORAGE EXISTING FLOODPLAIN IMPACTS

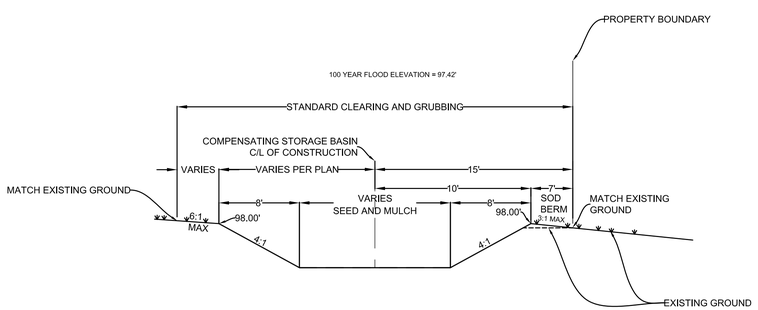
RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 2

GENERAL NOTES

1. THE BOUNDARY AND TOPOGRAPHIC SURVEY USED AS THE BASE FOR THE CONSTRUCTION PLANS IS DATED FEBRUARY 15, 2021 AND WAS PREPARED BY DEREN LAND SURVEYING, (352) 331-0010.
2. THE EXISTING DRAINAGE EASEMENT SHOWN ON THE SURVEY AND CONSTRUCTION PLANS IS FROM THE "RED OAK ESTATES" PLAT AS RECORDED IN BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3. THE MATERIAL EXCAVATED FROM THE COMPENSATING STORAGE BASIN SHOULD BE TESTED AND EVALUATED FOR SUITABILITY AS FILL (EMBANKMENT) FOR THE PROPOSED RESIDENTIAL BUILDING PAD PRIOR TO PLACEMENT.
4. EROSION CONTROL SHALL BE IMPLEMENTED FOR THE PROJECT AS DESCRIBED IN SECTION 104 OF THE JANUARY 2019 EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONSS FOR ROAD AND BRIDGE CONSTRUCTION. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION A SILT FENCE SHOULD BE INSTALLED ALONG THE DOWNSTREAM SIDES OF THE CONSTRUCTION WORK AREA AS SHOWN IN THE PLANS.
5. ALL RED OAK RANCH ESTATES COVENANTS AND RESTRICTIONS SHALL APPLY TO THIS PROJECT.





COMPENSATING STORAGE BASIN TYPICAL SECTION A - A

NTS

NOTE: SOD ALL SLOPES 4:1 OR STEEPER

COMPENSATING STORAGE BASIN VOLUME CALCULATIONS

100 YEAR FLOOD ELEVATION = 97.42 FT

VOLUME REMOVED WITH BASIN EXCAVATION BETWEEN ELEV. 96' AND 97'

AREA @ ELEV. 97' = 13,781 SF
AREA @ ELEV. 96' = 10,952 SF

VOLUME = [(13,781 SF + 10,952 SF)/2] * (1 FT DEPTH) = 12,367 CF

**VOLUME REMOVED WITH BASIN EXCAVATION BETWEEN ELEV. 97' AND 97.42'

AREA @ ELEV. 97.42' = 6,551 SF
AREA @ ELEV. 97' = 5,916 SF

VOLUME = [(6,551 SF + 5,916 SF)/2] * (1 FT DEPTH) = 6,233 CF

**(CONSERVATIVE APPROACH USING ONLY AREA IN BASIN ABOVE 98' CONTOUR)

TOTAL VOLUME PROVIDED: = 18,600 CF @ ELEV. 97.42'

VOLUME REQUIRED: = 15,426 CF

FACTOR OF SAFETY (F.S.) = 18,600/15,426 = 1.2

PRELIMINARY
NOT-FOR-CONSTRUCTION
PENDING APPROVAL

48 HOURS BEFORE DIGGING
CALL "SUNSHINESTATE ONE"
TOLL FREE
811
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

JOE MONTALTO, JR. CONSULTING ENGINEERING, LLC
D/B/A JMJ CONSULTING ENGINEERING
309 SE 7TH STREET
GAINESVILLE, FL 32601
CERTIFICATE OF AUTHORIZATION: 9907
JOESEPH MONTALTO, JR., P.E. NO. 34315

JMJ CONSULTANT ENGINEER, LLC
309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303

DATE: 02/19/2021
REVISIONS: 03/26/2021
REVISIONS: 04/19/2021
REVISIONS: 06/02/2021
REVISIONS: 06/24/2021
REVISIONS: 07/01/2021

DRAWN BY:	JMJ	FILE:	2020.19
CHECKED BY:	JMJ		

COMPENSATING STORAGE GRADING PLAN

RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 3

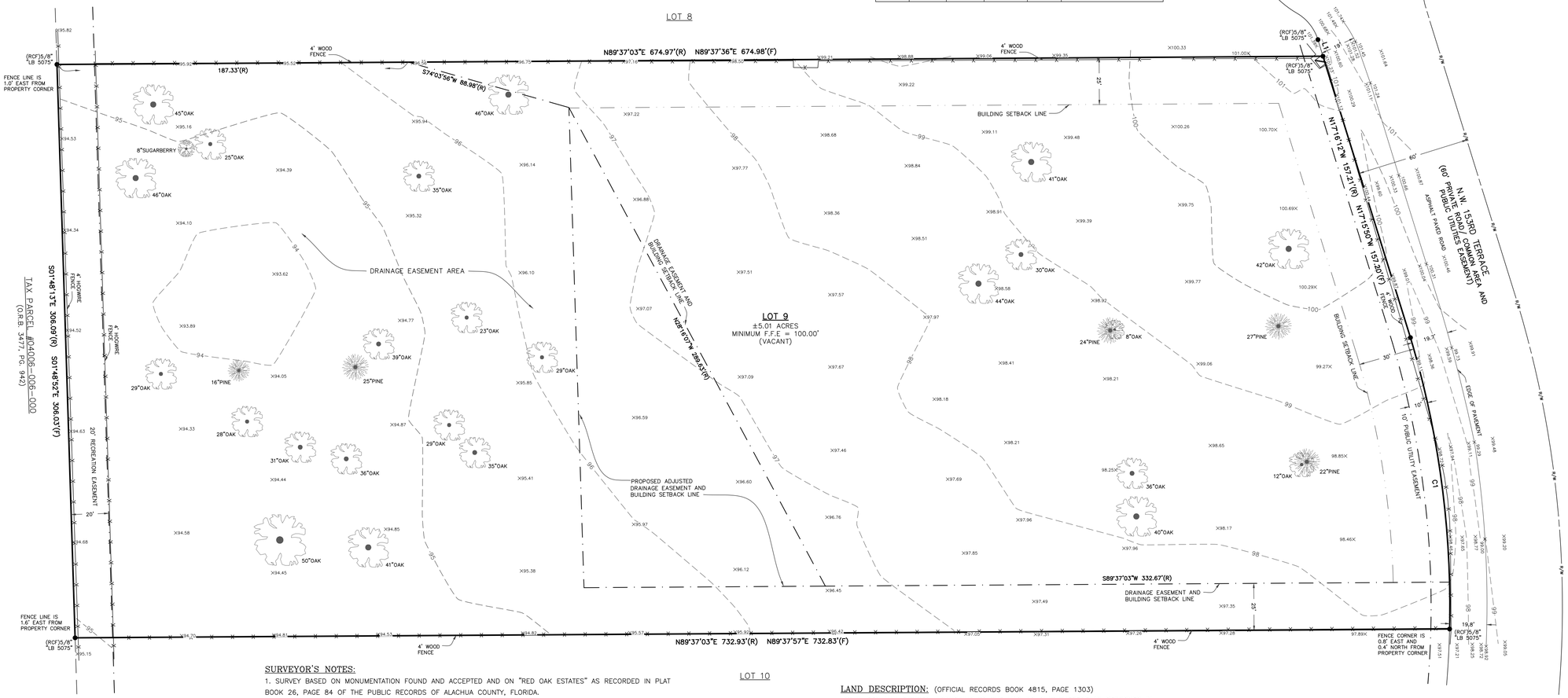
BOUNDARY AND TOPOGRAPHIC SURVEY

TAX PARCEL #04013-009-000
10858 N.W. 153RD TERRACE
ALACHUA, FL 32615

SECTION 34, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

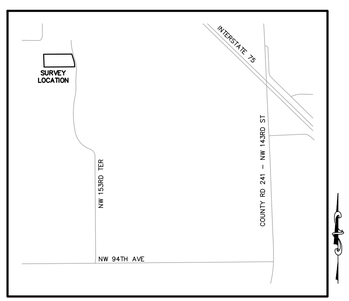
LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	N17°16'12"W 9.17'(R) N16°50'14"W 9.22'(F)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	157.57'(R) 157.50'(F)	500.00'(R) 500.00'(F)	19°12'34"(R) 18°02'53"(F)	79.53'(R) 79.41'(F)	N07°39'56"W 156.84'(R) N07°39'04"W 156.85'(F)



SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "RED OAK ESTATES" AS RECORDED IN PLAT BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON NAD83, FLORIDA STATE PLANE, NORTH ZONE, AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
3. VERTICAL DATUM IS BASED ON NAVD88 AS ESTABLISHED BY RECORDED PLAT BENCHMARKS.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY, TOPOGRAPHIC, TREES AND IMPROVEMENT INFORMATION.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.



LOCATION MAP: NOT TO SCALE

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 4815, PAGE 1303)

LOT 9, RED OAK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 84, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LEGEND:

(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
F.F.E.	FINISHED FLOOR ELEVATION
ELEV.	ELEVATION
●	(RCF) REBAR & CAP FOUND
⊙	(NDF) NAIL & DISK FOUND
▨	ELECTRIC TRANSFORMER
-x-x-	FENCE LINES

SCALE: 1" = 30'

DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

DATE OF FIELD WORK: 02-01-2021

CERTIFY SURVEY TO:
KEVIN AND KELLI ROSS

SCALE: 1" = 30'	PAGE 1 OF 1
BAR IS ONE INCH ON ORIGINAL DRAWING 0 ▬▬ 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 02-15-2021 DRAWN BY: GUY FIELD BOOK: 415/57-59 COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996

LICENSED FLORIDA SURVEYOR & MAPPER LICENSE NO. 6946 STATE OF FLORIDA

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 21033 | ACAD FILE: 21033

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

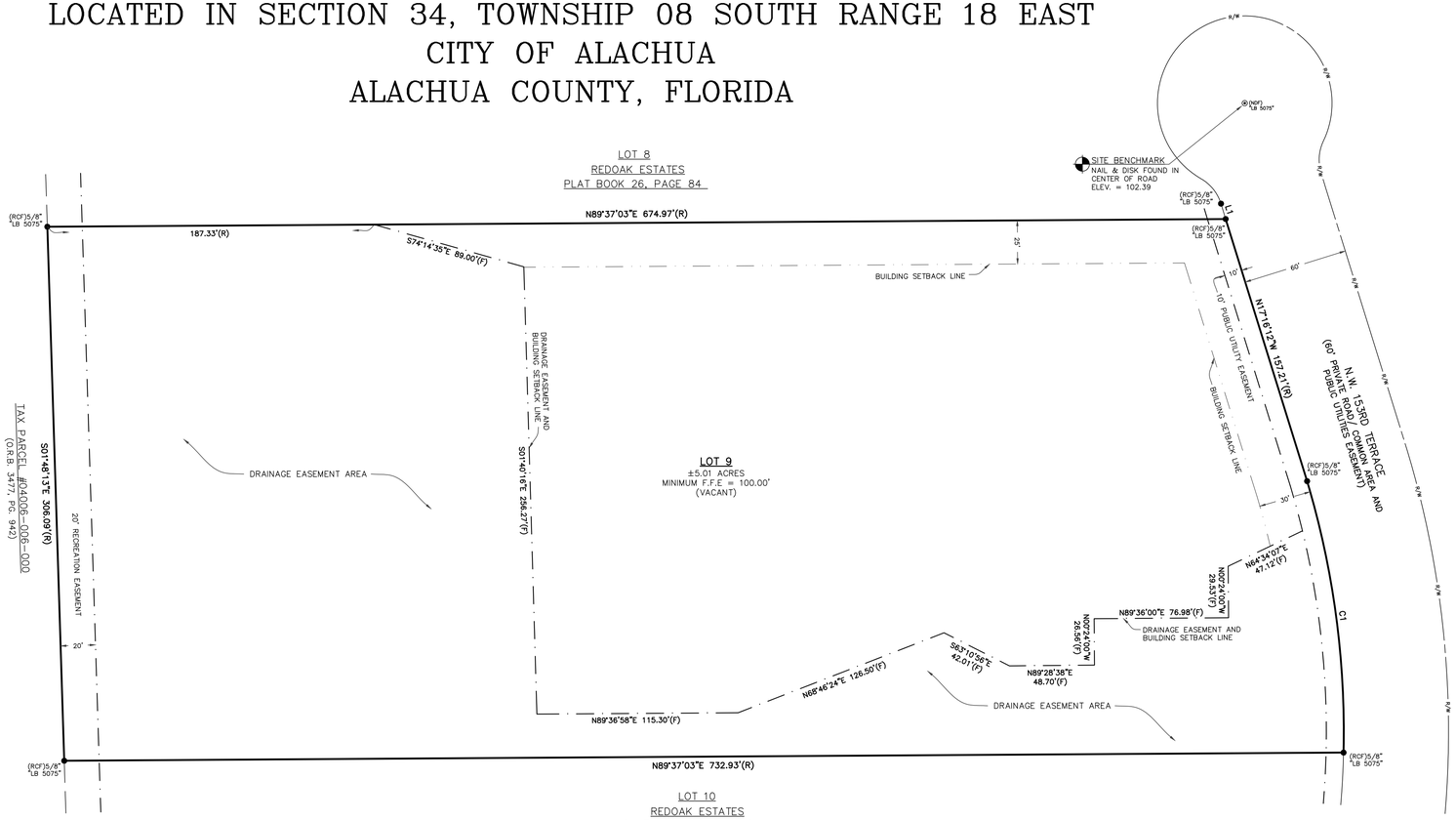
DEREN LAND SURVEYING

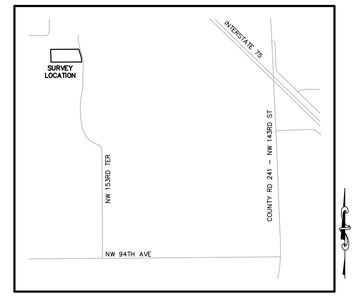
PRELIMINARY
RED OAK ESTATES, LOT 9 REPLAT

A REPLAT OF LOT 9 AS SHOWN ON THE PLAT OF RED OAK ESTATES
PLAT BOOK 26, PAGE 84
LOCATED IN SECTION 34, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 1





LOCATION MAP: NOT TO SCALE

LAND DESCRIPTION:

LOT 9, RED OAK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 84, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE BASED ON THE PLAT OF "RED OAK ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING DRAINAGE EASEMENT AND BUILDING SETBACK LINES.
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 02-01-2021
7. VERTICAL DATUM IS BASED ON NAVD 1988 AS ESTABLISHED FROM RECORDED PLAT BENCHMARKS.

NOTICE:

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

ALL PLATTED UTILITY EASEMENTS 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. FLORIDA STATUTE 177.091 (28).

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	N17°16'12"W 9.17'(R)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	157.57'(R)	500.00'(R)	19°12'34"(R)	79.53'(R)	N07°39'56"W 156.84'(R)

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- ELEV. ELEVATION
- ● (RCF) REBAR & CAP FOUND
- ⊗ (NDF) NAIL & DISK FOUND

SCALE: 1" = 40'

DEREN LAND SURVEYING

"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

OWNERS CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, KEVIN ROSS AND KELLI ROSS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "RED OAK ESTATES, LOT 9 REPLAT", AS AS DESCRIBED HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

_____ _____
WITNESS OWNER
PRINT NAME _____

_____ _____
WITNESS OWNER
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:

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

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

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

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

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

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

EXAMINED ON: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED:

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "RED OAK ESTATES, LOT 9 REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6946

SCALE: 1" = 40'

BAR IS ONE INCH ON ORIGINAL DRAWING

0 ▬▬ 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN
LAND SURVEYING

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 30, 2021

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
309 SE 7th Street
Gainesville, FL 32601

RE: Notice of Hearing to be Scheduled for Red Oak Estates Lot 9 Replat Minor Subdivision

Dear Mr Montalto:

On June 3, 2021 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 the 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 the **complete** application package, seven (7) full size sets of plats and surveys, 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 13, 2021** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than 5 PM on ***Thursday, July 1, 2021.*** Materials may be submitted earlier than this date.

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
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

June 16, 2021

Mr. Adam Hall, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Red Oaks Estates Lot 9 Replat

Dear Mr. Hall:

As you requested, we have reviewed the Red Oaks Estates Lot 9 Replat and Drainage Alteration submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by JMJ Consultants and dated 06/02/2021. Our review generated a few minor comments and recommendations that are outlined below.

C-3 – Compensation Storage Grading Plan

1. The basin side slopes shall be sodded to avoid erosion issues. The note specifies that slopes steeper than 4:1 shall be sodded, please revise to state that basin slopes 4:1 or steeper shall be sodded. Please remove dimension at top that denotes side slopes to be seeded and mulched.
2. A berm is needed along the south boundary of the basin.
3. The grading tiebacks are needed on the south side of the basin. There is an area near the western side of the basin which shows a 98 contour 3' from a 95.92 spot elevation on the property line. This will need to be adjusted as this would be significantly steeper than 3:1 as specified on the typical section.
4. Several of the basin tiebacks are incorrect on the north side of the basin. The 97 is shown going into the existing 96 contour.
5. Suggest showing the limits of silt fence for clarity.

Preliminary Lot 9 Replat

1. Recommend replacing shown monuments with monuments labeled PRM based on our interpretation of Florida Statute 177.091 Section 7. No response required.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Cc: Joseph Mantalto, Jr.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2021

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
309 SE 7th Street
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Summary:
Red Oak Estates Lot 9 Replat
Minor Subdivision (Final Plat) Application

Dear Mr. Montalto:

On May 1, 2021 the City of Alachua received your revised application materials for the minor subdivision of Lot 9 of Red Oak Estates, which proposes to replat an existing ± 5.00 acre lot (Parcel 04013-009-000) for purposes of altering the existing drainage easement shown on the plat. The revised application was submitted to address the completeness review comments issued to you in a letter dated April 26, 2021.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 3, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Chapter 177, Florida Statutes*
   a. Per Section 177.041, F.S., a title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication is required.

2. *Miscellaneous*
   a. Please dimension southern building setback/ easement line from southern property line.
   b. Please add note referencing recorded covenants and restrictions for Red Oak Estates.

3. *Proposed Conditions*
   a. A proposed condition will be included with this application to the Board, that requires that prior to scheduling final inspection for any residential building permit for the property a letter from the designing engineer, JMJ Consulting Engineer, shall be submitted to the City verifying that all on site improvements to the site have been completed in accordance with the approved plat and plans.

4. *Outside Surveying Review*
   a. The applicant must address the comments provided by Christopher Potts, P.E.., of JBrown Professional Group Inc., in a letter dated May 12, 2021.

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

Attachment: Letter from Christopher Potts, P.E., of JBrown Professional Group Inc of EDA Consultants, Inc., dated May 12, 2021.

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

May 12, 2021

Mr. Adam Hall, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Red Oaks Estates Lot 9 Replat

Dear Mr. Hall:

As you requested, we have reviewed the Red Oaks Estates Lot 9 Replat and Drainage Alteration submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by JMJ Consultants and dated 04/19/2021. Our review generated a few minor comments and recommendations that are outlined below.

C-3 – Compensation Storage Grading Plan

1. Please clarify basin grading contours. The tie back contours do not appear to be drawn in correctly, particularly on the west side of the basin.
2. Please round off basin edges. Sharp corners are not constructible.
3. Please show additional topography to the south of the site. Concerns of the new basin top blocking flow form the south.
4. Please call out to sod slopes steeper than 4:1 on the typical section. This includes the basin side slopes and tie backs.
5. Will the 5' maintenance path be 3:1 on the right side of the basin?

Preliminary Lot 9 Replat

1. Please add city of Alachua to title block (177.091 Section 10)
2. Please add plat information to contiguous property or un-platted lands if so (177.091 Section 17)
3. Please add ties to controlling lines of original Plat (177.091 Section 17)
4. Please add PRM's to all corners (177.091 Section 7)

Sincerely,

Christopher Potts

Christopher Potts, P.E.
Sr. Engineering Manager, JBrown Professional Group Inc.

Cc: Joseph Mantalto, Jr.

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 12, 2021**

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

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

TR 5/12/2021

RE: **Red Oak Estates Lot 9 Drainage Easement Alteration Plans**

Public Services has reviewed the subject project (April 2021 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Apr Submittal** **General** Public Services has reviewed this submittal and has 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

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2021

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
309 SE 7th Street
Gainesville, FL 32601

RE: Completeness Review of Red Oak Estates Lot 9 Replat Minor Subdivision Application

Dear Mr. Montalto:

On May 1, 2021 the City of Alachua received your revised application materials for the minor subdivision of Lot 9 of Red Oak Estates, which proposes to replat an existing ± 5.00 acre lot (Parcel 04013-009-000) for purposes of altering the existing drainage easement shown on the plat.

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.

An in-depth review of the content of the application will now be performed after the application and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting (if required).

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 26, 2021

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
309 SE 7th Street
Gainesville, FL 32601

RE: Completeness Review of Red Oak Estates Lot 9 Replat Minor Subdivision Application

Dear Mr. Montalto:

On April 21, 2021 the City of Alachua received your application for the minor subdivision of Lot 9 of Red Oak Estates, which proposes to replat an existing ± 5.00 acre lot (Parcel 04013-009-000) for purposes of altering the existing drainage easement shown on the plat.

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. **Minor Subdivision Application Section D.8 Mailing Labels.** Two (2) sets of mailing labels for all property owners within 400' of the subject property boundaries and all persons/organizations registered to receive notice of development applications (attached). Please provide mailing labels.
2. **Title Certification.** Please note that an updated title certification will be required within 30 days of the Public Hearing before the City Commission. No action needed at this time.

Failure to respond to the identified deficiencies above within 45 days of this letter shall 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: P&Z; CC

Minor Subdivision Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Drainage Easement Alteration Project for Lot 9 Red Oak Estates
2. Pre-Application Conference Date: January 12, 2021
3. Phase/Unit Number (if applicable): N/A
4. Address of Subject Property: 10858 NW 153rd Terrace, Alachua, Florida 32615
5. Parcel ID Number(s): 04013-009-000
6. Existing Use of Property: Vacant/Residential/Horse Pasture
7. Future Land Use Map Designation: Agriculture
8. Zoning Designation: Agriculture
9. Acreage: 5.01 Acres +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☑ Agent
2. Name of Applicant(s) or Contact Person(s): Joe Montalto, Jr., P.E. Title: Project Engineer
   Company (if applicable): JMJ Consulting Engineering, LLC
   Mailing address: 309 SE 7th Street
   City: Gainesville State: Florida ZIP: 32601
   Telephone: 352-494-6225 FAX: _____ e-mail: jmontalto@windstream.net
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Kevin and Kelli Ross
   Mailing Address: 8831 SW 2nd Lane
   City: Gainesville Florida ZIP: 32608
   State:

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: _____

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.
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. 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. 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.

4. 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.

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. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

7. For residential subdivisions, City of Alachua Public School Student Generation Form.

8. Two (2) sets 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).

9. Proof of ownership (i.e., copy of deed).

10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (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.

12. If access is from a County Road, access management permit from Alachua County Public Works.

13. If access is from a State Road, access management permit from Florida Department of Transportation.

14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Joe Montalto, Jr., P.E.

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 ✓ physical presence or _____ online notarization, this

day of 14th, 2021, by _____ who executed the same

and has _____ produced FL DL as identification or _____ is personally known to me.

Signature of Notary

Print Name: C. Bowen

Notary Public, State of Florida

My Commission Expires: 18 FEB 2025

CHRISTINE BOWEN
MY COMMISSION EXPIRES
FEBRUARY 18, 2025
#HH 065600
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303
JMJ CONSULTING ENGINEERING

July 1, 2021

Mr. Adam Hall, Planner
Planning and Zoning Department
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

REVISED PLANS, PLAT AND DOCUMENTS
RED OAK RANCH ESTATES
LOT 9 - DRAINAGE EASEMENT MODIFICATION
MINOR SUBDIVISION APPLICATION
TAX PARCEL NO. 04013-009-000
ALACHUA, FLORIDA

Dear Adam:

Please find attached the Revised Plans, Plat and Documents Package for proposed drainage easement modification for Lot 9 of the Red Oak Ranch Estates Subdivision.

Two (2) color copies, double sided, of the following items are included in this submittal package:

- ✓ Cover Letter
- ✓ Minor Subdivision Application with the following attachments:
- ✓ Agent Affidavit
- ✓ Tile Certification
- ✓ Subdivision Covenants and Restrictions
- ✓ Concurrency Impact Analysis
- ✓ Consistency with the Comprehensive Plan Analysis
- ✓ Legal Description
- ✓ Public School Generation Form
- ✓ Proof of Ownership
- ✓ Proof of Payment of Taxes
- ✓ Suwannee River Water Management District (SRWMD) ERP Permit
- ✓ Surrounding Property Owners (400') and Interested Parties Mailing Labels
- ✓ Pre-Application Conference Meeting Memorandum
- ✓ Flash Drive Containing Files for all the submitted documents.

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303
JMJ CONSULTING ENGINEERING

Seven (7), signed and sealed, bound, 24" X 36", color copies of the following items are included in this submittal package:

- ✓ Preliminary Plat and Construction Plan Set containing the following items:
  - o C-1 Cover Sheet
  - o C-2 Compensating Storage – Existing Floodplain Impacts/Calculations
  - o C-3 Compensating Storage – Grading Plan/Calculations
  - o S-1 Boundary, Topographic and Tree Survey
  - o P-1 Preliminary Plat

The following is a description of the project along:

PROJECT DESCRIPTION SUMMARY

The proposed project is to modify the platted Lot 9 100 Year Floodplain Boundary to accommodate a reconfigured building pad area from what was originally shown on the subdivision plat. The modifications will use compensating storage procedure to adjust the floodplain boundary to another location within Lot 9. There will be no net loss within the floodplain.

Please let me know if you will need any additional information. Thank you for your assistance with this project.

Sincerely,

JMJ

Joe Montalto, Jr., P.E., Project Engineer

Enc.

Cc: Kevin Ross

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: _____

Parcel ID Number(s): _____

Acreage: _____

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: _____ Title: _____

Company (if applicable): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ FAX: _____ e-mail: _____

D. REQUESTED ACTION:

_____

_____

_____

_____

_____

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 _____ 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 _____

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303
JMJ CONSULTING ENGINEERING

MEMORANDUM

January 13, 2021

TO: File No. 2020.19

FROM: Joe Montalto, Jr.

CITY OF ALACHUA PRE-APPLICATION MEETING
RED OAK RANCH ESTATES LOT 9 DRAINAGE EASEMENT MODIFICATION
ALACHUA COUNTY TAX PARCEL ID# 04013-009-000
ALACHUA, FLORIDA

A Pre-Application Meeting was held with representatives of the City of Alachua Planning Department, the Owner and JMJ Consulting Engineering, LLC, at 10:00 AM, on Tuesday, January 12, 2021 using Zoom: Video Conferencing. The following people were in attendance:

ATTENDEES	REPRESENTING	TELEPHONE NO.	E-MAIL ADDRESS
Adam Hall	Planner	(386) 418-6125	ahall@cityofalachua.com
Justin Tabor	Principal Planner	(386) 418-6100	jtabor@cityofalachua.org
Kathy Winburn	Planning Director	(386) 418-6100	kwinburn@cityofalachua.com
Kevin Ross	Owner/Developer	(352) 258-6763	kross@apradvantage.com
Joe Montalto, Jr., P.E.	JMJ Consulting Eng	(352) 494-6225	jmontalto@windstream.net

MEETING SUMMARY

Upon completion of a general description of the project and a review of information submitted information submitted to Adam Hall, Planner, by Joe Montalto, Jr., P.E., JMJ Project Engineer, (see attachments) the following issues were discussed at the meeting:

1. The proposed modifications to the Drainage Easement would include moving the existing platted “building pad” to the west to accommodate the new Ross residence and save several existing trees currently located within the building pad. The result of this move would cause encroachment beyond the 100 Year Flood Limits (97.42’) as defined in the original construction which was used to define the Drainage Easement on the recorded plat. The impact to the floodplain would be mitigated by creating an area to the south, between the relocated “building pad” and the road right-of-wayt to accommodate the volume displaced by the encroachment. This methodology is called the “compensating storage” approach.

2. The proposed "compensating storage" methodology would involve preparing calculations to determine the displaced volume and preparing a construction plan showing the area to be excavated and connected to the 100 Year floodplain as defined on the existing construction plans and recorded plat.
3. A topographic survey is being prepared for Lot 9 so the impacts to the floodplain can be calculated and a plan developed.
4. The City of Alachua will require a review of the calculations and construction plans the Public Services Department and by the City's Engineering Consultant.
5. A Minor Subdivision – Single Lot Replat permitting process will be required and will include the following:
    a. A Preliminary Plat Submittal with a Pre-Application Meeting
    b. Attendance and presentation to the Planning and Zoning Board
    c. Attendance and presentation to the City Commission
6. A Single Lot Replat Fee and an "outside consultant" review fee will be required for this project.
7. The calculations, plans, and Preliminary Plat can be submitted for review at the same time.
8. The following time frames for review will apply if the first submittal is deemed complete:
    a. Submittals are accepted at the last business day of the month.
    b. Completion of the staff review, Planning and Zoning Meeting, and City Commission Meeting should take approximately 3 to 3 ½ months before final approval.
9. The Suwannee River Water Management District (SRWMD) Chief Engineer, Leroy Marshall, P.E. has accepted the proposed methodology and stated that he had recently reviewed a similar proposal for Lot 11 of the Red Oak Ranch Estates Subdivision.

Post Meeting Actions

- ✓ *Adam Hall provided the Single Lot Replat Fee (see attachments)*

Enc.

Cc: Kevin and Kelli Ross w/attachments (via e-mail)
Adam Hall w/attachments (via e-mail)

From: jmontalto@windstream.net
To: Adam Hall(ad_hall@cityofalachua.org)
Cc: "Justin Tabor"
Subject: RE: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification
Date: Tuesday, January 12, 2021 11:08:00 AM
Attachments: image001.png

From: Marshall, Leroy <Leroy.Marshall@srwmd.org>
Sent: Wednesday, January 6, 2021 2:25 PM
To: jmontalto@windstream.net; 'Adam Hall' <ad_hall@cityofalachua.org>
Cc: Kelli Ross <kellierin316@gmail.com>; Kevin Ross <kross@apradvantage.com>; Zybell, Sara <Sara.Zybell@srwmd.org>
Subject: RE: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

All,
I am Ok with the concept for the lot design. We would review the single family lot as one authorization, then the replat as a separate authorization.

If you have any further questions or concerns, please feel free to contact me.

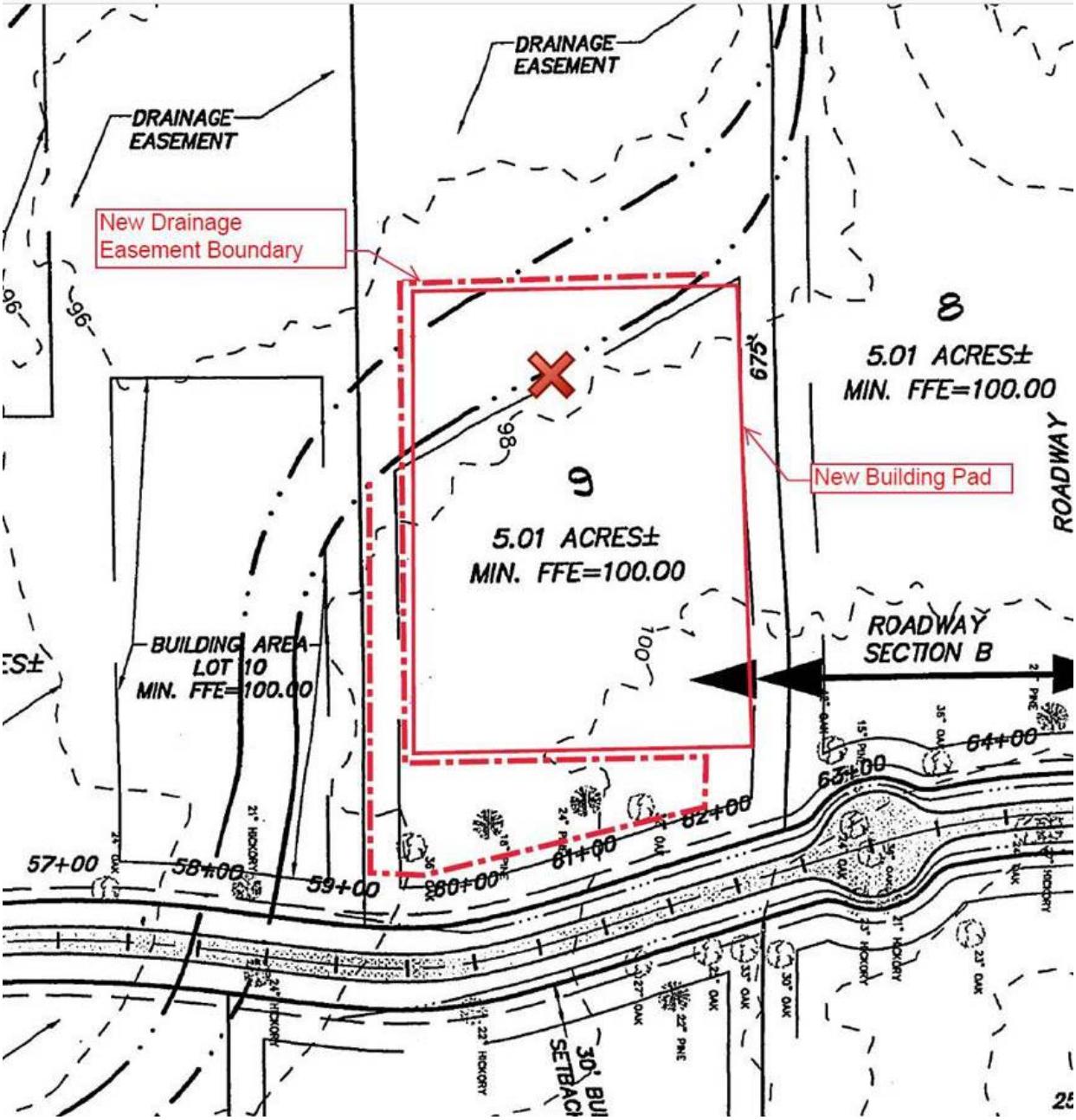
Thanks

Leroy Marshall, P.E., PMP, CFM
Chief Professional Engineer
Office of Engineering/ERP
Suwannee River Water Management District
www.mysuwanneeriver.com

From: jmontalto@windstream.net <jmontalto@windstream.net>
Sent: Tuesday, January 5, 2021 4:34 PM
To: 'Adam Hall' <ad_hall@cityofalachua.org>
Cc: Marshall, Leroy <Leroy.Marshall@srwmd.org>; Kelli Ross <kellierin316@gmail.com>; Kevin Ross <kross@apradvantage.com>
Subject: RE: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

Adam,

Thank you for your initial review and acceptance of the “concept” mythology. I have also been coordinating and corresponding with Leroy Marshall P.E., SRWMD Chief Engineer, and he is OK with the “concept” as modified in the following image. The modifications show that the revised Drainage Easement is to be entirely contained within Lot 9.



A topographic survey of Lot 9 will be prepared so I can prepare the Compensating Storage Plan.

Yes, please schedule a Pre-Application Meeting.

Thank you for your rapid response.

Joe

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC

www.jmjengineering.com
jmontalto@windstream.net
(352) 494-6225

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Tuesday, January 5, 2021 3:06 PM
To: jmontalto <jmontalto@windstream.net>
Subject: Re: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

Joe:

I think that in concept your proposal would work, but the City would need to review from engineering perspective to ensure that the change wouldn't negatively impact the other properties that are a part of the shared drainage easement. I am not immediately aware of the data that they might be looking for (topo survey for entire drainage area may be needed, for example). That said, the method by which to modify this easement would likely be a minor subdivision (single lot replat), which requires a pre-application meeting, one hearing before the Planning and Zoning Board, and one before the City Commission.

If you would like to schedule a pre-application meeting, please let me know.

Thank you!

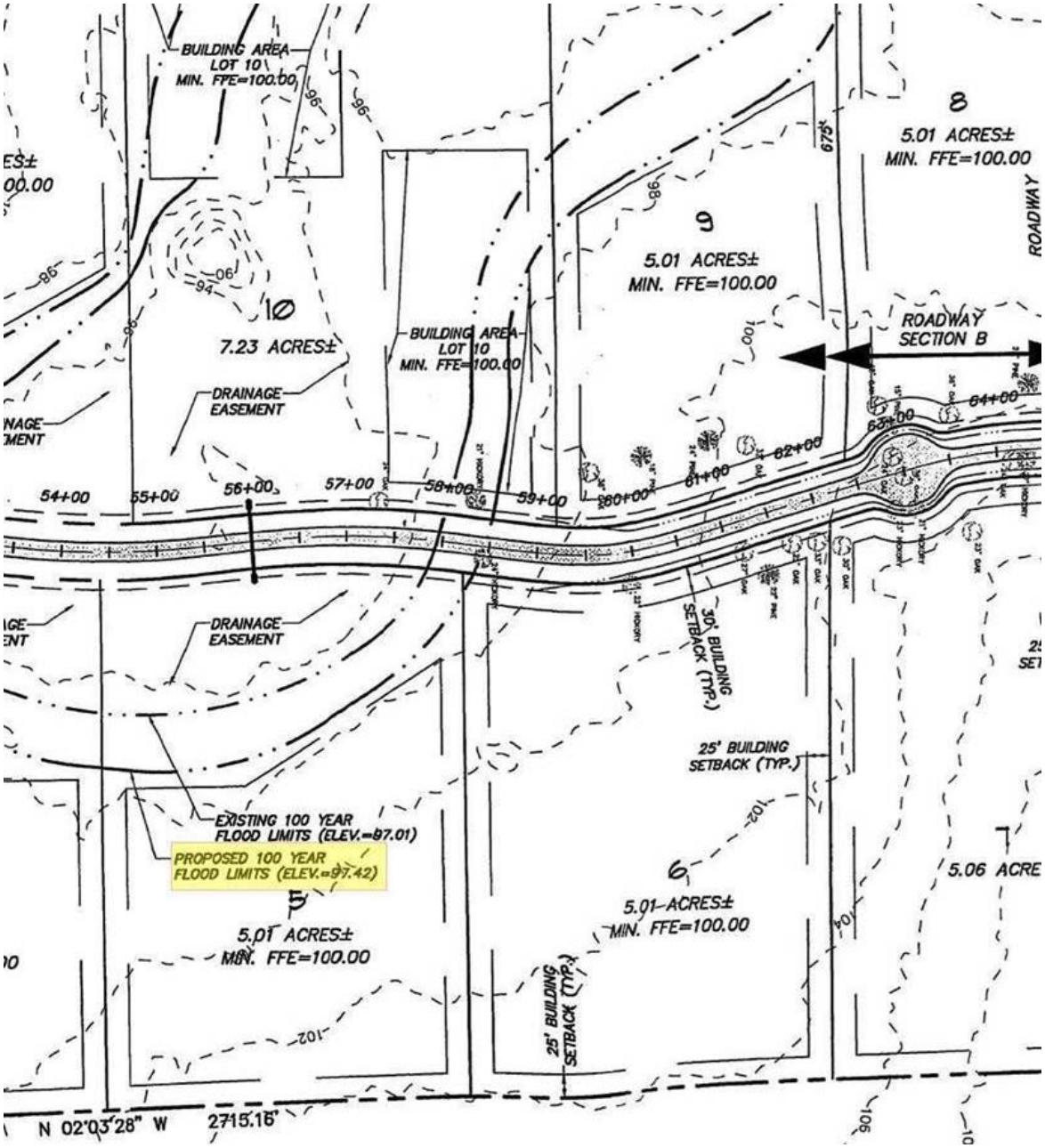
Adam Hall
City of Alachua

From: "jmontalto" <jmontalto@windstream.net>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Tuesday, January 5, 2021 11:07:52 AM
Subject: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

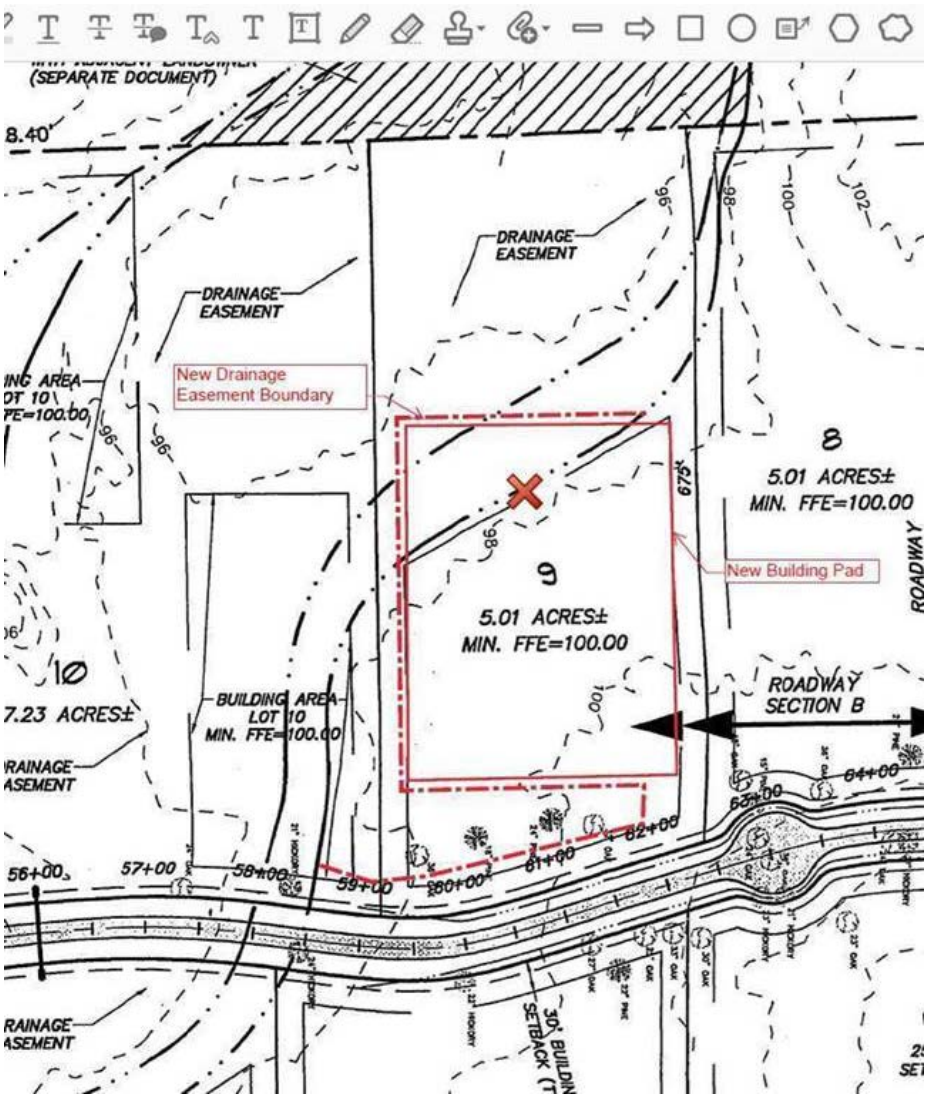
Adam,

On behalf of my Clients, Kelli and Kevin Ross, I am making an inquiry as to what would be involved to modify the Drainage Easement Location of their Lot 9, Red Oak Ranch Estates, located within the corporate limits of the City of Alachua, Alachua County. Kelli and Kevin are planning to build their new home on the lot but the current Drainage Easement configuration will not accommodate their home and save the existing trees they are trying to preserve on the site.

It appears from my review of the plans and calculations that the Drainage Easement boundary elevation for the 100 Year Critical Storm Event, 97.42', is the "basis" for the building pad and easement as shown in the following image:



The image below is a preliminary schematic showing how the Drainage Easement could be revised. I believe the simplest and most direct methodology would be to use a “compensating storage” approach. That is to adjust the easement line to the location shown in the image below, calculate the volume of fill that would be added to the “building pad area” and excavate that volume in an area outside of the existing drainage easement and adjust the easement line through a replating process to include the new building pad configuration. The revised building pad and Drainage Easement on the lot would look similar to what is shown in the following image (the exact configuration would be based on the “volume” of fill area impacted):



If you concur with this approach I will obtain a topographic survey of the lot, calculate the volume of fill in the area of encroachment beyond the 97.42' elevation boundary and create a plan showing the area for compensating storage at the approximate location shown on the schematic to accommodate the impacted volume.

Please let me know if you concur with this approach and let me know the City of Alachua requirements to permit this modification.

Thank you and Happy New Year,

Joe

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
www.jmjengineering.com
jmontalto@windstream.net

(352) 494-6225

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.

All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.

From: Adam Hall
To: jmontalto
Cc: Kelli Ross; Kevin Ross
Subject: Re: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification
Date: Wednesday, January 6, 2021 8:21:19 AM

Joe:

It will be a Zoom meeting. Invite is below:

City of Alachua Planning Department is inviting you to a scheduled Zoom meeting.

Topic: Red Oak Crossing Lot 9 Drainage Easement
Time: Jan 12, 2021 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/88015103610?pwd=V0ZHVFhraDVzSThqNERmTzBKSExoZz09

Meeting ID: 880 1510 3610
Passcode: 945089
One tap mobile
+17866351003,,88015103610# US (Miami)
+16513728299,,88015103610# US (Minnesota)

Dial by your location
+1 786 635 1003 US (Miami)
+1 651 372 8299 US (Minnesota)
+1 929 205 6099 US (New York)
+1 267 831 0333 US (Philadelphia)
+1 301 715 8592 US (Washington D.C)
+1 312 626 6799 US (Chicago)
+1 470 250 9358 US (Atlanta)
+1 470 381 2552 US (Atlanta)
+1 646 518 9805 US (New York)
+1 720 928 9299 US (Denver)
+1 971 247 1195 US (Portland)
+1 213 338 8477 US (Los Angeles)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 602 753 0140 US (Phoenix)
+1 669 219 2599 US (San Jose)
+1 669 900 6833 US (San Jose)
Meeting ID: 880 1510 3610

From: "jmontalto" <jmontalto@windstream.net>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Cc: "Kelli Ross" <kellierin316@gmail.com>, "Kevin Ross" <kross@apradvantage.com>
Sent: Tuesday, January 5, 2021 5:02:32 PM
Subject: RE: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

Adam,

Yes, Tuesday, January 12, 2021 will work for me

Will this be a Zoom Meeting or at the City Offices? Please let me know.

Thank you,

Joe

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
www.jmjengineering.com
jmontalto@windstream.net

(352) 494-6225

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Tuesday, January 5, 2021 4:44 PM
To: jmontalto <jmontalto@windstream.net>
Cc: Marshall, Leroy <Leroy.Marshall@srwmd.org>; Kelli Ross <kellierin316@gmail.com>; Kevin Ross <kross@apradvantage.com>
Subject: Re: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

Joe: Will next Tuesday, January 12 at 10 AM work?

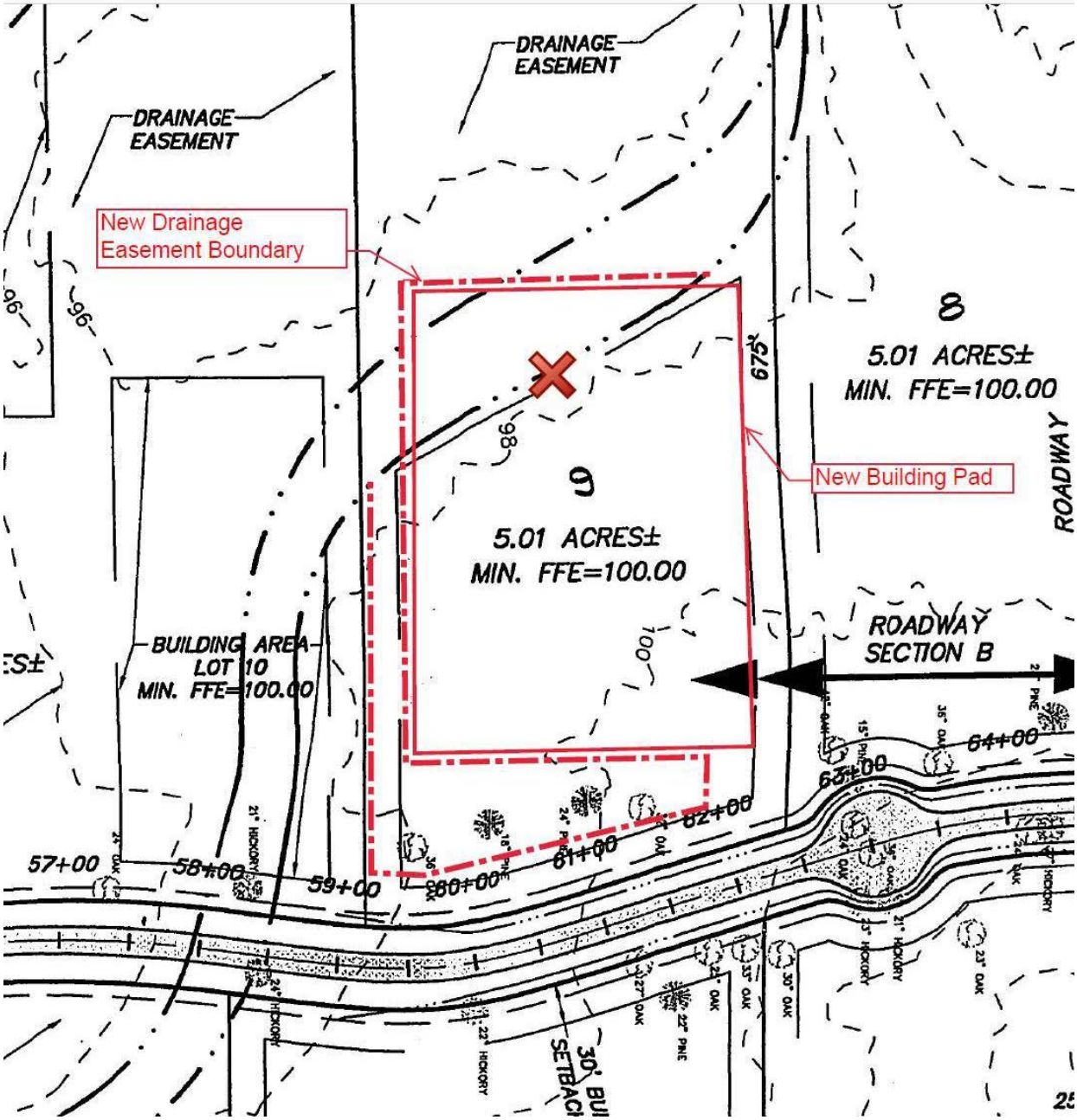
Thank you,

Adam Hall
City of Alachua

From: "jmontalto" <jmontalto@windstream.net>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Cc: "Marshall, Leroy" <Leroy.Marshall@srwmd.org>, "Kelli Ross" <kellierin316@gmail.com>, "Kevin Ross" <kross@apradvantage.com>
Sent: Tuesday, January 5, 2021 4:34:01 PM
Subject: RE: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

Adam,

Thank you for your initial review and acceptance of the “concept” mythology. I have also been coordinating and corresponding with Leroy Marshall P.E., SRWMD Chief Engineer, and he is OK with the “concept” as modified in the following image. The modifications show that the revised Drainage Easement is to be entirely contained within Lot 9.



A topographic survey of Lot 9 will be prepared so I can prepare the Compensating Storage Plan.

Yes, please schedule a Pre-Application Meeting.

Thank you for your rapid response.

Joe

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
www.jmjengineering.com
jmontalto@windstream.net

(352) 494-6225

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Tuesday, January 5, 2021 3:06 PM
To: jmontalto <jmontalto@windstream.net>
Subject: Re: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

Joe:

I think that in concept your proposal would work, but the City would need to review from engineering perspective to ensure that the change wouldn't negatively impact the other properties that are a part of the shared drainage easement. I am not immediately aware of the data that they might be looking for (topo survey for entire drainage area may be needed, for example). That said, the method by which to modify this easement would likely be a minor subdivision (single lot replat), which requires a pre-application meeting, one hearing before the Planning and Zoning Board, and one before the City Commission.

If you would like to schedule a pre-application meeting, please let me know.

Thank you!

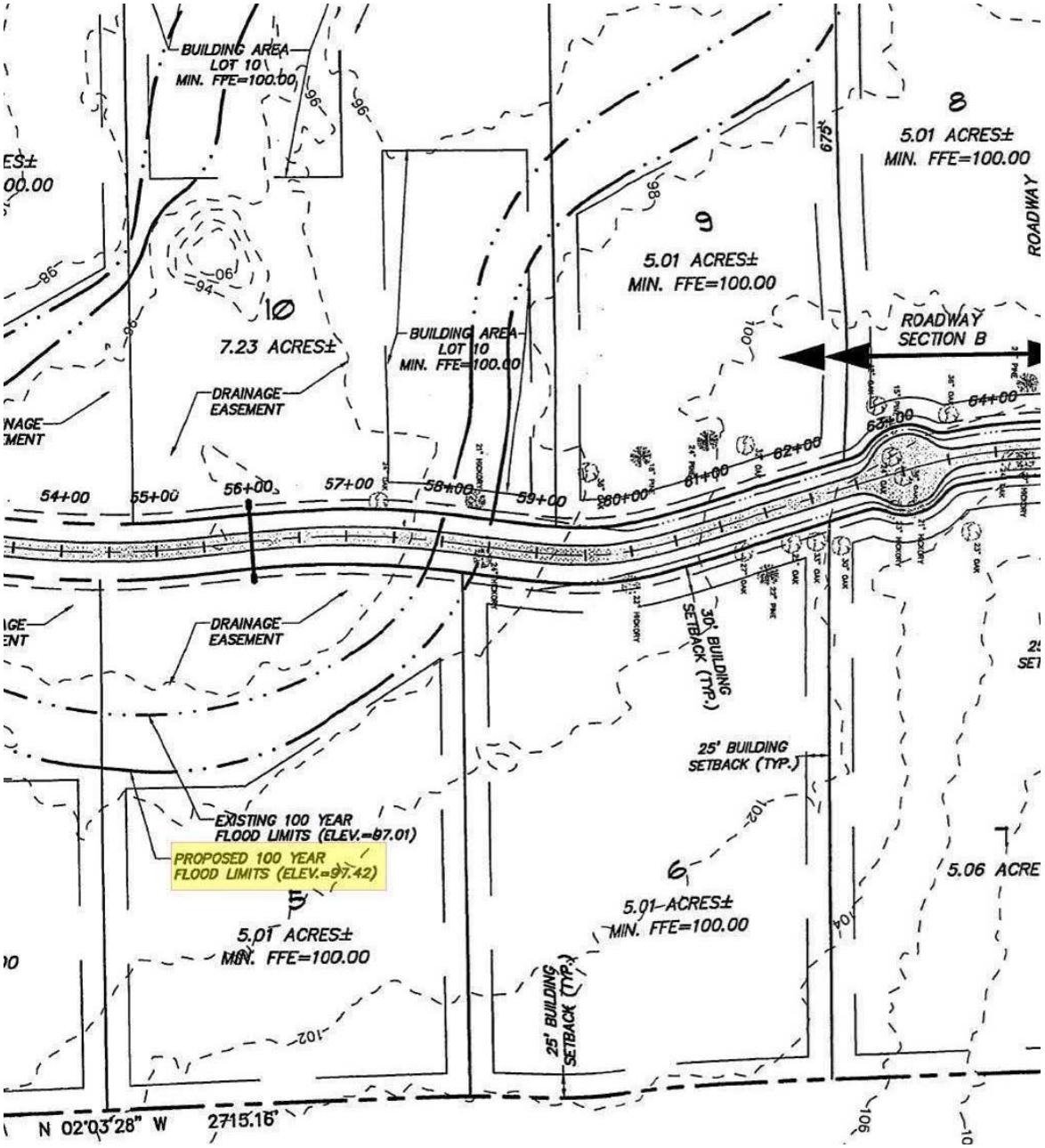
Adam Hall
City of Alachua

From: "jmontalto" <jmontalto@windstream.net>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Tuesday, January 5, 2021 11:07:52 AM
Subject: RED OAK RANCH ESTATES -ERP No. 203323-1 - Lot 9 Drainage Easement Modification

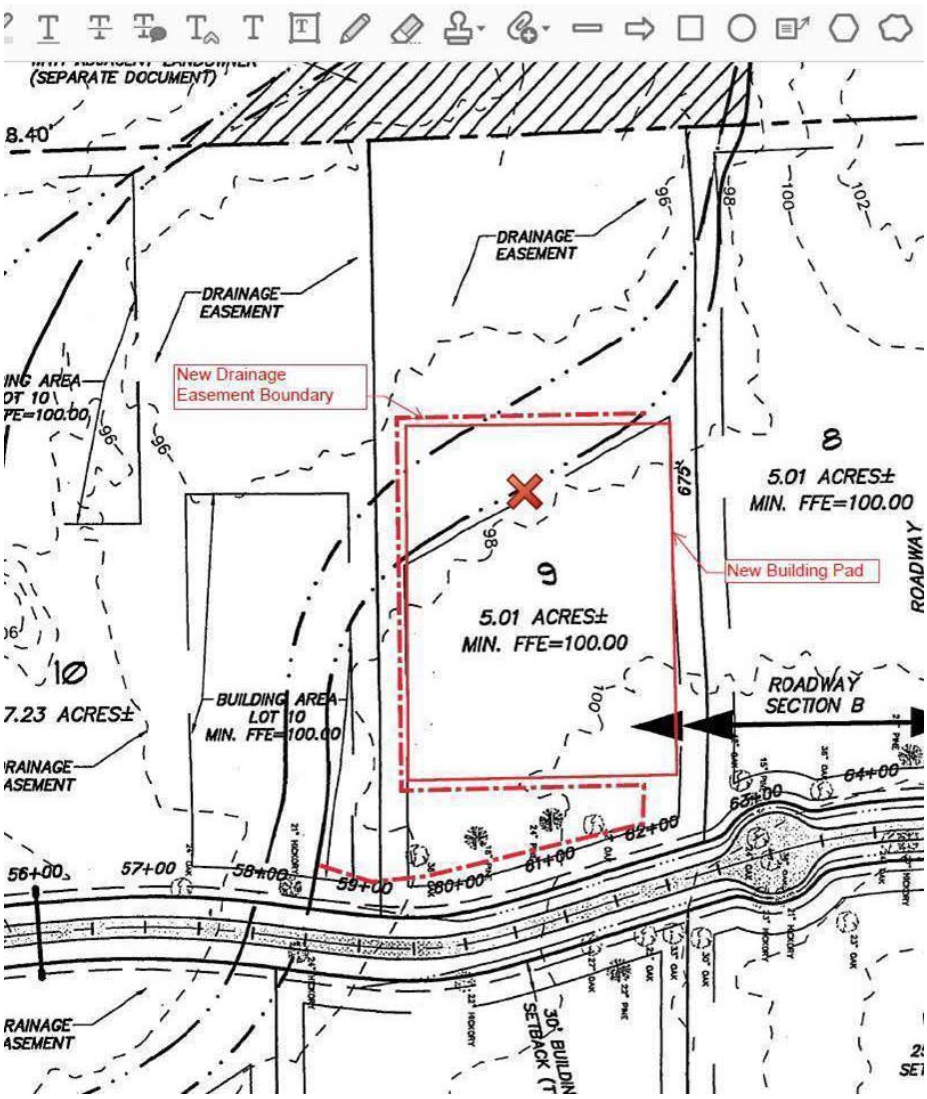
Adam,

On behalf of my Clients, Kelli and Kevin Ross, I am making an inquiry as to what would be involved to modify the Drainage Easement Location of their Lot 9, Red Oak Ranch Estates, located within the corporate limits of the City of Alachua, Alachua County. Kelli and Kevin are planning to build their new home on the lot but the current Drainage Easement configuration will not accommodate their home and save the existing trees they are trying to preserve on the site.

It appears from my review of the plans and calculations that the Drainage Easement boundary elevation for the 100 Year Critical Storm Event, 97.42', is the "basis" for the building pad and easement as shown in the following image:



The image below is a preliminary schematic showing how the Drainage Easement could be revised. I believe the simplest and most direct methodology would be to use a “compensating storage” approach. That is to adjust the easement line to the location shown in the image below, calculate the volume of fill that would be added to the “building pad area” and excavate that volume in an area outside of the existing drainage easement and adjust the easement line through a replating process to include the new building pad configuration. The revised building pad and Drainage Easement on the lot would look similar to what is shown in the following image (the exact configuration would be based on the “volume” of fill area impacted):



If you concur with this approach I will obtain a topographic survey of the lot, calculate the volume of fill in the area of encroachment beyond the 97.42' elevation boundary and create a plan showing the area for compensating storage at the approximate location shown on the schematic to accommodate the impacted volume.

Please let me know if you concur with this approach and let me know the City of Alachua requirements to permit this modification.

Thank you and Happy New Year,

Joe

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
www.jmjengineering.com
jmontalto@windstream.net
(352) 494-6225

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Should there still be any question on the origin of this email, contact the IT Department immediately.

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Should there still be any question on the origin of this email, contact the IT Department immediately.

From: Adam Hall
To: jmontalto
Subject: Single Lot Replat Fee
Date: Tuesday, January 12, 2021 10:47:32 AM

Joe:

The single lot replat fee is $800 (plus outside review costs) and I did not receive the revised email you referenced in your voicemail.

Thanks,

--

Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303
JMJ CONSULTING ENGINEERING

STATEMENT OF PROPOSED USE/COMPREHENSIVE PLAN CONSISTENCY
RED OAK RANCH ESTATES
LOT 9, ALACHUA COUNTY TAX PARCEL NO. 04013-009-000
DRAINAGE EASEMENT MODIFICATION
MINOR SUBDIVISION

Statement of Proposed Use

The proposed project application is to modify a 100 Year Floodplain Boundary on a platted lot, Lot 9, in the Red Oak Ranch Subdivision. Lot 9 is zoned Agricultural and is designated as Agricultural on the Future Land Use Map. The proposed modifications to the Final Plat meet the standards outlined in Section 2.4.10 (F) Minor Subdivision

Comprehensive Plan Consistency

The proposed subdivision plat is consistent with the applicable policies outlined in the Comprehensive Plan and are listed below:

Future Land Use Element

Objective 1.1: Agriculture

The City shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: Residential uses: Except as otherwise provided for in the Comprehensive Plan for conservation subdivisions, residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family detached dwelling units;
2. Manufactured, modular, and mobile homes, not to include mobile home parks;
3. Accessory dwelling units; and,
4. Group Living, as provided by special exception

Response: The Single Family Use is allowable in Agricultural Zoning Districts. The proposed modifications to the Minor Subdivision Plat are allowable in underlying Agricultural future land use district.

Natural Features Element

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 impacts on the natural terrain.

Response: The subject property contains no environmentally sensitive areas or significant topographic features.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes…mobile homes and manufactured homes, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Response: The proposed minor subdivision promotes a variety of single family home sites which is consistent with the underlying future land use designation.

Conservation and Open Space

Objective 1.1: Conservation Designations

The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated

conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Response: The proposed modifications will have no impact the function of the floodplain. The minor subdivision 5-acre tracts preserve much of the natural environment surrounding the homesites as open space.

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303
JMJ CONSULTING ENGINEERING

CONCURRENCY IMPACT ANALYSIS
RED OAK RANCH ESTATES
LOT 9, ALACHUA COUNTY TAX PARCEL NO. 04013-009-000
DRAINAGE EASEMENT MODIFICATION
MINOR SUBDIVISION

Project Description

The proposed project is to modify a 100 Year Floodplain Boundary on a platted lot, Lot 9, in the Red Oak Ranch Subdivision. The following analysis shows that the proposed project qualifies for an exemption from concurrency as described in the City of Alachua Land Development Regulations (LDR) in Section 2.4.14 (C) "development with a de minimis or no impact to public facilities:

Potable Water

Modification of the 100 Year Floodplain Boundary will have no impact on the Potable Water Demands of the Single-Family Residence that is proposed for the site. Concurrency for Potable Water Demands were addressed with the original Red Oak Ranch Subdivision approval process prior to the recording of this platted subdivision on November 21, 2005.

Sanitary Sewer

Modification of the 100 Year Floodplain Boundary will have no impact on the Sanitary Sewer Demands of the Single-Family Residence that is proposed for the site. Concurrency for Sanitary Sewer Demands were addressed with the original Red Oak Ranch Subdivision approval process prior to the recording of this platted subdivision on November 21, 2005.

Transportation

Modification of the 100 Year Floodplain Boundary will have no impact on the Transportation Demands of the Single-Family Residence that is proposed for the site. Concurrency for Transportation Demands were addressed with the original Red Oak Ranch Subdivision approval process prior to the recording of this platted subdivision on November 21, 2005.

Solid Waste

Modification of the 100 Year Floodplain Boundary will have no impact on the Solid Waste Demands of the Single-Family Residence that is proposed for the

site. Concurrency for Solid Waste Demands were addressed with the original Red Oak Ranch Subdivision approval process prior to the recording of this platted subdivision on November 21, 2005.

Recreation

Modification of the 100 Year Floodplain Boundary will have no impact on the Recreation Demands of the Single-Family Residence that is proposed for the site. Concurrency for Recreation Demands were addressed with the original Red Oak Ranch Subdivision approval process prior to the recording of this platted subdivision on November 21, 2005.

Stormwater

Modification of the 100 Year Floodplain Boundary will have no impact on the Stormwater Demands of the Single-Family Residence that is proposed for the site. Impacts to the 100 Floodplain Boundary are being mitigated using Compensating Storage thereby negating any impacts. Concurrency for Stormwater Demands were addressed with the original Red Oak Ranch Subdivision approval process prior to the recording of this platted subdivision on November 21, 2005.

Public Schools

Modification of the 100 Year Floodplain Boundary will have no impact on the Public School Demands of the Single-Family Residence that is proposed for the site. Concurrency for Public School Demands were addressed with the original Red Oak Ranch Subdivision approval process prior to the recording of this platted subdivision on November 21, 2005.

LEGAL DESCRIPTION

ALACHUA COUNTY TAX PARCEL NO.: 04013-009-000

LAND DESCRIPTION: (OFFICAL RECORDS BOOK 4815, PAGE 1303)

LOT 9, RED OAK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 84, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Successfully checked out.

Thank you for your payment.

An email confirmation will be sent to kross@apradvantage.com.

Receipt Number
20-0007232

Payment Date
11/09/2020 08:46AM

Order Summary

PROPERTY TAX

2020 Annual bill
Account 04013 009 000
ZEPPELIN INC
1261 NW 76TH BLVD
GAINESVILLE, FL 32606

$106.55

Processing Fee	+	$2.66
Payment	–	$109.21
Balance		$0.00

Transaction Details

Using Credit Or Debit Card
Account ending in 7090

Paid By
Kevin Ross
kross@apradvantage.com

CAINWOOD ACRES
PB 1 PG 38
3951-3
6
5
4
1
2
3
3951-3-5
3951-3-9
3951-3-7
3981-3-LOT
NW 157 St
Caldwell MFG Co
NW 110th Ave
NW 110th Ave
NW 161st St
4013-8
8
4013-7
7
4013-9
9
4013-6
6
4013-10
10
4013-5
5
RED OAK ESTATES
PB 26 PG 84
NW 153 Terrace
4006-6
4013-11
11
4013-4
4
4013-12
12
4013-3
3
0
150
300ft

Stephen R. Wing
67 Coast Road, RDI
Waikouaiti 9471

Rob and Naomis Edmunds II
4847 NW 58th Street
Gainesville, Florida 32653

Michael B. & Barbara J. Rozboril
10939 NW 153rd Terrace
Alachua, Florida 32615

Field of Gold Farms, LLC
10939 NW 153rd Terrace
Alachua, Florida 32615

George T. & Margo B. Cook
10723 NW 153rd Terrace
Alachua, Florida 32615

John W. & Sharon K. Himenz
10742 NW 153rd Terrace
Alachua, Florida 32615

Chestnut Hill Investments, Inc.
15105 NW 94th Avenue
Alachua, Florida 32615

Browskowski *Browskowski-Loveday
PO Box 1173
Alachua Florida 32616-1173

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
PO Box 115050
GAINESVILLE, FL 32611

Craig Parentea, FDEP
4801 Camp Ranch Road
GAINESVILLE, FL 32641

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

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lisa Jenkins
P.O. Box 1071
Alachua, FL 32616

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

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): Joe Montalto, Jr., P.E. Title: Project Engineer

   Company (if applicable): JMJ Consulting Engineering, LLC

   Mailing address: 309 SE 7th Street

   City: Gainesville State: Florida ZIP: 32601

   Telephone: 352-494-6225 FAX: _____ e-mail: jmontalto@windstream.net

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

   Name of Owner (title holder): Kevin and Kelli Ross

   Mailing Address: 8831 SW 2ndf Lane

   City: Gainesville State: Florida ZIP: 32608

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

B. PROJECT

1. Project Name: Drainage Easement Alteration Project for Lot 9 Red Oak Estates
2. Address of Subject Property: 10858 NW 153rd Terrace, ALACHUA, FL 32615
3. Parcel ID Number(s): 04013-009-000
4. Section 34 Township 08 Range 18 Grant _____ Acreage: 5.01 +/-
5. Existing Use of Property: Vacant
6. Future Land Use Map Designation: Agriculture
7. Zoning Designation: Agriculture (A)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 1

   ☐ 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 (Grades K-2) and Alachua (Grades 3-5)

    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	1	units	x	0.14	Elementary School Multiplier*	1	Student Stations**
Middle School	1	units	x	0.06	Middle School Multiplier*	1	Student Stations**
High School	1	units	x	0.08	High School Multiplier*	1	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

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

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

EXEMPT DEVELOPMENTS (check all that apply):

- ■ Existing legal lots eligible for a building permit.
- ■ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- □ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- □ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- □ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Signature of Applicant

Joe Montalto, Jr., P.E.
Typed or printed name and title of applicant

Signature of Co-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 _____

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:_____

Salter • Feiber

ATTORNEYS AT LAW

July 1, 2021

Alachua County
10 SW 2nd Ave., #3
Gainesville, FL 32601

Re:	Attorney Title Opinion Letter
Legal Description:	Lot 9, Red Oak Estates, according to the map or plat thereof as recorded in Plat Book 26, Page 84, Public Records of Alachua County, Florida.

Ladies and Gentlemen:

Pursuant to the requirements for the City of Alachua, 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 property described above (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 Kevin Ross and Kelli Ross. My examination of the title further reflects the lands to be free of liens and encumbrances except as follows:

1. Taxes for the year 2021 and all subsequent years.

Sincerely yours,

Denise Lowry Hutson

:ab

Ownership and Encumbrance Property Information Report

Volusia
4641 South Clyde Morris Boulevard, Suite 205
Port Orange, FL 32129
(800)637-0767
(866)303-4708

Fund File Number: 1106102

Agent's File Reference: 21-0757.3 AB

Effective Dates: ***From*** August 25, 2020 at 11:00 PM

To June 22, 2021 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Alachua County, Florida.

Lot 9, Red Oak Estates, according to the map or plat thereof as recorded in Plat Book 26, Page 84, Public Records of Alachua County, Florida.

Apparent Title Vested in:

Kevin Ross and Kelli Ross by Warranty Deed recorded in O.R. Book 4815, Page 1303, Public Records of Alachua County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: June 29, 2021

Prepared by: Molly Anskate

Phone Number: (800) 637-0767 x5225

Email Address: MAnskate@TheFund.com

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC

Fund File Number: 1106102

ENCUMBRANCES

1. Nothing Found

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Old Repu⚌ National Title Insurance ▮▮mpany

OWNER'S POLICY

Schedule A

Policy No.:	Date of Policy:	Agent's File Reference:
OF6-8811915	September 25, 2020 @ 11:28 AM	20-0958.3 AB

Amount of Insurance: $170,000.00 Premium: $925.00

Address Reference: 10858 NW 153rd Terrace, Alachua, FL 32615

1. Name of Insured: Kevin Ross and Kelli Ross

2. The estate or interest in the Land that is insured by this policy is: Fee Simple as shown by instrument recorded as Document No. 3285465 in Official Records Book 4815, Page 1303, of the Public Records of Alachua County, Florida.

3. Title is vested in: Kevin Ross and Kelli Ross

4. The Land referred to in this policy is described as follows:

   Lot 9, Red Oak Estates, according to the map or plat thereof as recorded in Plat Book 26, Page 84, Public Records of Alachua County, Florida.

Old Republic National Title Insurance Company

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

Agent No.: 588

Issuing Agent:

Salter Feiber, P.A.
3940 N.W. 16th Boulevard
Bldg B
Gainesville, FL 32605

Agent's Signature
Denise Lowry Hutson
Attorney at Law

Old Repu ⊃ National Title Insurance Ⅱmpany

OWNER'S POLICY
Schedule B

Policy No.:
OF6-8811915

Agent's File Reference:
20-0958.3 AB

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements or claims of easements not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. All matters contained on the Plat of Red Oak Estates, as recorded in Plat Book 26, Page 84, Quit Claim Deed to Red Oak Estates Homeowners' Association, Inc. recorded in O.R. Book 3359, Page 511, O.R. Book 3364, Page 884, Public Records of Alachua County, Florida.
8. Covenants, conditions and restrictions recorded in O.R. Book 3303, Page 1395, Restated and Amended in O.R. Book 3599, Page 1221 and O.R. Book 4756, Page 1423, Public Records of Alachua County, Florida, which contain provisions creating easements and/or assessments.
9. Ordinance recorded in O.R. Book 2915, Page 1057, Public Records of Alachua County, Florida.
10. Drainage Easement recorded in O.R. Book 3226, Page 524, Public Records of Alachua County, Florida.
11. Road Easements recorded in O.R. Book 3293, Page 1 and O.R. Book 3293, Page 612, Public Records of Alachua County, Florida.
12. Right of way easement in favor of Clay Electric Cooperative, Inc. recorded in O.R. Book 3296, Page 719, Public Records of Alachua County, Florida.
13. Right-of-Way Easement in favor of Clay Electric Cooperative, Inc. as recorded in O.R. Book 4724, Page 527, Public Records of Alachua County, Florida.
14. Resolutions recorded in O.R. Book 3908, Page 328, O.R. Book 4055, Page 1974 and O.R. Book 4122, Page 1970, Public Records of Alachua County, Florida.
15. Subject property abuts a drainage right-of-way and by reason thereof, exception is taken to the following: a) Rights of owners of land abutting upon the waters of canal and retention area. b) Title to beds or bottoms of lakes, rivers, or other bodies of water located on or within the property described herein. c) Riparian and littoral rights are neither guaranteed nor insured and title to any filled and accreted lands is not insured.
16. Note: Schedule B, Items 2 and 5 are hereby deleted.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3285465 2 PG(S)
9/25/2020 11:28 AM
BOOK 4815 PAGE 1303
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 971049
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,190.00
Intang. Tax: $0.00

Consideration: $170,000.00

Prepared by and return to:
Denise Lowry Hutson
Attorney at Law
Salter Feiber, P.A.
3940 N.W. 16th Boulevard Bldg B
Gainesville, FL 32605
352-376-8201
File Number: **20-0958.3 AB**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on **September 24, 2020** between **Zeppelin, Inc., a Florida corporation** whose post office address is **1261 NW 76th Blvd., Gainesville, FL 32606**, grantor, and **Kevin Ross and Kelli Ross, husband and wife** whose post office address is **8831 SW 92nd Lane, Gainesville, FL 32608**, 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:

Lot 9, Red Oak Estates, according to the map or plat thereof as recorded in Plat Book 26, Page 84, Public Records of Alachua County, Florida.

Parcel Identification Number: 04013-009-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

E-RECORDED SALTER FEIBER, PA
County: Alachua ID: 3285465
Book 4815 Page 1303
Date: 9.25.2020 Time: 11:28 am

Consideration: $170,000.00

Prepared by and return to:
Denise Lowry Hutson
Attorney at Law
Salter Feiber, P.A.
3940 N.W. 16th Boulevard Bldg B
Gainesville, FL 32605
352-376-8201
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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: Denise Lowry Hutson

Witness Name: Angela Lee Bowen

Zeppelin, Inc., a Florida corporation

By: _____
Mark A. Scheel, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of X physical presence or __ online notarization, this 24th day of September, 2020 by Mark A. Scheel, President of Zeppelin, Inc., a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

DENISE LOWRY HUTSON
Commission # GG 250418
Expires December 12, 2022
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Denise Lowry Hutson

My Commission Expires: _____

DoubleTime®

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

May 10, 2021

Kevin and Kelli Ross
8831 SW 2nd Lane
Gainesville, FL,32608

Subject: Environmental Resource Permit (ERP) No Permit Required, ERP-001-239824-1, Fill in a Floodplain Project for Lot 9 Red Oak Estates

Dear Kevin and Kelli Ross,

The above mentioned proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted by Joe Montalto, P.E., JMJ Consulting Engineering LLC on April 21, 2021. The development consists of the construction of a single family residence located in a floodplain. The activity is covered under the master permit ERP-001-203323-1 (Legacy # ERP05-0371). The consultant has demonstrated that the proposed conditions do not exceed the allowable conditions of the master system by providing compensating storage for fill in a floodplain. The project shall be constructed in a manner consistent with the application package submitted by Joe Montalto, P.E. on April 21, 2021 and in accordance with ERP Applicant's Handbook Volume I (AHVI), Section 3.1.2(c), F.A.C.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007*)* (https://www.flrules.org/Gateway/reference.asp?No=Ref-02530), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02531).
In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020(2), F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.

- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.
Sincerely,

Sara Zybell

Sara Zybell, E.I.

Engineer II
Division of Resource Management

Cc: Joe Montalto, P.E., JMJ Consulting Engineering LLC

RESTATED AND AMENDED

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RED OAKS ESTATES

The undersigned being all of the members of the Board of Directors of Red Oak Estates Homeowners' Association, Inc. (the Association), a Florida corporation not for profit, and Red Oak Estates LLC, a Florida limited liability company, the Developer which has not sold more than ninety percent (90%) of the lots in the subdivision and is therefore the sole voting member of the Association do hereby amend and restate the Declaration of Covenants, Conditions and Restrictions of Red Oak Estates in order that they will comply with the Rules and Regulations of the Suwannee River Water Management District which governs the drainage development of the subdivision and to provide changes which will be of benefit to the value of the property and the enforcement and maintenance of these covenants, conditions, and restrictions.

ARTICLE I: DEFINITIONS

Section 1. **AASSOCIATION@** shall mean and refer to **RED OAK ESTATES HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not-for-profit.

Section 2. AProperty@ shall mean and refer to all or portions of the real property and easements described in Exhibit AA@ which shall be known as **RED OAK ESTATES** and shall include any real property comprising the roadways, common area, including the entranceway and road right of ways for paved or unpaved roadways, and drainage easements which are intended to be conveyed to the **ASSOCIATION** referred to above and which are created by recordation by a quit claim deed from the **DEVELOPER** to the **ASSOCIATION**, together with any other real property which is subsequently annexed or added to the subdivision by subsequent amendment to this Declaration.

Section 3. **AOwners@** shall mean and refer to the record title Owners of the fee simple legal title to any designated lot within the platted portion of the subdivision,

Section 4. The use of the name ABoard@ or ATrustee@ shall in either case mean the Board of Directors of **RED OAK ESTATES HOMEOWNERS ASSOCIATION, INC.**

Section 5. **ALot@**, as used herein, shall refer to one or more of Lots 1 through 15 of the subdivision known as **RED OAK ESTATES.**

Section 6. **"Surface Water System"** needs a Surface Water or Storm Water Management System which is designed, constructed, or implemented to control discharges which are necessitated by rain fall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse the water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution otherwise affecting the quantity and the quality discharge of the water.

Section 7. **"Maintenance of the Surface Water or Storm Water Management Systems"** shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance of other surface water or storm water management capabilities as permitted and/or required by the District. Any repair or reconstruction of the Surface Water or Storm Water Management System shall be as permitted or if modified as approved by the Suwannee River Water Management District (District).

ARTICLE II: PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be held, conveyed, transferred and sold subject to the covenants, conditions, restrictions, and easements set forth herein is located in the City of Alachua, Alachua County, Florida, and is described more particularly on Exhibit AA@ attached hereto and incorporated herein by reference.

ARTICLE III: OWNER=S PROPERTY RIGHTS AND OBLIGATIONS

Every owner shall have the right and enjoyment in and to such facilities as are located in the platted subdivision known as **RED OAK ESTATES**, including a perpetual non-exclusive easement for ingress, egress and utilities over the areas so designated in the plat and or conveyed to the **ASSOCIATION** which shall be for the benefit of each Owner and the lawful occupants of any Owner=s Lot, together with their licensees and invitees, which use shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the rights, duties and obligations of the **ASSOCIATION**, pursuant to this Declaration its Articles of Incorporation, By-Laws, and Rules and Regulations to govern and control the use of roadways, drainage easements, entranceways and common areas and any rights or obligations furnished to the **ASSOCIATION** in connection with an ingress, egress, drainage or utilities easement granted to the **ASSOCIATION**, as well as the right of the **ASSOCIATION** to govern the personal conduct of the owners and their guests in the use thereof and to establish penalties for the violation thereof.

(b) the right of the **ASSOCIATION** to suspend the voting rights of an owner and impose a lien upon a Lot located within the subdivision for failure to pay any assessment levied against a Lot or for violation of the Covenants, Conditions and Restrictions of **RED OAK ESTATES** or of the Articles, By-Laws or Rules and Regulations of the **ASSOCIATION**.

(c) the right of the **ASSOCIATION** or any Owner to the use of any ingress, egress, drainage or utility easement, created by recordation of the Plat of the Subdivision or created by any easement deed, subject to the limitation that no usage thereof may result in the impairment or blockage of any component or individual element of the Surface Water Management System, if any, including but not limited to all swales, retention or detention areas, drainage ditches or outfall ditches required by the City of Alachua or the County of Alachua, State of Florida, or the agency known as Suwannee River Water Management District (District).

(d) all provisions of the Declaration and of the Articles of Incorporation of **RED OAK ESTATES HOMEOWNERS ASSOCIATION, INC.** and the By-Laws and rules and regulations of said **ASSOCIATION**.

(e) every Owner by acceptance of title to any Lot in the subdivision does hereby grant, convey and transfer to the **ASSOCIATION** in perpetuity, a blanket easement for purposes of access for maintenance and repair purposes to any drainage easement or common ingress and egress easement which may be located on any Lot in the subdivision or to maintain or repair the Lot or improvements thereon when Owner in violation of these restrictions fails to do so.

(f) The Association and ultimately the owners of any real property located within the Association will be responsible for the maintenance, operation , and repair of the Surface Water or Storm Water Management System as required by the permit issued by the District and other applicable District rules.

ARTICLE IV: RED OAK ESTATES HOMEOWNERS ASSOCIATION, INC.

Section 1. **DEVELOPER** will cause to be incorporated pursuant to Florida Statutes a corporation not for profit known as **RED OAK ESTATES HOMEOWNERS ASSOCIATION, INC.**, in accordance with the Articles of Incorporation which are attached hereto and incorporated herein as Exhibit AB@.

Section 2. The **ASSOCIATION** shall have the right from time to time to adopt By-Laws and Rules and Regulations in accordance with its Articles of Incorporation and when so adopted shall be deemed incorporated herein by reference and form a part of this Declaration as if originally contained herein. The initial By-Laws to be adopted by the **ASSOCIATION** are attached hereto and incorporated herein by reference as Exhibit AC@.

Section 3. The **ASSOCIATION** by acceptance of ownership of any area in the

subdivision, whether created by execution of a Plat or by execution of a deed of conveyance from the **DEVELOPER** acknowledges and agrees that it shall be responsible in perpetuity for all required maintenance and repair of the areas and, in addition, responsible for maintenance and repair required for all ingress and egress easements and drainage easements in favor of the **ASSOCIATION**.

ARTICLE V: ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

Section 1. Every record title owner of a Lot shall be subject to the Assessments described hereafter and shall by ownership of said Lot become a member of the **ASSOCIATION** known as **RED OAK ESTATES HOMEOWNERS ASSOCIATION, INC.** Membership shall be appurtenant to and may not be separated from ownership. Because of the substantial investment of capital made by the **DEVELOPER** to acquire and construct the common areas and other improvements of the subdivision, the **DEVELOPER** retains control of the **ASSOCIATION** until completion of the sale of 90% of the Lots owned by the **DEVELOPER** or a party whom **DEVELOPER** conveys or assigns its rights hereunder or until expiration of two years from the date hereof, whichever shall first occur. The **DEVELOPER** specifically warrants that in the event of any shortfall of funds to defer the expenses itemized in Article VI, it shall be the obligation of the **DEVELOPER** to render timely payment of any shortfall until **DEVELOPER** is no
longer in control of **ASSOCIATION**.

Section 2. Voting rights in the **ASSOCIATION** after **DEVELOPER** gives up control shall be determined by one vote per Lot. If a Lot is owned by more than one individual, they shall designate a representative to cast the vote represented by each Lot, and their election shall be furnished in writing to the Secretary of the **ASSOCIATION** at or prior to any meeting at which a vote of the membership of the **ASSOCIATION** is to be taken and such designation shall remain as stated until amended or modified in writing by the Owners or subsequent Owners of said Lot.

Section 3. Votes shall be cast at any **ASSOCIATION** meeting in person or by proxy. Proxy votes must be cast by use of the written form designated from time to time by the officers of the **ASSOCIATION** with proxy votes are to be registered with the Secretary of the **ASSOCIATION** at or prior to any regular or special meeting of the **ASSOCIATION**.

ARTICLE VI: COVENANTS FOR ASSESSMENTS

Section 1. Creation of Lien Rights and Personal Obligation for Assessments. The **DEVELOPER**, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the **ASSOCIATION**: (1) annual maintenance and repair assessments; (2) mandatory special assessments which are defined as funds assessed to all Owners for a limited or a special purpose such as to recover expenses relating to surface water management expenses, specific improvements to the common area or expenses necessitated by regulations of the appropriate water management district; and (3) special assessments for a limited or special purpose

other than the purposes stated above. Annual maintenance and repair assessments, together with any mandatory or special assessments, if any, shall be due with interest thereon at the highest rate allowed by law if not paid within thirty (30) days from any due date, together with court costs and reasonable attorney=s fees, if any, which shall be a charge on the land and shall be a continuing lien upon any Lot against which such assessment is made. Each such assessment, together with interest, costs and reasonable attorney=s fees, shall also be the personal obligation of the persons who are the Owner of such property at the time when the assessment fell due. In the event of subsequent passage of title of said property without payment of an outstanding obligation for delinquent assessments, such liability shall also pass to the successors in title and shall be a joint and several liability for the previous Owner and successors in title. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of a Lot or non-use of the entranceway and ingress, egress and utilities easement.

Section 2. Association and Annual Maintenance and Repair Assessments. The annual maintenance and repair assessments will be determined by the Directors of the **ASSOCIATION** and each Lot Owner shall be liable for his share of said expenses. The total assessments may include a reasonable allowance for contingencies and reserves in addition to the actual expenses for maintenance and repairs. The initial annual assessment during the first fiscal year of existence of the **ASSOCIATION** shall be $ 800.00 and shall be established in subsequent years by a majority vote of the Board of Directors. Unless modified by vote of the Board of Directors, the annual assessments shall be payable in lump sum on or before July 1st of each fiscal year.

Section 3. Mandatory and Non-Mandatory Special Assessments. Mandatory special assessments are intended to recover the costs related to surface water management expenses or expenses imposed by the Suwannee River Water Management District or by the regulations thereof and shall require no approval or authorization from the Owners or the Board of Directors. A non-mandatory special assessments shall be for the purposes of defraying, in whole or in part, the costs of any construction, repair or replacement of roadway being maintained by the **ASSOCIATION**, and/or the cost of acquisition or replacement of any capital improvements acquired by the **ASSOCIATION**; and for reconstruction or repair or replacement of any improvements located in any common area or entranceway which is being maintained by the **ASSOCIATION**. Non-Mandatory Special Assessments will require approval of the Board of Directors.

Section 4. Procedures for Assessments. The Board of Directors in accordance with the Articles of Incorporation and By-Laws of the ASSOCIATION, shall fix the date of commencement of any annual or special assessment and shall furnish written notice thereof at least thirty (30) days in advance of such due date and shall, at that time, prepare a ledger for each of the Lots within the subdivision illustrating the assessments applicable thereto, which ledger shall be open to inspection by any Owner during regular business hours. Unless amended as provided in Article X, all annual or special assessments shall call for an equal payment by each Lot regardless of the acreage contained therein.

Section 5. Effect of Nonpayment of Assessments: Remedies of ASSOCIATION. Any assessment not paid within thirty (30) days after the due date shall require payment of a late fee equal to $20.00 for each thirty (30) day period which accrues beyond the due date. Assessments not

paid within thirty (30) days from the due date shall be determined to be delinquent and said indebtedness together with late charges and costs of collection, including attorney=s fees incurred by the **ASSOCIATION**, shall immediately become a continuing lien on the Property which shall bind said Property in the hands of the then-Owner, his heirs, devisees, personal representatives, successors and assigns. The **ASSOCIATION**, at its option, may bring an action to foreclose the lien against the Property in a like manner as a foreclosure of the mortgage on real property. The delinquent Owner shall be liable for the costs of preparing and filing a lien, a satisfaction of lien, a complaint in a civil action for foreclosure and such other reasonable attorney=s fees as are required, together with such other costs as are reasonably incurred by the **ASSOCIATION** in collecting the assessment.

Section 6. Subordination of the Lien. Any lien for assessment as provided for herein shall be subordinate to a lien for any bona fide mortgage or mortgages now or hereafter placed upon the Lot subject to assessment; except that such subordination shall apply only to assessments which have become due and payable prior to a sale or transfer of the Lot pursuant to a decree of foreclosure. No sale or transfer shall relieve any real property from the liability for an outstanding assessment nor from the lien of any assessment levied after such sale or transfer, except a Adeed in lieu of foreclosure.@

Section 7. Each owner of a lot by acceptance of a deed for such lot, whether or not it is expressed in the deed agrees to pay assessments as provided in these covenants and restrictions. The Association shall levy a special assessment for the purpose of defraying in whole or in part the costs of the maintenance, operation and repair of the Surface Water or Storm Water Management System and any and all other costs incurred to comply with the terms and provisions of the permit issued by the District. Such special assessments shall be levied by the Board of Directors of the Association, with or without approval of the membership of the Association. Special assessments shall be due and payable within thirty (30) days of the assessment being levied. Any such special assessment not paid within thirty (30) days of its due date shall be delinquent and shall bare interest from due date at the highest rate allowed by law until paid in full and the Association shall have the right to file a lien in the Public Records of Alachua County, Florida to secure payment of all amounts due. The total amount due shall be a continuing lien on the real property described in the lien until paid in full and the Association may bring a civil action to foreclose the lien. The lien of any such special assessment is subordinate to the lien of any first mortgage. A sale or transfer of any lot or real property encumbered by such a lien shall not affect the validity or enforcement of the lien.

ARTICLE VII: ARCHITECTURAL CONTROL

For the purpose of ensuring the development of the lands and the subdivision as a residential area of high standards, no building improvement, entrance, driveway or other improvement including fences shall be allowed to be erected, placed or altered until a construction plan and specifications shall have been approved in writing by an architectural committee, as to the quality of workmanship and materials to be used, harmony of the exterior design with existing structures and as to the location with respect to other Lots. To furnish assistance for applicants, the architectural committee shall from time to time adopt committee guidelines which shall be made available upon request to

any applicant. Said guidelines provide a minimum requirement as to the issues discussed therein. The architectural committee shall initially have three (3) members, who shall be Carl Sherman, Robert Wallace and Deborah Gaw, and said members shall continue to be designated by **DEVELOPER**, until such time as the **DEVELOPER** no longer retains title to any Lots in the subdivision, or voluntarily relinquishes control, which ever shall occur first. To defray administrative expenses, each set of plans and specifications and site plan for initial improvements or for modifications of existing structures which require a cost in excess of Five Hundred and 00/100 Dollars ($500.00), shall be accompanied by a processing fee of One Hundred Dollars ($100.00), which shall be non-refundable. The Architectural Control Committee shall have forty-five (45) days after receiving appropriate plans and specifications to approve or disapprove same, and a failure to render a finding within that time period shall result in an exemption for said plans and specifications to receive approval and this covenant shall be deemed to have been fully complied with. Modified site plans or amendments per request from the Committee shall not necessitate an additional administrative charge. The Architectural Control Committee shall meet monthly rather than on demand. In the event a residence or other improvement has been erected or its construction substantially advanced in violation of the terms of this covenant, the **ASSOCIATION** shall have the right of redress in a Court of competent jurisdiction, including the right of injunction and/or damages incurred by the **ASSOCIATION** to correct the violation, and the Lot Owner shall be responsible for all Court costs and attorney=s fees incurred in such action. In the event a violation occurs which in the opinion of the Committee is of a minor or insubstantial nature, it may release the Lot or portions thereof from the application of the covenants and restrictions set forth herein, but such a finding must be agreed to in writing unanimously by not only the members of the Architectural Control Committee but by a majority of the Board of Directors of the **ASSOCIATION**. The Committee replacements shall be selected by a majority vote of the Board of Directors.

ARTICLE VIII: GENERAL BUILDING RESTRICTIONS

Section 1. Permitted Structures. No building or structure of any kind is permitted within the subdivision other than a single family dwelling, which may be accompanied by not more than a separate guest house or mother-in-law suite and not more than one other outbuilding such as a barn or similar facility, all of which buildings are to be coordinated aesthetically with the main residence and must be approved by the Architectural Control Committee discussed in Article VII. Swimming pools and other recreational facilities for the exclusive use of the occupants and their guests may be constructed in conjunction with the dwelling, and must also be approved in advance by the Architectural Control Committee. No mobile home shall be permitted on any Lot nor used for residential purposes, either temporarily or permanently. Both temporary and permanent occupancy shall be allowed only in a permanent building designed for residential occupancy.

Section 2. Square Footage. The single family residence to be constructed on any Lot in the subdivision shall contain not less than 3000 square feet of living area exclusive of porches or garages which are not climate controlled, except for Lots 13 and 14, which will be 2700 square feet. The square footage contained in any guest-house or outbuilding discussed above in Section 1 may not be included for purposes of complying with this square footage requirement. All dwellings shall

have at least two inside baths. All dwellings shall have at least a two-car garage attached to the dwelling. Garages may not be used for residential purposes. The garage door shall be at least 20 feet in width or two (2) 10 foot single doors. These garage doors may not be removed at any time without prior written approval of the Architectural Control Committee.

Section 3. Construction Time. Any construction commenced on any Lot shall be completed within no more than twelve (12) months from the date of first delivery of any construction materials to the site or construction activity on the site.

Section 4. Setbacks. No building shall be located on any Lot in violation of the setback and easement lines indicated on the recorded plat of the subdivision.

Section 5. All construction of any permanent improvements located within a subdivision shall be in compliance with Federal, state and local government laws, regulations or requirements.

Section 6. Front Entries. Front entries are key elements of a home design. Special emphasis should be made when selecting entry doors, side-lights, and transoms.

Section 7. Roofs. The Architectural Control Committee shall consider all roof elements including, dormers, skylights and solar devices. Skylights must not face the street and solar devices should be placed in a manner as to not have direct street exposure. The use of heavy duty and substantial materials are encouraged. The minimum roof pitch must be 7/12.

Section 8. Exterior Walls. Use of material and finishes that compliment the home design and are harmonious with the neighborhood is required. All exterior wood must be painted. All exterior walls must be brick, wood, stucco, stone or hardi-plank. No homes entirely faced with hardi-plank will be approved. The front of each home will have no more than 25% stucco material unless the review process determines a significant increase in architectural detail has been exhibited with any design for more than 25% stucco material. No plywood will be approved as an exterior finish material. The use of standard size brick will be encouraged. All stone and brick will return a minimum of 24" or to an acceptable point on sides of homes. Glass block is allowed on side elevation of homes.

Section 9. Windows and Doors. Finish and trim should coordinate with the overall architectural scheme. All garage doors will be painted an approved color, and will enter from the side or rear. Storm doors are prohibited.

Section 10. Accessory Buildings. Design should follow the same standards and criteria as used in the main design building. No more than two accessory buildings shall be allowed.

Section 11. Lighting. Floodlights shall be shielded so they do not shine directly unto a neighboring home. All yard and landscape lighting must be approved by the Architectural Control Committee.

Section 12. Chimneys. Masonry chimneys are encouraged. All chimney designs will be approved by the Architectural Control Committee. All chimneys must be constructed with a cap or wind shroud and must be painted.

Section 13. Service Areas. Trash storage areas, meters, transformers, pool equipment, and air conditioning equipment must be concealed from public view via a courtyard, screen constructed of similar home wall material, or a substantially mature landscape design.

Section 14. List of Architectural Control Committee requirements for plan submission.

(a) Site plan showing location of all significant trees and building improvements.

(b) Landscape plan, including driveway and sidewalks. The plant list should include size and number of plants and show significant existing trees and tree groups.

(c) Detailed floor plan indicating gross heated area shown in square feet.

(d) Building elevation shown in 1/4" scale.

(e) Building sections and wall sections.

(f) Exterior materials including manufacturer=s name and product identification. Samples of window colors, paint, brick, stone, stucco, accrocrete, etc., will be required. Exterior colors must be approved prior to painting or installation. The Architectural Control Committee reserves the right to establish a color range.

(g) Any violation of the Architectural Control Committee specifications will result in a monetary penalty to the builder in an amount of not less than $250.00 to cover inspection and administration costs of the Architectural Control Committee and other governing bodies.

(h) All homes will use architectural shingles. Other roofing materials are subject to approval.

ARTICLE IX: LAND USE AND RESTRICTIONS

Section 1. Exclusion for Business Purposes. No trade, business, service, professional

care, instructional or manufacturing business shall at any time be conducted on any of the Lots which would be in violation of appropriate zoning ordinances for residential use in the City of Alachua, nor shall any building be erected thereon to be used for such purpose.

Section 2. Nuisances. No activity shall be conducted on any Lot which may be or become an annoyance or nuisance to the remaining occupants of the subdivision.

Section 3. Signs. No advertising signs shall be displayed, with the exception of AFor Sale@ signs not exceeding six square feet; provided, however, that the **DEVELOPER** or assigns shall have the right to erect and maintain signs advertising the subdivision properties of such size as it deems necessary.

Section 4. Maintenance. All Lots in the subdivision shall be kept in good and reasonable state of repair and appearance, as comparable to other subdivisions in the surrounding area and no waste or damage to the remises shall be allowed to continue un-removed or un-repaired.

Section 5. Animals. No animals or pets of any kind shall be kept upon said property or any portion thereof except ordinary household pets and horses, which shall not be a nuisance or annoyance to the other lot owners of the subdivision. Horses shall be limited to a maximum of two (2) horses per Lot. For example no pigs, chickens, goats, cattle or wild animals shall be kept on the property.

Section 6. Antenna, Satellites and General Appearance. No outside television or radio antenna shall be placed or maintained on any of the Lots of the subdivision. Care should be taken that nothing shall be placed in the subdivision that will detract from the overall appearance. Satellite dishes no larger that 18" in diameter are permitted after review of location thereof is approved by the Architectural Control Committee.

Section 7. Vehicles. Motorized vehicles being utilized by Lot owners or their guests on the roadways within the subdivision may be operated only in a manner so as not to create a nuisance to other occupants of the subdivision. No repairs to vehicles may be performed except in an enclosed garage or workshop.

Section 8. Further Subdivision. No Lot shall be further subdivided. Two Lots may be joined under one owner and developed as one lot. No part lots may be used or developed except in conjunction with and as addition to a full lot. No part lot may be used alone.

Section 9. Driveways and Driveway Entrances. Driveways located within the boundary of any Lot shall be constructed of concrete or asphalt only. All entrance drives must have decorative columns and culvert covers designed in accord with the architectural design of the homeplace and said driveway entrances shall be specifically approved in advance by the Architectural Control Committee.

Section 10. Commercial Vehicles. No commercial vehicles, other than those present on business may be parked outside in the subdivision. This provision does not prohibit pickup trucks

and other similar vehicles, provided that same are not larger than one (1) ton.

Section 11. Parking. No vehicle shall be parked on any part of the property except on paved streets and paved driveways. No boat, trailer, camper or any other vehicle commonly known as a recreational vehicle may be parked or stored on any lot, except in the garage or behind a fence or landscaped area in order to minimize view from subdivision roadways. No vehicle can be parked regularly or permanently on the roads within the subdivision.

Section 12. Lot Maintenance. During construction, the debris will be placed in a dumpster that is placed in an inconspicuous place on the lot. The accumulation of construction junk, trash, waste, equipment, etc. outside of the dumpster will not be allowed. Before and after construction, all Lot owners shall keep their Lot in a good and reasonable state of repair and appearance and shall not allow the accumulation of brush, high grass, junk, trash, garbage or waste. If a Lot owner refuses or fails to maintain his Lot in accordance with the appearance of similar surrounding Lots, the **ASSOCIATION** shall, after furnishing a 15 day written notice to the Lot owner at the last known address, have the right to take such actions as are reasonably necessary to prevent further nuisance, safety hazard or to otherwise enforce this covenant. The Lot owner or owners shall be personally liable to the **ASSOCIATION** for the amounts actually and reasonably expended and the **ASSOCIATION** shall have the right to a lien in securing payment of the amount in the same fashion as the lien referred to in Article VI, Section 5.

Section 13. Fences. No chain link will be approved. All other fences must be site built, finished side facing out, and otherwise approved. Wood fencing must have a horizontal cap board (except picket fencing). All fences will be one color. Wood fences must be painted within six (6) weeks of the completion of the installation of the fence. All fencing will attach to the sides of the home at least 2/3 the distance from the front corners of the home. Privacy fences are not to be built more than fifty (50) feet from the main structure.

Section 14. Landscaping is an important factor in determining the overall design of **RED OAK ESTATES**. Included in your landscaping plan, all cleared areas must have a consistent and acceptable combination of sod, mature planting, mulching and ground cover, and selected trees. No clear cutting of lots is permitted. All lots will have underground irrigation in the vicinity of the residential dwelling. All cleared areas will be properly graded and prepared for landscape planting. All front yard areas will be landscaped with shrubbery and sod a distance of 50' from the house line. No landscaping or grading may occur without the Board of Directors approval in areas intended for drainage.

Section 15. Mailboxes shall be uniform in size and appearance. Mailboxes which have been specified and previously approved by the Architectural Control Committee must be purchased by each homeowner prior to completion of the initial construction of the home. Mailboxes may not be replaced or modified without approval of the Architectural Control Committee at any time.

Section 16. Tennis courts will be allowed. All site plans will show the location of the desired court and the location of any lighting equipment, these must be approved by the Architectural Control Committee to prevent light intrusion and require a good visual appearance.

Section 17. Pools and Enclosures: All pools and enclosures must be included on the site plan. Any other pool and enclosure installations must be drawn at 1/8" scale and submitted for prior approval by the Architectural Control Committee.

Section 18. Basketball Goals and Playgrounds: All locations must be approved by the Architectural Control Committee.

Section 19. Recreation: There is shown on the plat of **RED OAK ESTATES** an easement for recreation activities. This easement will go around the entire perimeter of the development and may not be obstructed or interfered with in any way by a Lot Owner. The Lot Owner may fence his property up to but not including the recreation easement. A Lot Owner may put a gate in his fence to give the Lot Owner direct access onto the recreation easement but it may not be used for access for any purpose other than recreation activities or a walking trail. NO MECHANICAL VEHICLES shall at any time be on the property covered by the recreation easement except those vehicles permitted by the **ASSOCIATION** for maintenance of the recreation easement area. Not limiting the above restriction but as a way of explanation this means that no automobiles, motorcycles, trucks, all terrain vehicles, tractors, shall be allowed on or use the recreation easement.

ARTICLE X: GENERAL RESTRICTIONS

Section 1. Enforcement. The **ASSOCIATION** or any present or subsequent Owner of any of the Lots covered by these Declarations shall have the right to prevent the violation of any of these restrictions by injunction or other lawful proceedings and shall have the right to recover damages resulting from said violation together with the costs incurred in enforcing said restrictions, including reasonable attorney=s fees and expenses in the enforcement hereof prior to and subsequent to judgment and whether in judicial proceedings or otherwise, including but not limited to any litigation in a trial court or in any and all proceedings in any appellate tribunal. The failure to enforce these Declarations in any manner shall in no event be deemed a waiver of the right to enforce said Declarations thereafter as to the same breach or violation occurring prior or subsequent thereto. Enforcement shall be by proceedings at law or in equity, either to restrain a violation or violations, enjoin a removal of a violation, or to recover damages, against any person, persons, or entity violating or attempting to violate any covenant.

The Suwannee River Water Management District shall have the right to enforce, by a proceedings at law or an equity, the provisions contained in these covenants and restrictions which relate to the maintenance, operation, and repair of the Surface Water or Storm Water Management System as well as any and all other provisions contained in these covenants and restrictions that in any way relate to the permit issued by the District. The Districts right to enforce these covenants and restrictions by proceedings at law or an equity shall survive any dissolution of the Association and may be enforced by the District against the Association and/or the owners of the lots. Should the District bring an action of law or an equity to enforce any provision of these covenants and restrictions and should it be determined in any such proceedings that the Association or any owners breached any of the provisions of these covenants and

restrictions or failed to completely and timely comply with any of these covenants and restrictions, the District shall be entitled to an award of attorney's fees and costs incurred by the District in such proceedings which shall include attorney's fees and costs in any administrative and appellate proceedings. The District shall have the right to file a lien in the Public Records of Alachua County, Florida for any such attorney's fees and costs awarded to the District by any court or administrative body.

Section 2. Effective Date. These Declarations shall become effective upon recordation in the Public Records of Alachua County, Florida.

Section 3. Amendments. This Declaration may be reasonably amended by the **DEVELOPER** without joinder or consent of the members of the **ASSOCIATION** until such time as the **DEVELOPER** has sold all property owned by it in the subdivision or until two years from date hereof or until the **DEVELOPER** elects voluntarily to terminate its rights to amend, whichever shall first occur. Thereafter, this Declaration may be amended only by a vote of not less than two-thirds (2/3) of the Lot Owners of the **ASSOCIATION** at any special or regular meeting of the **ASSOCIATION**. Any amendment must be accomplished by a written instrument duly executed by the **ASSOCIATION** and recorded in the Official Records of Alachua County, Florida. If the **DEVELOPER** shall elect to voluntarily give up its right to amendment prior to sale of all property owned by it, written notice thereof will be recorded in the Public Records of Alachua County, Florida.

Any amendment to these Declaration of Covenants and Restrictions which alters any provision relating to the Surface Water or Storm Water Management System beyond maintenance in its original condition, including the Water Management portions of the common areas, must have the prior written approval of the Suwannee River Water Management District.

Section 4. Duration. This Declaration shall continue in force from the date of this instrument until January 1, 2025 A.D., after which time, these Declarations shall be automatically extended for successive periods of twenty (20) years, unless earlier terminated, amended or modified by a vote of not less than two-thirds (2/3) of the Lot Owners at any special or regular meeting of the **ASSOCIATION**. Any such amendment or modification of these covenants, conditions and restrictions shall be put in recordable form and be recorded in the Public Records of Alachua County, Florida.

Section 5. Severability. Invalidation of any one of these Declarations by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Section 6. Notices. Any notices required to be sent to any Owner under any provisions of this Declaration shall be deemed to have been properly sent when it is mailed by United States Mail to the last address of the person who appears as the Owner of the Lot in question as set forth on the tax rolls of the Property Appraiser of Alachua County, Florida, as of the time of such mailing.

ARTICLE XI: EXPANSION

The **DEVELOPER** or anyone who **DEVELOPER** assigns **DEVELOPERS** rights to may expand the development to include the eighty acres located directly contiguous and to the North of the property under certain conditions. Those conditions are that the eighty acres which would be added to and become a part of the development can only be added to and become a part of the development if the eighty acres in its entirety is developed into Lots each of which are at least equal in size to the smallest Lot in the original development and the eighty acres to be added would not be developed into more than fifteen (15) Lots. If **DEVELOPER** and/or its assigns elects to do this it shall be done in such a way that each Lot in the new developed portion of the development will be subject to the declarations herein and each Lot Owner shall be a member of the **ASSOCIATION**, with each Lot subject to the **ASSOCIATIONS** rights as are expressed herein. It is understood that should the **DEVELOPER** and/or its assigns elect to expand the subdivision according to requirements herein that an amendment to these declarations shall be recorded bringing the new lands under these restrictions. It is also understood that should the **DEVELOPER** elect to bring the new lands under these declarations that the declarations shall be read and interpreted as if the new lands were part of the development from the very beginning and the **DEVELOPERS** rights hereunder shall be extended to take into account the extra Lots and the time of **DEVELOPERS** control may be extended for up to an additional two years from the time of the platting with the appropriate governmental authorities of the extra Lots.

It is agreed by **DEVELOPER** that should **DEVELOPER** decide to develop the extra land (the eighty acres to the North of current development) into smaller Lots that the **DEVELOPER** will not have any right to expand the subdivision to include the smaller Lots and those Lots will not have any right of access to the development and/or its roads, easements or common areas.

ARTICLE XII: MAINTENANCE AND USE OF EASEMENTS

There are drainage and recreation easements shown on the subdivision plat of the property which are to be used for the purposes and in the manner noted on the plat or as set out in this Declaration.

The areas of the drainage easements shown on Lots 4, 5, 10, and 11 may not be filled in any manner of form but must be maintained by the owner of the Lot upon which the drainage easement lies so that there is no obstruction or interference with the subdivision drainage plan approved by the Suwanee River Water Management District.

However, paved or concrete driveways are permitted if not more than twenty (20) feet wide and appropriate culverts are constructed to allow for free flow of any water drainage. The point of connection of said driveway to the main subdivision roadway should be at the highest part of the Lot.

No impervious surfaces except the above described driveway shall be constructed in the drainage easements areas including but not limited to concrete pads and/or tennis courts.

Under no circumstances shall any sink hole located in a drainage easement be filled or changed in any way.

Fences may be constructed within the drainage easements as may landscaping as long as neither interferes with the drainage system set forth in the above noted plan.

All drainage and recreation easement areas located within the boundary of a Lot shall be maintained by the owner of that Lot. Maintenance means mowing and keeping clear of debris. Should an owner fail to maintain a drainage easement then the Association shall give the owner five days notice of the problem and owner shall immediately cure the problem. If owner fails to cure the problem the Association shall then cause the problem to be cured in accordance with the drainage plan referred to above and immediately assess the offending owner and Lot for the full cost and any expenses of enforcement of the assessment the same as if the owner failed to pay any other assessment under these restrictions.

IN WITNESS WHEREOF, the undersigned has executed these Restated and Amended Articles of Incorporation on the ____ day of _____, 2006.

RED OAK ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Red Oak Estates LLC, (the Developer)

_____
By: Robert D. Wallace, Member of the Board of Directors

_____
BY: Carl W. Sherman, Manager

_____
By: Deborah A. Gaw, Member of the Board of Directors

STATE OF FLORIDA

COUNTY OF ALACHUA

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Robert D. Wallace, Deborah A. Gaw, and Carl W. Sherman, Members of the Board of Directors of Red Oak Estates Homeowners Association, Inc., and Carl W. Sherman, Manager for Red Oak Estates LLC (the Developer) known to be and known by me to be the persons who executed the foregoing Restated and Amended Articles of Incorporation, and they acknowledged before me that they executed those Restated and Amended Articles of Incorporation.

IN WITNESS WHEREOF, I have set my hand and seal in the State and County above, this _____ day of _____, 2006.

NOTARY PUBLIC, State of Florida

My commission expires:

DRAINAGE EASEMENT ALTERATION PLANS
FOR
LOT 9 RED OAK ESTATES

DATE: 02/27/2021
REVISED: 04/19/2021
REVISED: 06/02/2021
REVISED: 07/01/2021

OWNER/DESIGN TEAM

PROJECT OWNER
KELLI AND KEVIN ROSS
8831 SW 2ND LANE
GAINESVILLE, FLORIDA 32608

PROJECT ENGINEER
JOE MONTALTO, JR., P.E.
JMJ CONSULTING ENGINEERING, LLC
309 SE 7TH STREET
GAINESVILLE, FLORIDA 32601
(352) 494-6225
jmontalto@windstream.net
www.jmjengineering.com

PROJECT SURVEYOR
DAVID M. DEREN, PSM
DEREN LAND SURVEYING, LLC
4605 NW 6TH STREET
GAINESVILLE, FLORIDA 32609
(352) 331-0010
dave@derenlandsurveying.com
derenlandsurveying.com

PROJECT LOCATION

LOCATION MAP
SECTION 34, TOWNSHIP 08 S, RANGE 18 E
N.T.S.

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

CONTRACTOR TO COMPLY WITH FS CHAPTER 556 (UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT).

48 HOURS BEFORE DIGGING
CALL "SUNSHINESTATE ONE"
TOLL FREE
811
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

PRELIMINARY
NOT-FOR-CONSTRUCTION

DRAINAGE SWALE RELOCATIOIN PLAN INDEX

JOE MONTALTO, JR. CONSULTING ENGINEERING, LLC
D/B/A JMJ CONSULTING ENGINEERING
309 SE 7TH STREET
GAINESVILLE, FL 32601
CERTIFICATE OF AUTHORIZATION: 00009907
JOESEPH MONTALTO, JR., PE NO. 34315

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NO.	SHEET TITLE
C-1	COVER SHEET
C-2	COMPENSATING STORAGE EXISTING FLOODPLAIN IMPACTS
C-3	COMPENSATING STORAGE GRADING PLAN

OTHER DESIGN TEAM MEMBER'S SHEETS INCLUDED IN THIS SET

SHEET NO.	SHEET TITLE
S-1	BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
P-1	PRELIMINARY PLAT

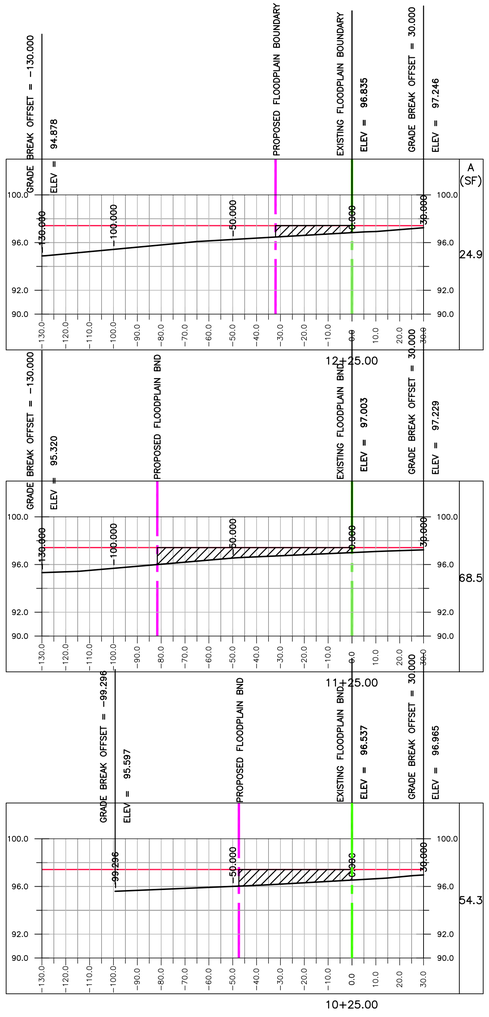
JMJ CONSULTANT ENGINEER, LLC
309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303

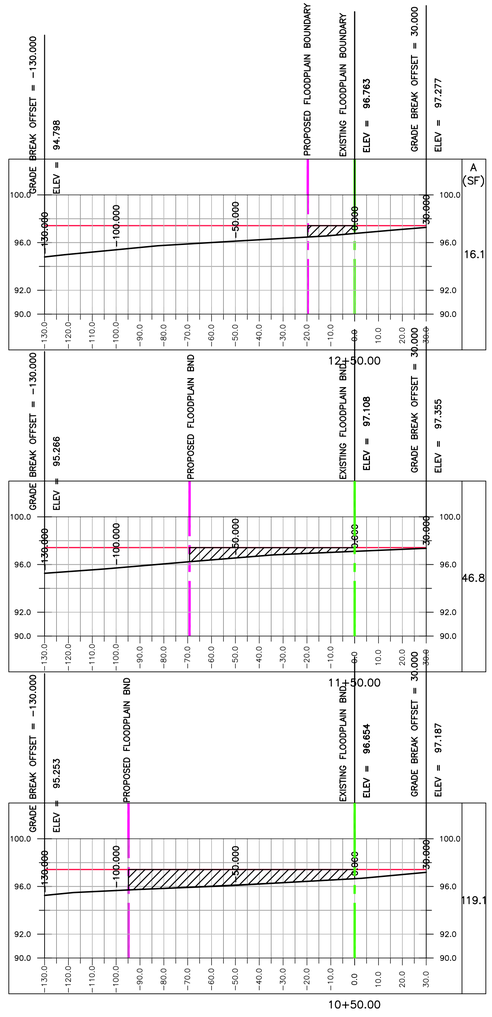
DRAWN BY: JMJ
CHECKED BY: JMJ
FILE: 2020.19

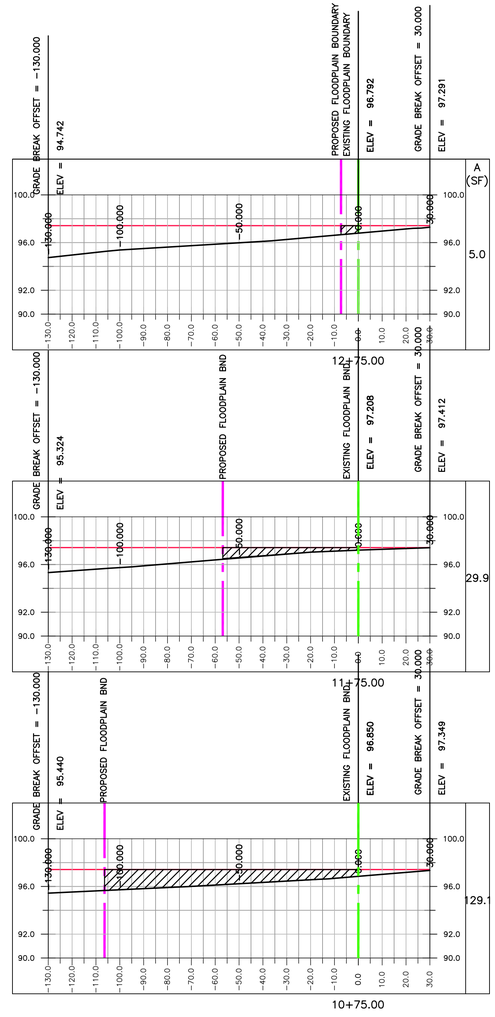
COVER SHEET

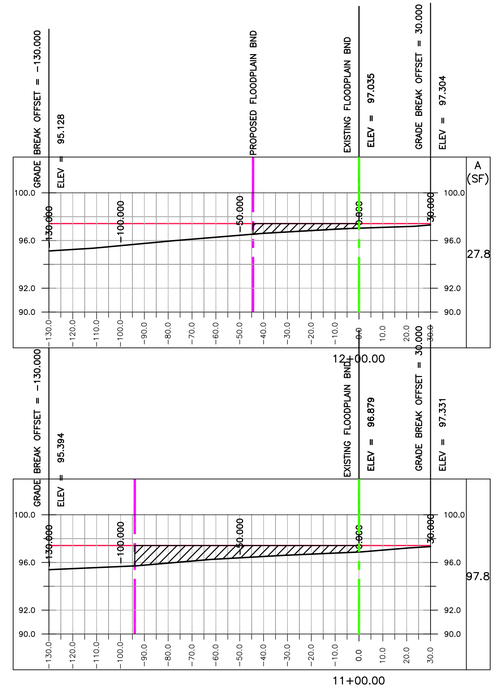
RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 1









SCALE:

VERTICAL 1" = 5'
HORIZONTAL 1" = 10'

LEGEND:

- EXISTING GROUND LINE
- 100 YEAR FLOODPLAIN ELEVATION 97.42 FT.
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED FLOODPLAIN BOUNDARY
- PROPOSED FILL AREA WITHIN FLOODPLAIN

REQUIRED COMPENSATING STORAGE VOLUME
AVERAGE END AREA METHOD

STATION	***AREA (SF)***	***VOLUME (CF)***
10+00	0.0	
		679
10+25	54.3	
		2168
10+50	119.1	
		3103
10+75	129.1	
		2836
11+00	97.8	
		2079
11+25	68.5	
		1441
11+50	46.8	
		959
11+75	29.9	
		722
12+00	27.8	
		659
12+25	24.9	
		513
12+50	16.1	
		264
12+75	5.0	
		3
13+00	0.0	
TOTAL		15426

PRELIMINARY
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PENDING APPROVAL

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UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

JOE MONTALTO, JR. CONSULTING ENGINEERING, LLC
D/B/A JMJ CONSULTING ENGINEERING
309 SE 7TH STREET
GAINESVILLE, FL 32601
CERTIFICATE OF AUTHORIZATION: 9907
JOESEPH MONTALTO, JR., P.E. NO. 34315

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303
JMJ CONSULTANT ENGINEER, LLC

DATE: 02/19/2021
REVISIONS:

DRAWN BY: JMJ
CHECKED BY: JMJ
FILE: 2020.19

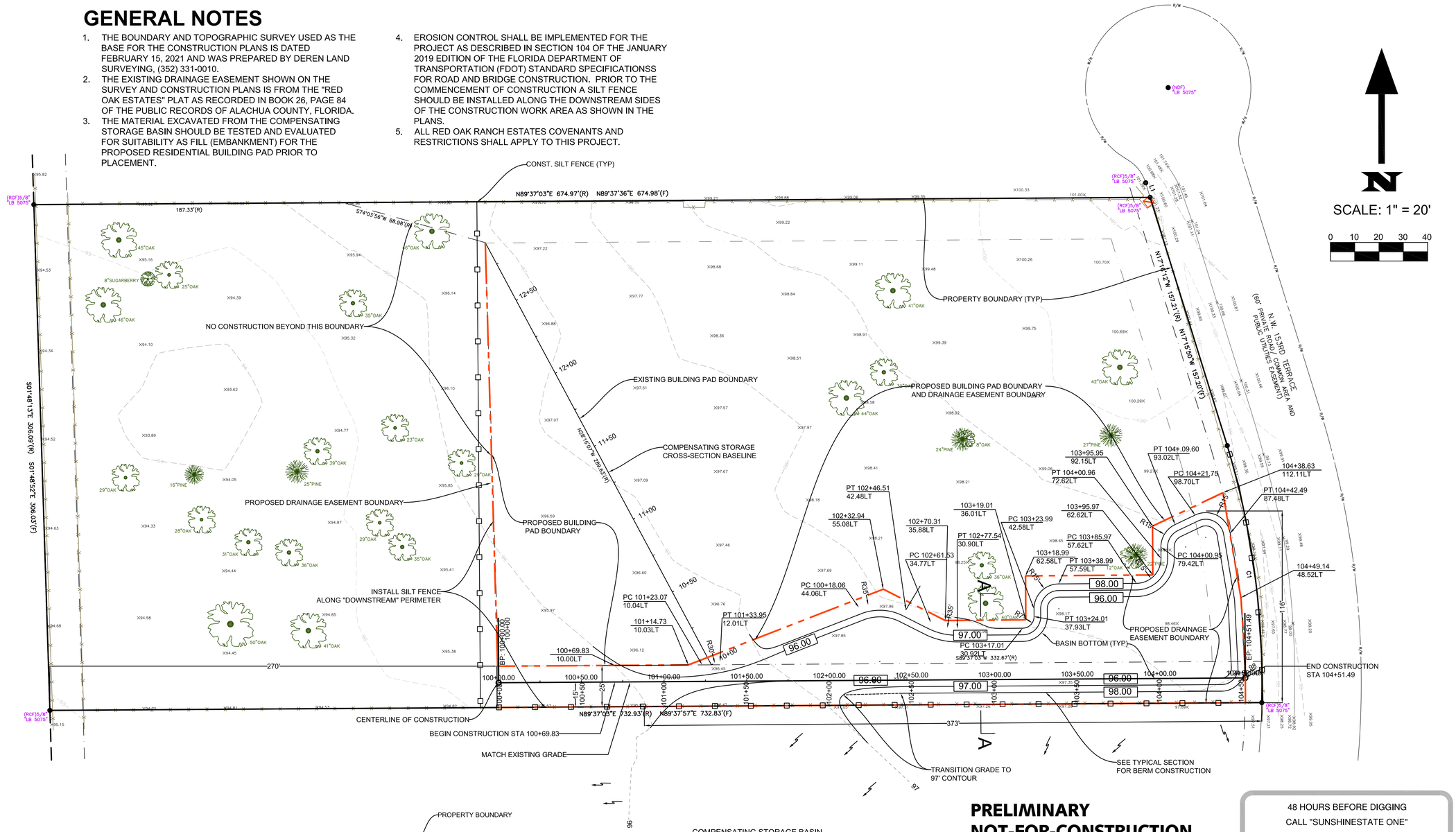
COMPENSATING STORAGE EXISTING FLOODPLAIN IMPACTS

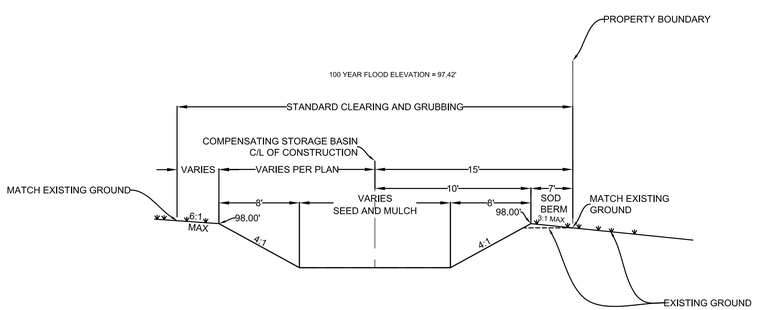
RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 2

GENERAL NOTES

1. THE BOUNDARY AND TOPOGRAPHIC SURVEY USED AS THE BASE FOR THE CONSTRUCTION PLANS IS DATED FEBRUARY 15, 2021 AND WAS PREPARED BY DEREN LAND SURVEYING, (352) 331-0010.
2. THE EXISTING DRAINAGE EASEMENT SHOWN ON THE SURVEY AND CONSTRUCTION PLANS IS FROM THE "RED OAK ESTATES" PLAT AS RECORDED IN BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3. THE MATERIAL EXCAVATED FROM THE COMPENSATING STORAGE BASIN SHOULD BE TESTED AND EVALUATED FOR SUITABILITY AS FILL (EMBANKMENT) FOR THE PROPOSED RESIDENTIAL BUILDING PAD PRIOR TO PLACEMENT.
4. EROSION CONTROL SHALL BE IMPLEMENTED FOR THE PROJECT AS DESCRIBED IN SECTION 104 OF THE JANUARY 2019 EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONSS FOR ROAD AND BRIDGE CONSTRUCTION. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION A SILT FENCE SHOULD BE INSTALLED ALONG THE DOWNSTREAM SIDES OF THE CONSTRUCTION WORK AREA AS SHOWN IN THE PLANS.
5. ALL RED OAK RANCH ESTATES COVENANTS AND RESTRICTIONS SHALL APPLY TO THIS PROJECT.





COMPENSATING STORAGE BASIN TYPICAL SECTION A - A

NTS

NOTE: SOD ALL SLOPES 4:1 OR STEEPER

COMPENSATING STORAGE BASIN VOLUME CALCULATIONS

100 YEAR FLOOD ELEVATION = 97.42 FT

VOLUME REMOVED WITH BASIN EXCAVATION BETWEEN ELEV. 96' AND 97'

AREA @ ELEV. 97' = 13,781 SF
AREA @ ELEV. 96' = 10,952 SF

VOLUME = [(13,781 SF + 10,952 SF)/2] * (1 FT DEPTH) = 12,367 CF

**VOLUME REMOVED WITH BASIN EXCAVATION BETWEEN ELEV. 97' AND 97.42'

AREA @ ELEV. 97.42' = 6,551 SF
AREA @ ELEV. 97' = 5,916 SF

VOLUME = [(6,551 SF + 5,916 SF)/2] * (1 FT DEPTH) = 6,233 CF

**(CONSERVATIVE APPROACH USING ONLY AREA IN BASIN ABOVE 98' CONTOUR)

TOTAL VOLUME PROVIDED: = 18,600 CF @ ELEV. 97.42'

VOLUME REQUIRED: = 15,426 CF

FACTOR OF SAFETY (F.S.) = 18,600/15,426 = 1.2

PRELIMINARY
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JMJ CONSULTANT ENGINEER, LLC
309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303

DATE: 02/19/2021
REVISIONS: 03/26/2021
REVISIONS: 04/19/2021
REVISIONS: 06/02/2021
REVISIONS: 06/24/2021
REVISIONS: 07/01/2021

DRAWN BY:	JMJ	FILE:	2020.19
CHECKED BY:	JMJ		

COMPENSATING STORAGE GRADING PLAN

RED OAK ESTATES LOT 9
DRAINAGE EASEMENT ALTERATION
ALACHUA, FLORIDA

SHEET
C - 3

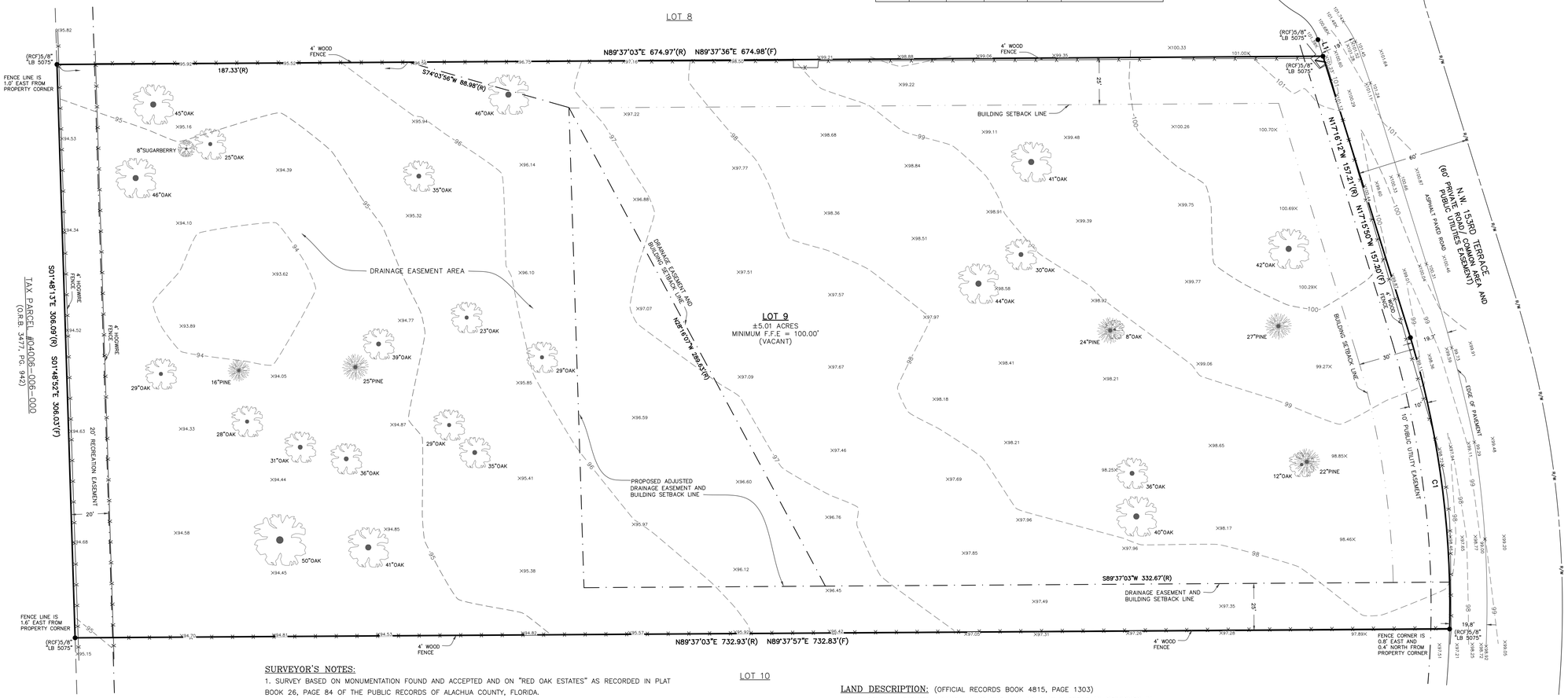
BOUNDARY AND TOPOGRAPHIC SURVEY

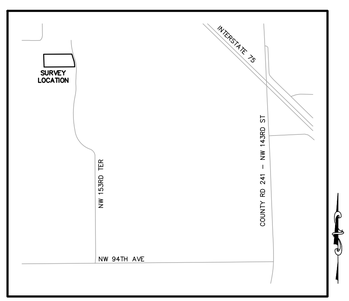
TAX PARCEL #04013-009-000
10858 N.W. 153RD TERRACE
ALACHUA, FL 32615

SECTION 34, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	N17°16'12"W 9.17'(R) N16°50'14"W 9.22'(F)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	157.57'(R) 157.50'(F)	500.00'(R) 500.00'(F)	19°12'34"(R) 18°02'53"(F)	79.53'(R) 79.41'(F)	N07°39'56"W 156.84'(R) N07°39'04"W 156.85'(F)





LOCATION MAP: NOT TO SCALE

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "RED OAK ESTATES" AS RECORDED IN PLAT BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON NAD83, FLORIDA STATE PLANE, NORTH ZONE, AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
3. VERTICAL DATUM IS BASED ON NAVD88 AS ESTABLISHED BY RECORDED PLAT BENCHMARKS.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY, TOPOGRAPHIC, TREES AND IMPROVEMENT INFORMATION.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 4815, PAGE 1303)

LOT 9, RED OAK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 84, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LEGEND:

(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
F.F.E.	FINISHED FLOOR ELEVATION
ELEV.	ELEVATION
●	(RCF) REBAR & CAP FOUND
⊙	(NDF) NAIL & DISK FOUND
⊠	ELECTRIC TRANSFORMER
-x-x-	FENCE LINES

SCALE: 1" = 30'

DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

DATE OF FIELD WORK: 02-01-2021

CERTIFY SURVEY TO:
KEVIN AND KELLI ROSS

SCALE: 1" = 30'	PAGE 1 OF 1
BAR IS ONE INCH ON ORIGINAL DRAWING 0 ——— 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 02-15-2021 DRAWN BY: GUY FIELD BOOK: 415/57-59
COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996	JOB NO. 21033 ACAD FILE: 21033

LICENSED FLORIDA SURVEYOR & MAPPER LICENSE NO. 6946 STATE OF FLORIDA

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

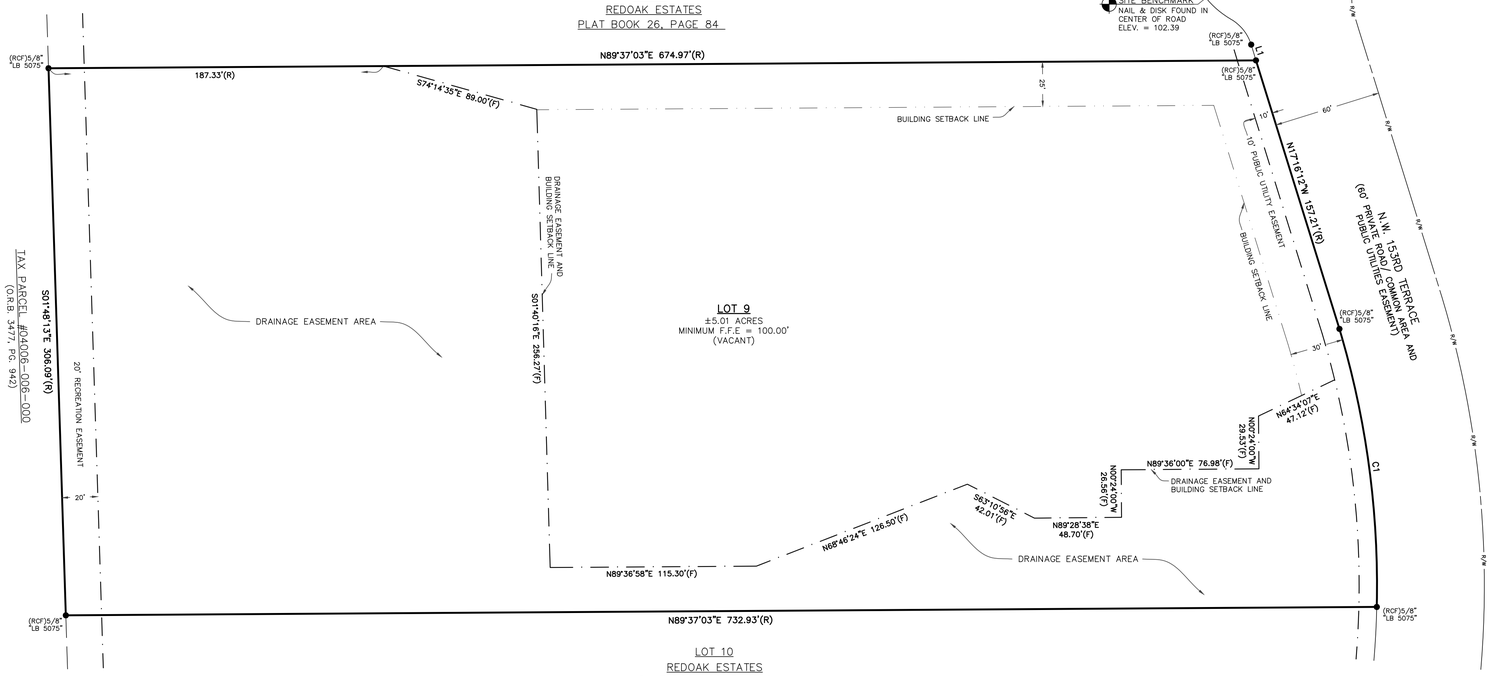
PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

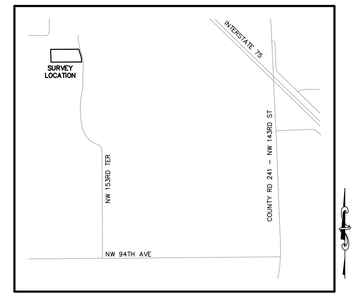
DEREN LAND SURVEYING

PRELIMINARY
RED OAK ESTATES, LOT 9 REPLAT

A REPLAT OF LOT 9 AS SHOWN ON THE PLAT OF RED OAK ESTATES
PLAT BOOK 26, PAGE 84
LOCATED IN SECTION 34, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____





LOCATION MAP: NOT TO SCALE

LAND DESCRIPTION:

LOT 9, RED OAK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 84, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE BASED ON THE PLAT OF "RED OAK ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING DRAINAGE EASEMENT AND BUILDING SETBACK LINES.
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 02-01-2021
7. VERTICAL DATUM IS BASED ON NAVD 1988 AS ESTABLISHED FROM RECORDED PLAT BENCHMARKS.

NOTICE:

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

ALL PLATTED UTILITY EASEMENTS 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. FLORIDA STATUTE 177.091 (28).

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	N17°16'12"W 9.17'(R)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	157.57'(R)	500.00'(R)	19°12'34"(R)	79.53'(R)	N07°39'56"W 156.84'(R)

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- ELEV. ELEVATION
- ● (RCF) REBAR & CAP FOUND
- ⊛ (NDF) NAIL & DISK FOUND

SCALE: 1" = 40'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

OWNERS CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, KEVIN ROSS AND KELLI ROSS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "RED OAK ESTATES, LOT 9 REPLAT", AS AS DESCRIBED HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

_____ _____
WITNESS OWNER
PRINT NAME _____

_____ _____
WITNESS OWNER
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:

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

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

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

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

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

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

EXAMINED ON: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED:

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "RED OAK ESTATES, LOT 9 REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6946

SCALE: 1" = 40'

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

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN
LAND SURVEYING

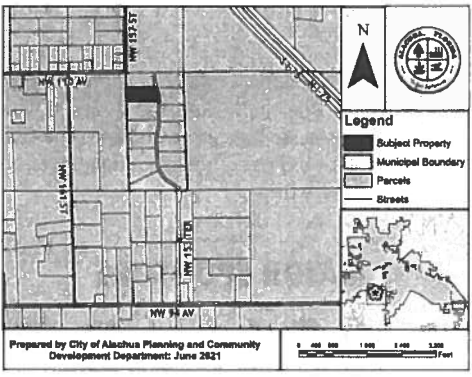
achieve its goal of becoming a community where no

The Humane Society of North Central Florida was created in 2018 when the

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 13, 2021, 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 Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC, applicant and agent, for Kevin and Kelli Ross, property owners, for consideration of a Replat (Final Plat) of Lot 9 of the Red Oak Estates Subdivision as recorded in Plat Book 26 Page 84 consisting of a ±5.01 acre subject property; located at 10858 NW 153rd Terrace, Alachua, FL 32615; consisting of Tax Parcel No. 04013-009-000. Future Land Use Map (FLUM) Designation: Agriculture; Zoning: A ("Agricultural").



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 - July 01, 2021)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 6/28/21

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

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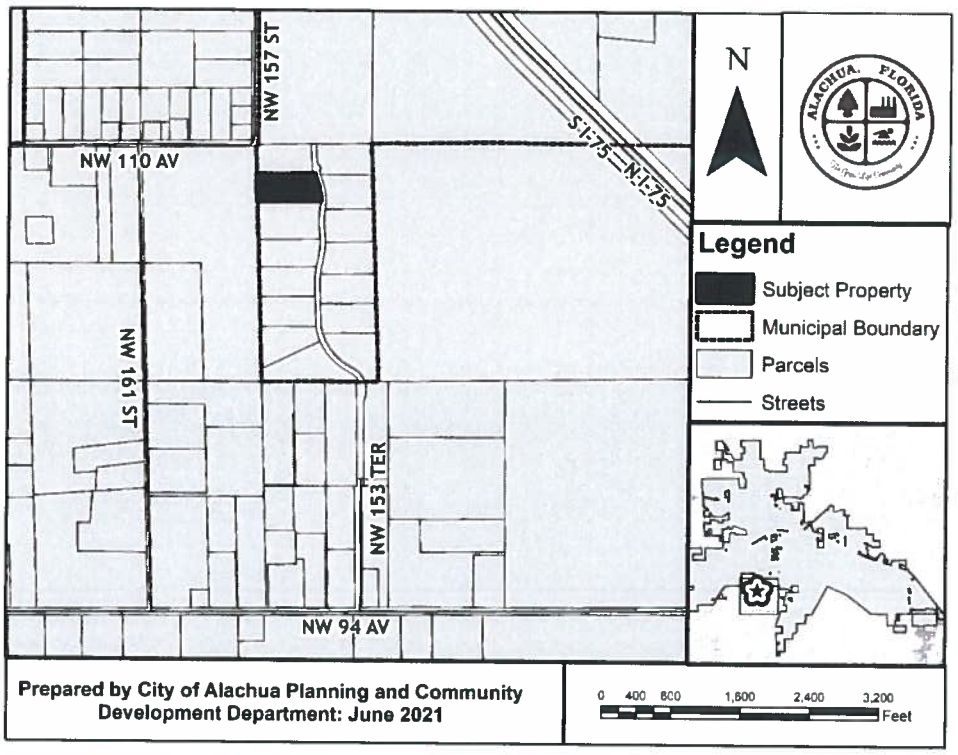

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

Stephen R. Wing
67 Coast Road, RDI
Waikouaiti 9471

Rob and Naomis Edmunds II
4847 NW 58th Street
Gainesville, Florida 32653

Michael B. & Barbara J. Rozboril
10939 NW 153rd Terrace
Alachua, Florida 32615

Field of Gold Farms, LLC
10939 NW 153rd Terrace
Alachua, Florida 32615

George T. & Margo B. Cook
10723 NW 153rd Terrace
Alachua, Florida 32615

John W. & Sharon K. Himenz
10742 NW 153rd Terrace
Alachua, Florida 32615

Chestnut Hill Investments, Inc.
15105 NW 94th Avenue
Alachua, Florida 32615

Browskowski *Browskowski-Loveday
PO Box 1173
Alachua Florida 32616-1173

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
PO Box 115050
GAINESVILLE, FL 32611

Craig Parentea, FDEP
4801 Camp Ranch Road
GAINESVILLE, FL 32641

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

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lisa Jenkins
P.O. Box 1071
Alachua, FL 32616

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I JOE MONTALTO, JR., POSTED THE LAND USE
(Name)

SIGN ON 6-28-2021 FOR THE Final Plat – Red Oak Estates Lot 9 Replat
(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)

One (1)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/13/2021
SUBJECT: Large Scale Comprehensive Plan Amendment (LSCPA) – 13663 NW US Highway 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres. Tax Parcel Number 05970-004-000 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to the City Commission with a recommendation to approve upon making the following 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 Envision Seven Limited Liability Company 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, 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 ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 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 Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

Policy 1.3.b of the FLUE establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. Policy 1.3.b states that this category is the land use category in which large-scale, regional commercial uses may locate. Uses permitted within the Commercial land use category include, but are not limited to: retail sales and services; personal services; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; office/business parks; and eating establishments.

Objective 1.5 of the Future Land Use Element establishes the Industrial land use category, and states that this category allows a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Draft Ordinance
- Application & Supporting Materials
- Public Notice Materials for the 7/13/2021 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 13, 2021
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Envision Seven Limited Liability Company
LOCATION:	13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive
PARCEL ID NUMBER:	05970-004-000
ACREAGE:	±16.10 acres
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 Envision Seven Limited Liability Company 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 Envision Seven Limited Liability Company 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, 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 ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

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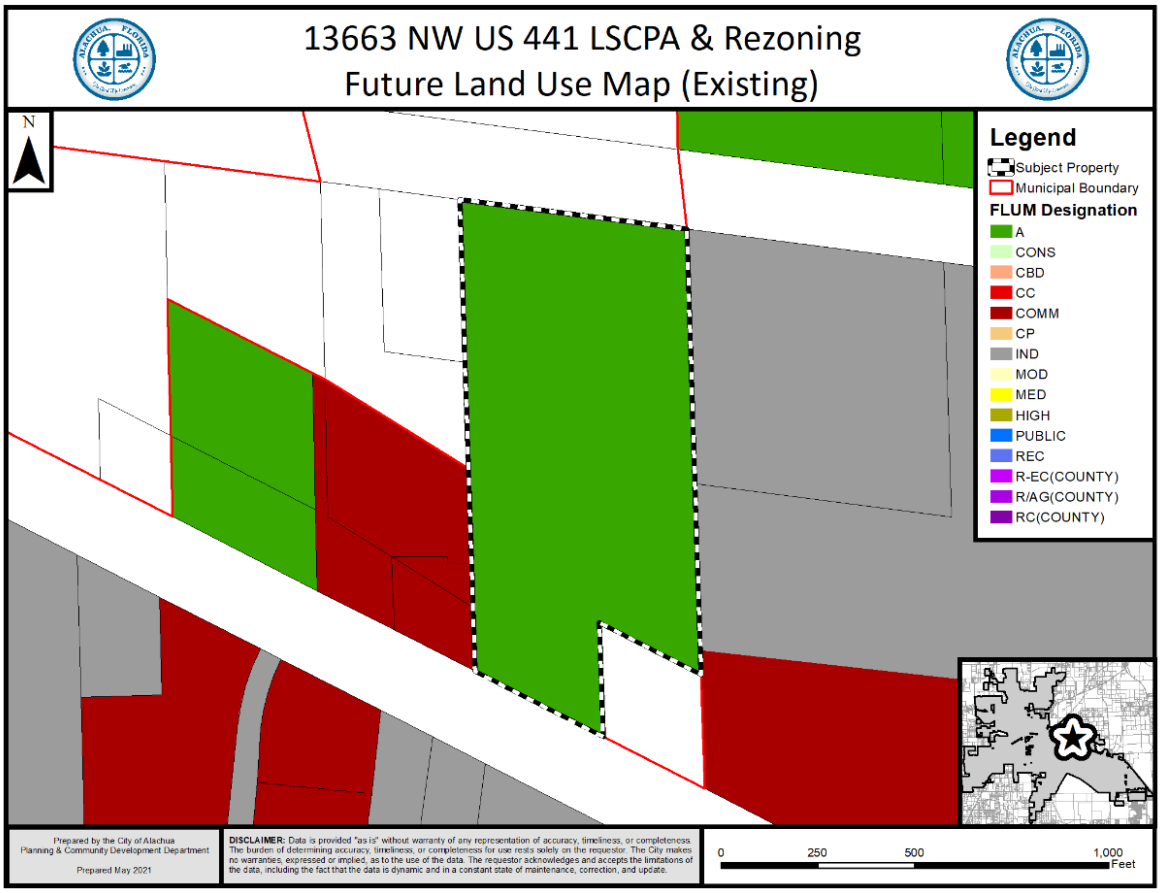
Objective 1.5 of the Future Land Use Element establishes the Industrial land use category, and states that this category allows a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

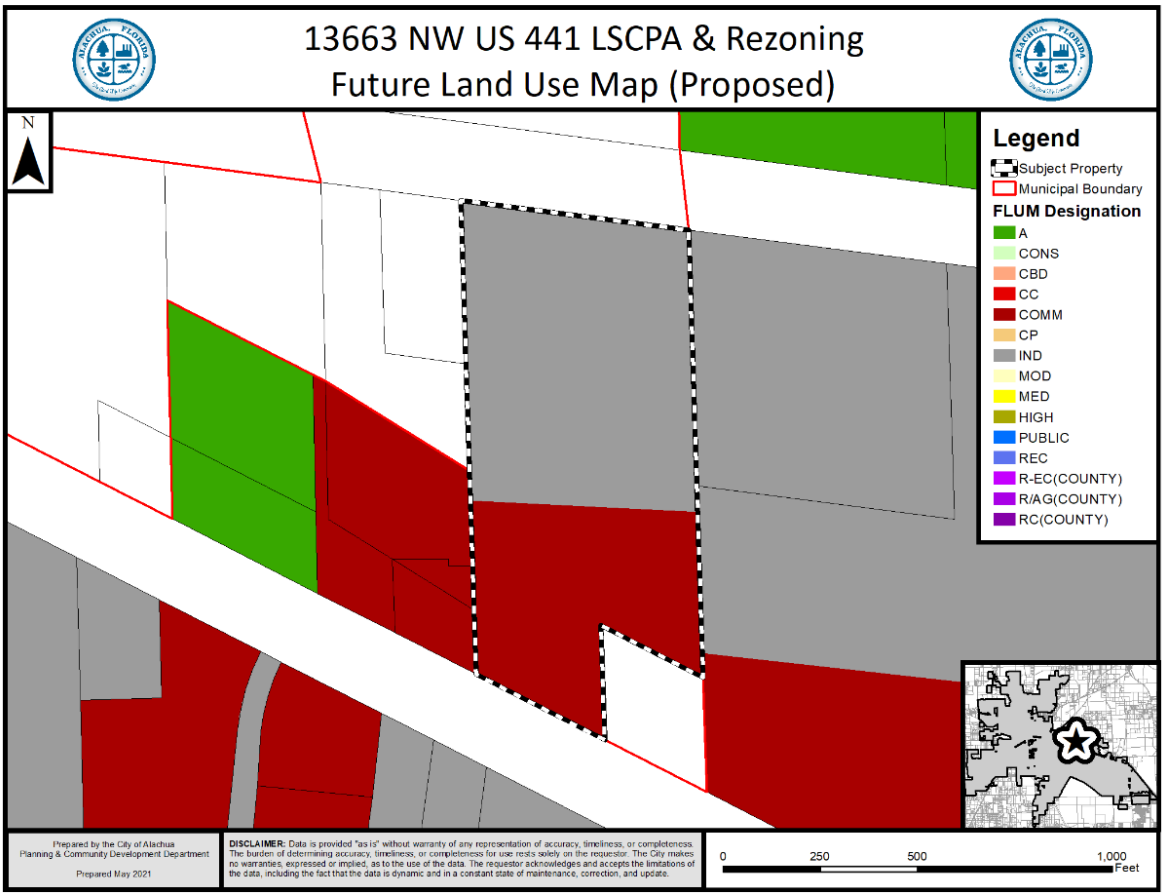
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture (±16.10 acres)	Commercial (±6.26 acres)	Industrial (±9.84 acres)
Max. Gross Density:	3 dwellings	N/A	N/A
Max. Floor Area:	N/A	136,342 square feet	214,315 square feet
Typical Uses:	Agricultural Activities; Limited Commercial Uses on a Limited Scale Serving or Ancillary to Agricultural Uses; Rural Residential Uses	Retail sales and services; Personal services; Tourist-related uses; Hotels and motels; Commercial shopping centers; Auto-oriented uses; Office/business parks; Eating establishments	Warehouse / Distribution; Manufacturing Facilities; Flex Facilities (Research & Development, Office Showrooms, Limited Retail)
Net Increase/ Decrease:	***Decrease of 3 dwelling units*** ***Increase of 136,342 square feet commercial uses*** ***Increase of 214,315 square feet industrial 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 comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 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

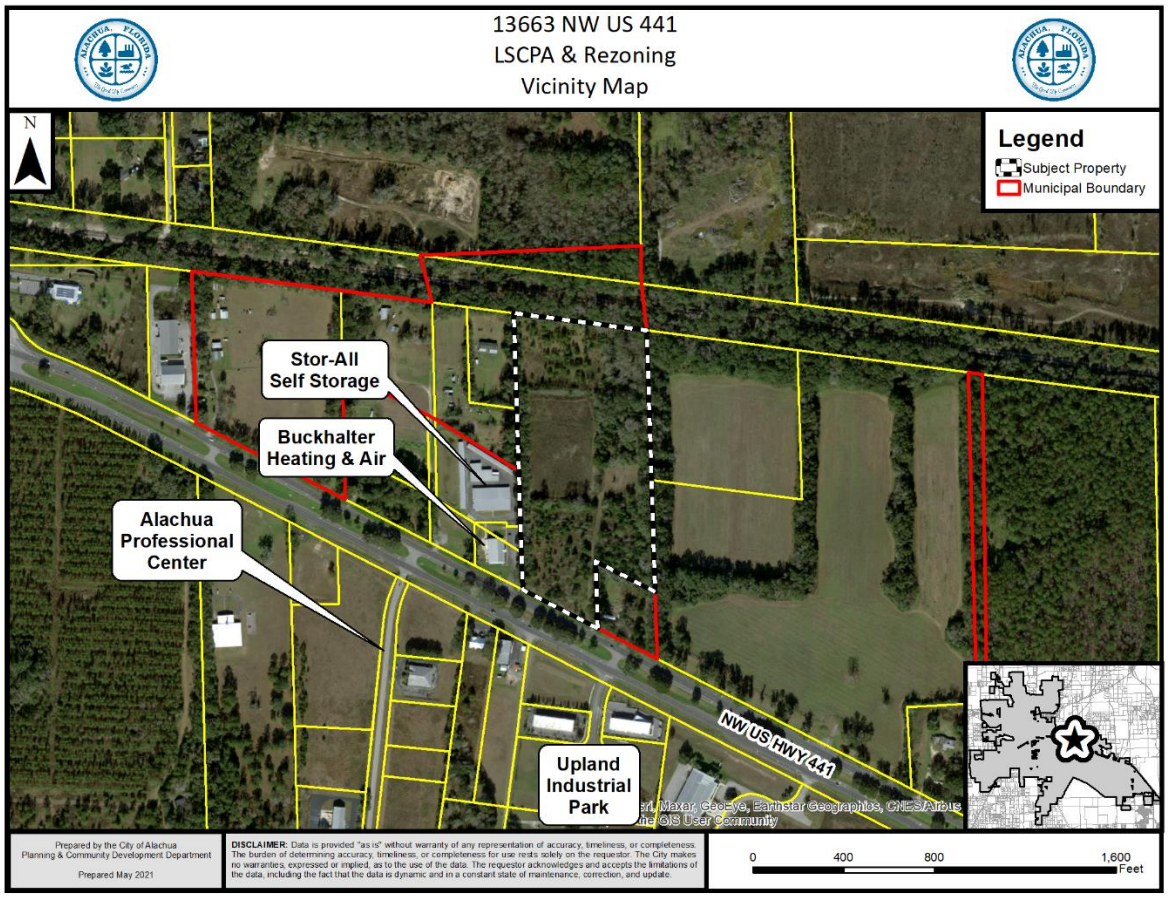


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Railroad Right-of-Way	N/A	N/A
South	US 441	N/A	N/A
East	Single-Family Dwelling; Vacant Commercial & Industrial Lands	Rural/Agriculture (County); Commercial; Industrial	Agriculture (County); Commercial Intensive (CI); Light & Warehouse Industrial (ILW); Industrial General (IG)
West	Stor-All Self Storage; Buckhalter Heating & Air	N/A	N/A

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on April 27, 2021 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

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 proposed amendment would provide additional land designated for commercial and industrial uses within the City. The applicant contends that the proposed land use change represents urban infill as the site is proximate to existing nonresidential land use categories to the east and south. The applicant also contends that there is a need for additional commercial and industrial land uses in an appropriate area within the Corporate Corridor Activity Center as designated by Policy 1.3.f.2. of the Comprehensive Plan Future Land Use Element.

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 approximately 16.10 acres in size and is located within an area of the City with existing nonresidential uses. The property is adjacent to existing commercial uses, and existing commercial and industrial uses are located south of the subject property. The proposed amendment would allow for both commercial and industrial uses to occur on the subject property in a development pattern similar to that in existence along the US 441 corridor.

(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 approximately 16.10 acres in size and is located within an area of the City with existing nonresidential uses. The property is adjacent to existing commercial uses, and existing commercial and industrial uses are located south of 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: Lands to the east and west of the subject property are presently designated for commercial and industrial uses. The proposed amendment would not result in the designation of urban development in radial, strip, isolated or ribbon pattern emanating from existing urban areas of the City.

(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 not known to contain any environmental features which would significantly affect future development. Should any environmental features be identified on the property, such features shall be subject to the applicable protection standards established in the City's Comprehensive Plan and Land Development Regulations.

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

Evaluation & Findings: The subject property presently has an Agriculture land use designation, however, the property is not presently used for any active agricultural or silvicultural operations.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is located within an area of the City with existing nonresidential uses. The property is adjacent to existing commercial uses, and existing commercial and industrial uses are located south of the subject property. The proposed amendment would not result an any significant increase of time, money, or energy to provide public services to the site. As noted, potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The subject property is located within an area of the City with existing nonresidential uses. The property is adjacent to existing commercial uses, and existing commercial and industrial uses are located south of the subject property.

(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 amendment would allow for both commercial and industrial uses to occur on the subject property in a development pattern similar to that in existence along the US 441 corridor.

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

Evaluation & Findings: The subject property is located along US Highway 441, which would provide for convenience access to the property. In addition, the City's Comprehensive Plan and Land Development Regulations will require interconnectivity of future nonresidential uses on the subject property with adjacent lands.

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

Evaluation & Findings: The subject property does not connect to any significant areas of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has 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 in an area proximate to existing commercial and industrial development. The subject property is not known to contain any environmental features which would significantly affect future development.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range

of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed amendment does not appear to meet the criteria of this section.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property presently has an Agriculture land use designation, however, the property is not presently used for any active agricultural or silvicultural operations.

(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 commercial land use designation could potentially serve the nonresidential needs of nearby residential areas. Industrial uses generally do not directly support the demands for the residential population.

(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 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Objective 1.5: Industrial
The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing,

research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation & Findings: The proposed amendment would apply the Commercial and Industrial land use categories to the subject property. The lands contiguous to the east and west of the subject property are presently designated for commercial and industrial uses.

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: The subject property is not known to contain any environmental features which would significantly affect future development.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities

based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

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: 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 & SITE SUITIBILITY ANALYSIS

Wetlands

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

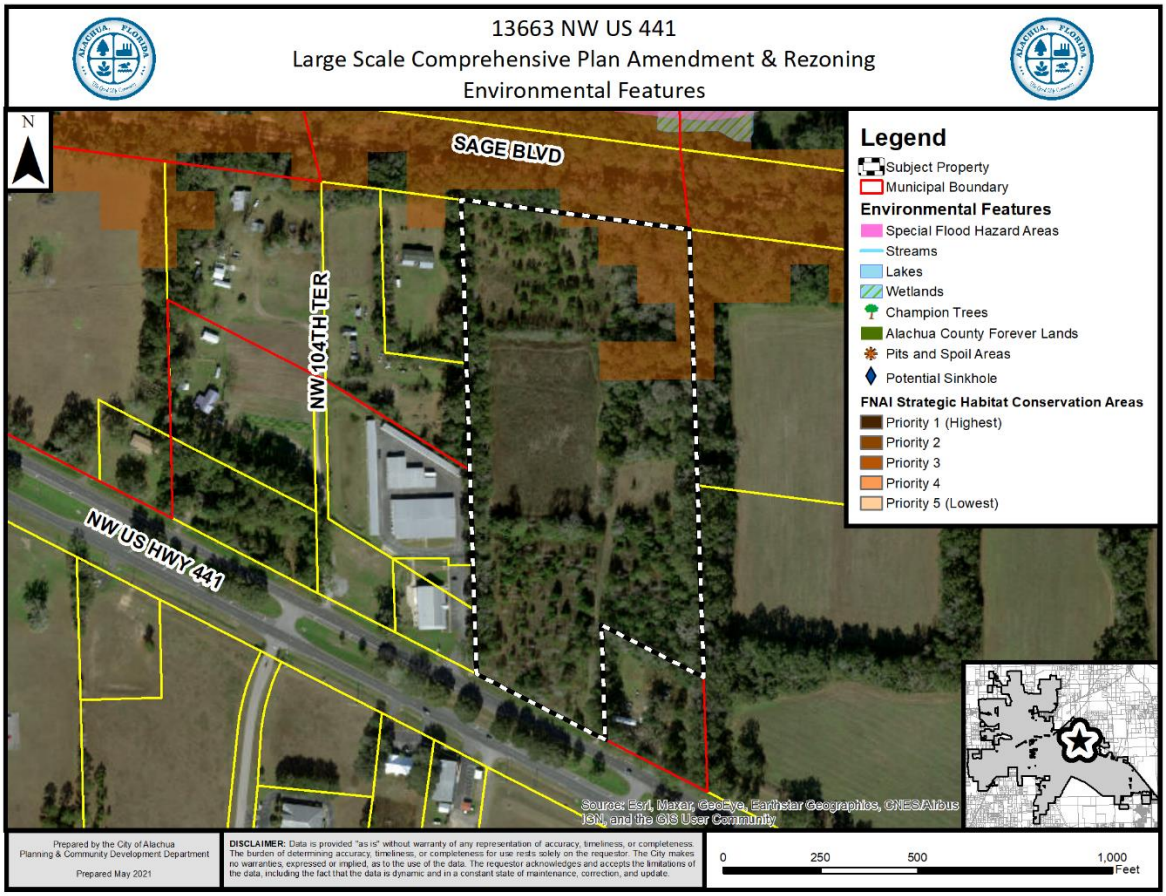
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) 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 or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: A small area of land located in the northeast portion of the subject property is designated as Priority 3 on the PNA data layer. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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 four (4) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

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 small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and 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.

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

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

Evaluation: The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

Flood Potential

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

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

Evaluation: There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Commercial	Industrial
Max. Gross Density:	0.20 dwelling units/acre	None	None
Floor Area Ratio:	N/A	0.50 FAR	0.50 FAR
Maximum Density:	3 dwelling units	N/A	N/A
Maximum Intensity:	N/A	136,342 square feet	214,315 square feet

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

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

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (From MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	Comm	D
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [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)
General Light Industrial[2] (ITE Code 110)	1,063 (531/532)	150 (132 / 18)	135 (18 / 117)
Shopping Center[2] (ITE Code 820)	5,147 (2,573 / 2,574)	128 (79 / 49)	519 (249 / 270)
Total Trip Generation	6,210 (3,104 / 3,106)	278 (211 / 67)	654 (267 / 387)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 214,315 square feet (50% entering/50% exiting); AM Peak Hour –0.70 trips per 1,000 square feet x 214,315 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 214,315 square feet (13% entering/87% exiting).ITE Code 820: AADT –37.75 trips per 1,000 square feet x 136,342 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 136,342 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 136,342 square feet (48% entering/52% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East)[1]	Segment 4 US 441 (from CR 2A East to SR 235)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 8 SR 235 (from NW 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
Average Annual Daily Trips						
Maximum Service Volume[2]	43,000	45,100	39,000	14,400	14,400	15,120
Existing Traffic[3]	23,536	20,435	24,204	10,180	8,054	3,425
Reserved Trips[4]	2,317	6,279	3,739	157	167	2,157
Available Capacity[4]	17,147	18,986	5,150	4,063	6,179	9,538
Maximum AADT Generated by Amendment[5]	1,863	6,210	1,863	932	932	932
Residual Capacity After Potential Development's Impacts[6]	15,284	12,776	3,287	3,125	5,427	8,606

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 2021.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.
*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 (Peak Hour)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East)[1]	Segment 4 US 441 (from CR 2A East to SR 235)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 8 SR 235 (from NW 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	3,870	4,110	3,510	1,290	1,290	1,359
Existing Traffic[3]	2,118	1,941	2,299	967	765	325
Reserved Trips[4]	196	627	337	41	21	158
Available Capacity[4]	1,556	1,542	874	282	504	876
Maximum PM Peak Hour Trips Generated by Amendment[5]	196	654	196	98	98	98
Residual Capacity After Potential Development's Impacts[6]	1,360	888	678	184	406	778

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 2021.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.
*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]	1,300,250
Reserved Capacity[2]	146,101
Available Capacity	853,649
Projected Potable Water Demand from Application[3]	14,134
Residual Capacity	**839,515**
Percentage of Permitted Design Capacity Utilized	**63.50%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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]	677,000
Reserved Capacity[2]	127,140
Available Capacity	695,860
Projected Sanitary Sewer Demand from Application[3]	14,134
Residual Capacity	**651,726**
Percentage of Permitted Design Capacity Utilized	**55.22%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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]	41,880.00	7,643.10
Reserved Capacity[2]	15,609.14	2,848.67
Demand Generated by Application[3]	4,207.89	767.94
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

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.

Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

EXHIBIT "A"

TO

13663 NW US HIGHWAY 441

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

STAFF REPORT

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 7, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 26, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 13, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 29, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 29, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 12, 2021***). 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: Adam Boukari, City Manager (*by electronic mail*)
Mike DaRoza, Assistant City Manager (*by electronic mail*)
Kamal Latham, Assistant 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 24, 2021

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

Re: Planning Assistance Team (PAT) Summary
13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Tabor,

The applicant's responses to the insufficiency comments issued on 4/18/2021 are below.

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*

a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1% of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

RESPONSE: That statement that Segments 3 and 5 do not have impacts above 5% of the MSV was based on the average daily trips for those segments (1,863/43,000 = 4.3% for Segment 3 and 1,863/39,000 = 4.8% for Segment 5). Since Section 2.4.14(H)(2)(i) states "ADT" for affected roadway segments, this is the reason the statement was made as is in the Justification Reports. An analysis of the peak hour impacts (which we agree are over 5% of MSV) has been added for Segments 3 and 5. The Justification Reports have both been updated. It may be helpful in a future Code update to clarify in Section 2.4.14(H)(2)(i) that the 5% requirement applies to both ADT and Peak Hour MSV.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

RESPONSE: The available capacity for the PM Peak for Segments 4 and 9 have been corrected to 847 and 406 respectively in the table in both Justification Reports.

2. *Comprehensive Plan Consistency Analysis*

a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.

RESPONSE: References to Objectives 1.2 and 1.3 of the COSE have been removed from the Justification Reports.

b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

RESPONSE: References to goals, objectives and policies related to updated text in the Comprehensive Plan have been updated in the Justification Reports for the following: Capital Improvements Element Objective 1.2; Community Facilities Element Goal 1, Objective 1.2, Goal 2, Goal 3, Goal 4, and Objective 4.1; Future Land Use Element Objective 1.3, Policies 1.3.b, 1.3,f.2, 2.4.a, 2.4.c, 2.4,d, 2.4.e, Objective 5.1, Policy 5.2.a, Goal 9, and Policy 9.1; Intergovernmental Coordination Element Objective 1.2, 1.2.d, 1.2,e; and Transportation Element Goal 1. Additionally, references to the Community Facilities and Natural Groundwater Aquifer Recharge Element have been changed to reflect the new element title of Community Facilities Element.

3. *Miscellaneous*

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

RESPONSE: The Rezoning Application form has been amended to reflect that the existing zoning is Alachua County Agricultural. The Justification Reports have also been updated to reflect that the zoning is Alachua County Agricultural.

b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.

RESPONSE: A reference to FLUE Policy 1.5.d.11 has been added to the Needs Analysis section, and in the Public Facilities Impact Analysis section, FAR of 0.5 was used consistent with the Industrial acreage being greater than or equal to 5 acres.

c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

RESPONSE: We will discuss this with the purchaser. eda is the agent for both the property owner and the potential purchaser, so we have been advising the buyer on potential uses allowed per the City of Alachua Land Development Regulations.

Rezoning Application

4. *Public Facilities Impact Analysis*

a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

RESPONSE: This change has been made in the Justification Report.

5. *Standards for Rezonings*

a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.

RESPONSE: The Justification Report has been updated to include additional information related to potential impacts.

b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

RESPONSE: The reference has been corrected to refer to zoning and not land use.

Please don't hesitate to contact me at 352-373-3541 if you have any questions.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 18, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-000, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. A completeness review was performed on May 4, 2021 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 application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 3, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1%

of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

2. *Comprehensive Plan Consistency Analysis*
   a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.
   b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

3. *Miscellaneous*
   a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
   b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.
   c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

Rezoning Application

4. *Public Facilities Impact Analysis*
   a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

5. *Standards for Rezonings*
   a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.
   b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

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: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant 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

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 19, 2021**

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

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

TR 5/19/2021

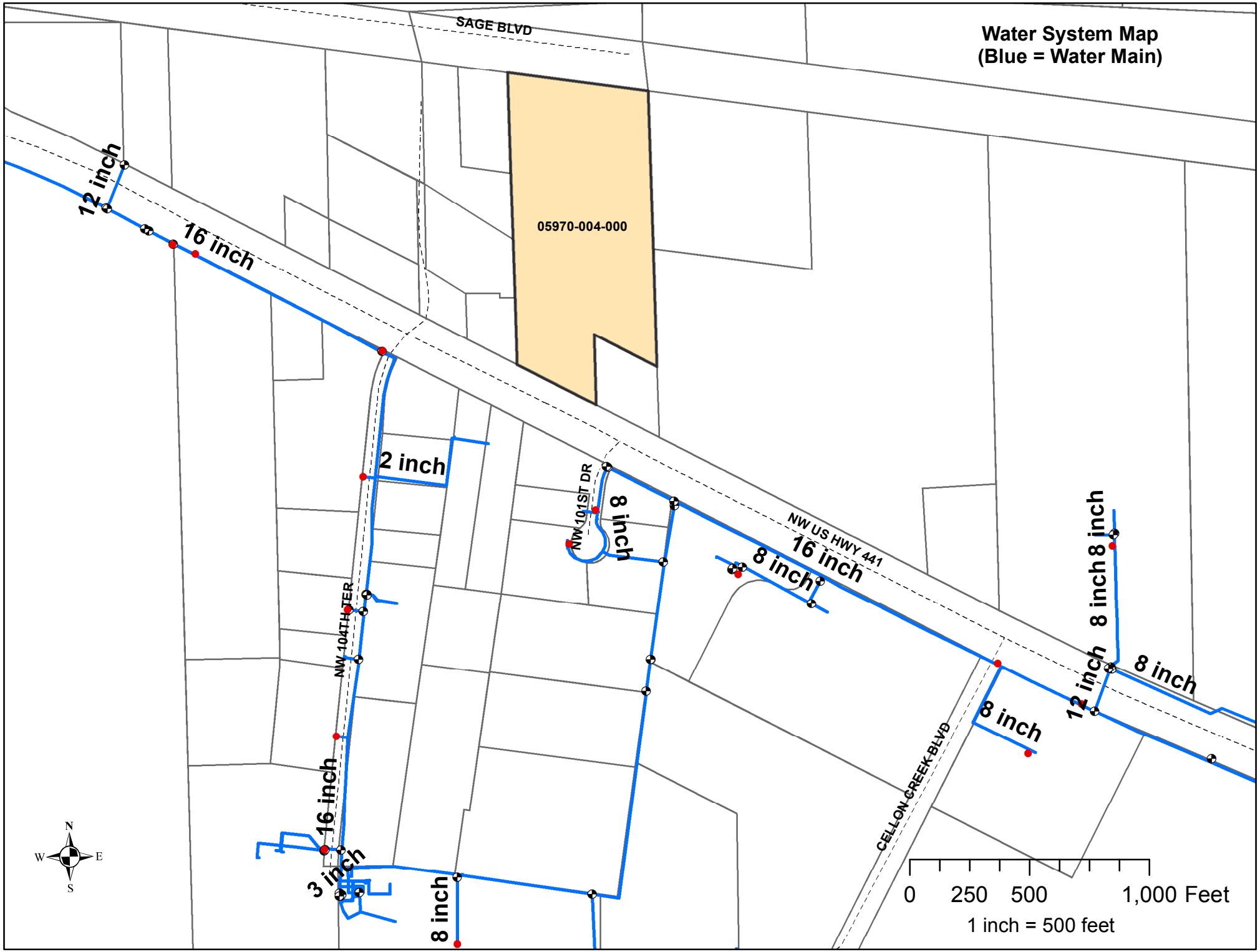
RE: **13663 NW US Hwy 441 Land Use Change**

Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **Water Utility Availability** Although water infrastructure is primarily on the south side of Hwy 441, there are two water mains that cross underneath Hwy 441. Piping from the site could be connected to either of these water mains. Distance from the site to the water main crossings range from 1800 to 2300 ft. See attached map of the water system.
2.	**Comment on May Submittal** **Wastewater Service Availability** There are two gravity wastewater networks on the north side of Hwy 441, same side as the site. The distance from each wastewater network to the site is in the range of 2000-4000 ft. Whether gravity flow from the site to each wastewater network is feasible would need to be evaluated; namely, are the existing manholes deep enough? Suppose a private lift station is installed at the site with discharge to either of these two networks (same side of Hwy 441 as site). This would require an FDOT permit – FDOT may not allow this approach.

NO.	COMMENTS
	Suppose a private lift station is installed at the site with discharge to the nearby existing gravity wastewater mains on the south side of Hwy 441. This would require installing piping underneath Hwy 441, which would require a FDOT permit. Suppose a gravity WW main is installed under Hwy 441 to connect to nearby manholes. This, too, would require a FDOT permit. FDOT would need to be contacted to determine if they find this approach acceptable for a private user. FYI, there is precedent for a gravity main under Hwy 441. But it was for a much larger infrastructure project. See attached wastewater map.
	END OF COMMENTS

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


Water System Map
(Blue = Water Main)
SAGE BLVD
05970-004-000
12 inch
16 inch
2 inch
NW 101ST DR
8 inch
NW US HWY 441
16 inch
8 inch
8 inch
8 inch
12 inch
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NW 104TH TER
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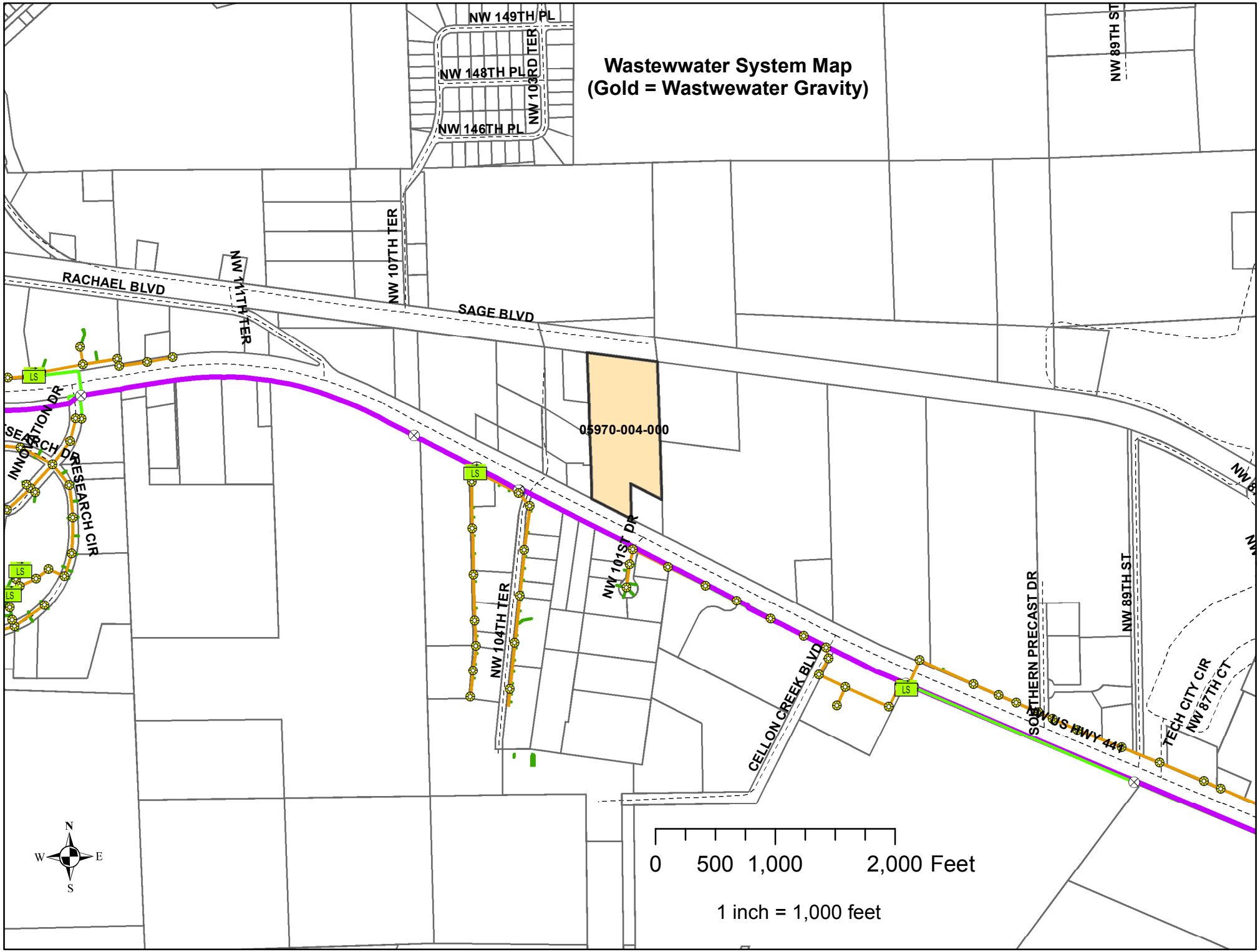
1 inch = 500 feet


Wastewwater System Map
(Gold = Wastwewater Gravity)
NW 149TH PL
NW 148TH PL
NW 146TH PL
NW 103RD TER
NW 89TH ST
NW 107TH TER
NW 111TH TER
RACHAEL BLVD
SAGE BLVD
05970-004-000
INNOVATION DR
RESEARCH CIR
NW 104TH TER
NW 101ST DR
CELLON CREEK BLVD
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1 inch = 1,000 feet

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-00, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (A) to Light & Warehouse Industrial (ILW) on ±9.84 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 applications for completeness and finds that the applications are complete. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

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: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant 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

ORDINANCE 21-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 ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; 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 July 13, 2021 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 August 9, 2021 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

DRAFT

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 2021 and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

DRAFT

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Number 05970-004-00 from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 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.

DRAFT

Section 6. Effective Date

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

PASSED on first reading the 9th day of August, 2021.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2021.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Kamal Latham, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO COMMERCIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 2021.98 feet; thence South 03°02'43" East, 694.73 feet to the Point of Beginning; thence continue South 03°02'43" East, 456.39 feet; thence North 64°10'00" West, 295.00 feet; thence South 03°02'43" East, 295.00 feet to a point on the north Right of Way Line of State Road No. 25 (U.S. Highway No. 441, 200' Right of Way); thence North 64°10'00" West, along said north Right of Way Line, 371.33 feet; thence North 03°02'43" West, 444.69 feet; thence North 88°26'17" East, 583.67 feet to the Point of Beginning.

Containing 6.26 Acres (272,734 Square Feet), more or less.

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO INDUSTRIAL:

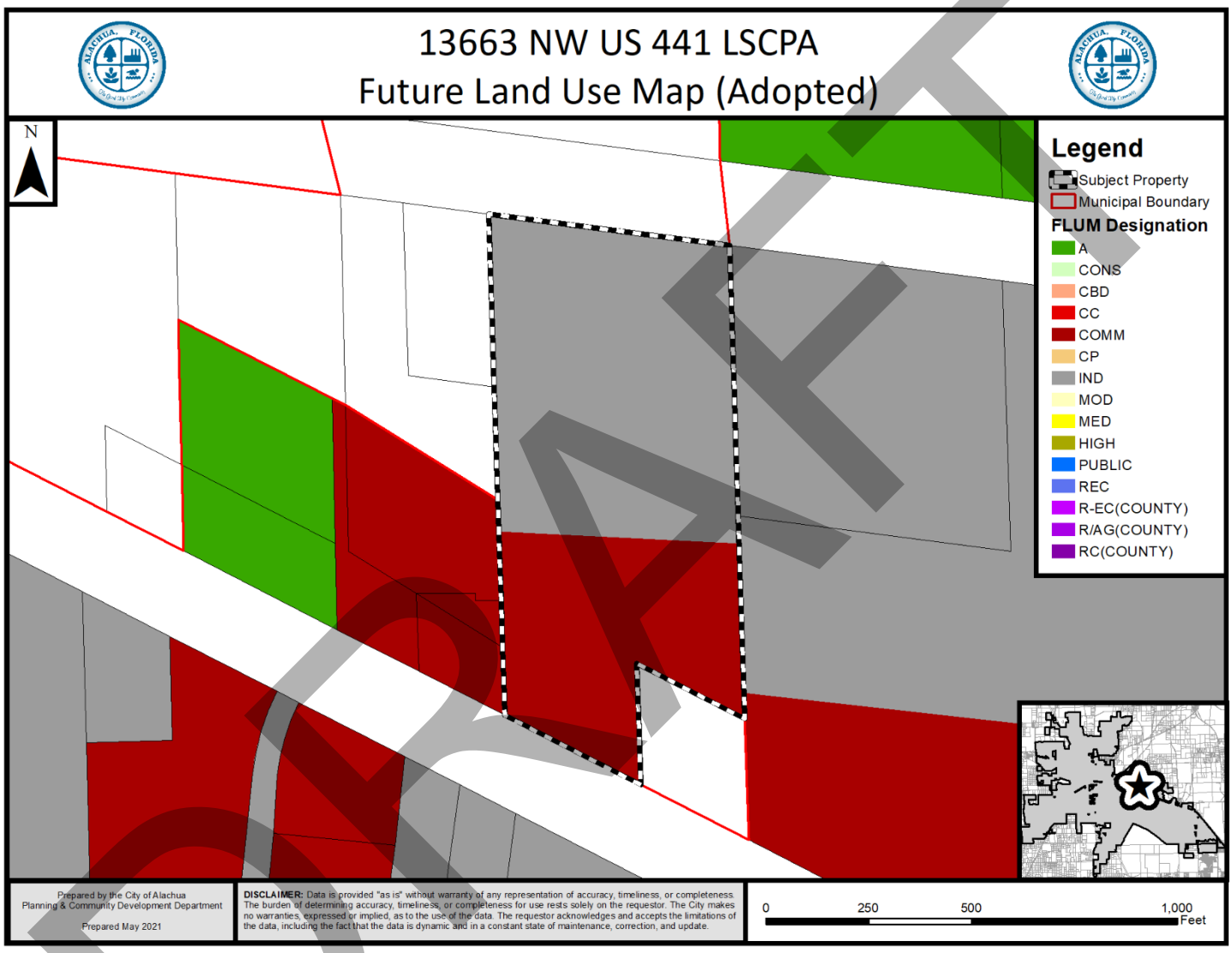
A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 1430.80 feet to the Point of Beginning; thence continue South 83°46'57" East, along said south Right of Way Line, 591.18 feet; thence South 03°02'43" East, 694.73 feet; thence South 88°26'17" West, 583.67 feet; thence North 03°02'43" West, 774.78 feet to the Point of Beginning.

Containing 9.84 Acres (428,708 Square Feet), more or less.

DRAFT

EXHIBIT "B"



DRAFT

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: 13663 NW US Hwy 441 Land Use Change
2. Address of Subject Property: 13663 NW US Hwy 441
3. Parcel ID Number(s): 05970-004-000
4. Existing Use of Property: Residential
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Commercial & Industrial
7. Acreage: 16.1 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger 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): Envision Seven Limited Liability Company
   Mailing Address: 1818 SW 28th Street
   City: Ocala State: FL ZIP: 34474

   * 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: Motory Group, 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.

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 29 day of April, 2021, 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

DocuSign Envelope ID: 3B7D54A3-1B8F-4E1F-8525-E6BCF6234EC0

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13715 NW US HWY 441, 13663 NW US HWY 441, 13669 NW US HWY 441, & 13719 NW US HWY 441

Parcel ID Number(s): 05970-004-000 (16.1 Acres with Lengthy Legal in Section 19, Township 8 South, Range 19 East)

Acreage: 16.1

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Latif Hamed Title: Registered Agent and Manager

Company (if applicable): Envision Seven Limited Liability Company

Mailing Address: 3230 SW 33rd Road

City: Ocala State: Florida ZIP: 34474

Telephone: 352-817-6461 FAX: e-mail: michaelhamed@msn.com

C. AUTHORIZED AGENT

Name: Sergio Reyes, P. E. Title: President

Company (if applicable): EDA Consultants, Inc. (Civil Engineering, Land Surveying, and Urban Planning)

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

City: Gainesville State: Florida ZIP: 32601

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

D. REQUESTED ACTION:

Change of the Future Land Use and Zoning, apply and initiate the city of Alachua to bring water and sewer lines to the property, as well as planning for the construction of a warehouse building. All of these activities are at the expense of the Buyer.

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

Latif M Hamed

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Marion

The foregoing application is acknowledged before me this 24th day of March, 2021 by _____, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

Notary Public State of Florida
Migdalia Sanes
My Commission GG 953749
Expires 03/10/2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2140517 2 PGS
2005 JUN 07 09:10 AM BK 3139 PG 1284
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#238783
Doc Stamp-Deed: 2,100.00

2140517

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616

Tax Parcel : 05970-004-000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of May, 2005 between **Hardy Edward Cruce and Charlotte Cruce, husband and wife, and Charlene Rhoden, joined by her husband, Lonnie Rhoden,** whose post office address is 13669 NW US Highway 441, Alachua, FL 32615, Grantors, and **Envision Seven Limited Liability Company, a Florida Limited Liability Company** whose post office address is 1818 SW 28th Street, Ocala, FL 34474, Grantees:

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

See Exhibit A, attached hereto and made a part hereof

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2005 and all subsequent years.

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, 2004.

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
Print Name: RAMONA H GRINER

Witness
Print Name: MARVIN W BINGHAM JR

Hardy Edward Cruce

Charlotte Cruce

Charlene Rhoden

Lonnie Rhoden

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 25th day of May, 2005 by **Hardy Edward Cruce and Charlotte Cruce, Charlene Rhoden and Lonnie Rhoden**, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal] Marvin W. Bingham, Jr. Commission # DD311284 Expires May 22, 2008 Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public

Printed Name: MARVIN W. BINGHAM JR.

My Commission Expires: 5.22.08

INSTRUMENT # 2140517
2 PGS

EXHIBIT A

A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 03°33'57" EAST, 26.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 83°46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1430.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 83°46'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 591.18 FEET; THENCE RUN SOUTH 03°02'43" EAST, 1151.12 FEET, THENCE RUN NORTH 64°10'00" WEST, 295.00 FEET; THENCE RUN SOUTH 03°02'43" EAST, 295.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 25 (U.S HIGHWAY NO. 441); THENCE RUN NORTH 64°10'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 371.33 FEET; THENCE RUN NORTH 03°02'43" WEST, 1219.47 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ALACHUA COUNTY, FLORIDA.

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

Parcel Summary

Parcel ID	05970-004-000
Prop ID	30086
Location Address	13663 NW US HWY 441 ALACHUA, FL 32615 ⊞ see more addresses...
Neighborhood/Area	8-19 RURAL (233300.00)
Subdivision	L L DELL ESTATE
Brief Legal Description*	COM NW COR SEC S 03 DEG 33 MIN 57 SEC E 26.51 FT TO S R/W SCL RR S 83 DEG 46 MIN 57 SEC E ALG R/W 1430.80 FT POB S 83 DEG 46 MIN 57 SEC E ALG R/2 591.18 FT S 03 DEG 02 MIN 43 SEC E 1151.12 FT N 64 DEG 10 MIN 00 SEC W 295 FT S 03 DEG 02 MIN 43 SEC E 295 FT (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (00100)
Sec/Twp/Rng	19-08-19
Tax District	ALACHUA (District 1006)
Millage Rate	22.1970
Acreage	16.100
Homestead	N

View Map

Owner Information

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$10,161	$10,161	$8,900	$8,900	$7,800
Land Value	$96,600	$96,600	$96,600	$96,600	$96,600
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$106,761**	**$106,761**	**$105,500**	**$105,500**	**$104,400**
Assessed Value	$106,761	$106,390	$105,500	$105,500	$104,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$106,761	$106,390	$105,500	$105,500	$104,400
Maximum Save Our Homes Portability	$0	$371	$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

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9900	ACREAGE NON AG	16.10	701316	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	01-NONE
Total Area	776	**HC&V**	01-NONE
Heated Area	616	**HVAC**	01-NONE
Exterior Walls	05-AVERAGE	**Bathrooms**	1.0-Baths
Interior Walls	02-WALL BOARD/WD	**Bedrooms**	2-2 BEDROOMS
Roofing	01-MINIMUM	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1965
Floor Cover	09-PINE/SOFT WOOD	**Effective Year Built**	1965

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	616	1965	2	0100	SINGLE FAMILY	$8,545
UOP	UNFIN OPEN PORCH	160	1965	2	0100	SINGLE FAMILY	$1,734

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/25/2005	$300,000	WD	3139	1284	Q - QUALIFIED	Improved	CRUCE HARDY E CHARLOTTE LIFE E	ENVISION SEVEN LIMITED, LIABIL	Link (Clerk)
1/15/2003	$100	WD	2589	513	U - UNQUALIFIED	Improved	CRUCE HARDY E CHARLOTTE	CRUCE HARDY E CHARLOTTE LIFE E	Link (Clerk)
10/18/2002	$100	QD	2578	1094	U - UNQUALIFIED	Improved	CRUCE JESSIE JR	CRUCE HARDY E CHARLOTTE	Link (Clerk)
10/16/2002	$100	QD	2578	1092	U - UNQUALIFIED	Improved	ARTHUR & BARBARA RAWLINS	CRUCE JESSIE JR	Link (Clerk)
10/15/2002	$100	QD	2578	1084	U - UNQUALIFIED	Improved	IRA & MARGARET CRUCE	ARTHUR & BARBARA RAWLINS	Link (Clerk)
10/11/2002	$100	QD	2578	1090	U - UNQUALIFIED	Improved	RICHARD & PEGGY CRUCE	IRA & MARGARET CRUCE	Link (Clerk)

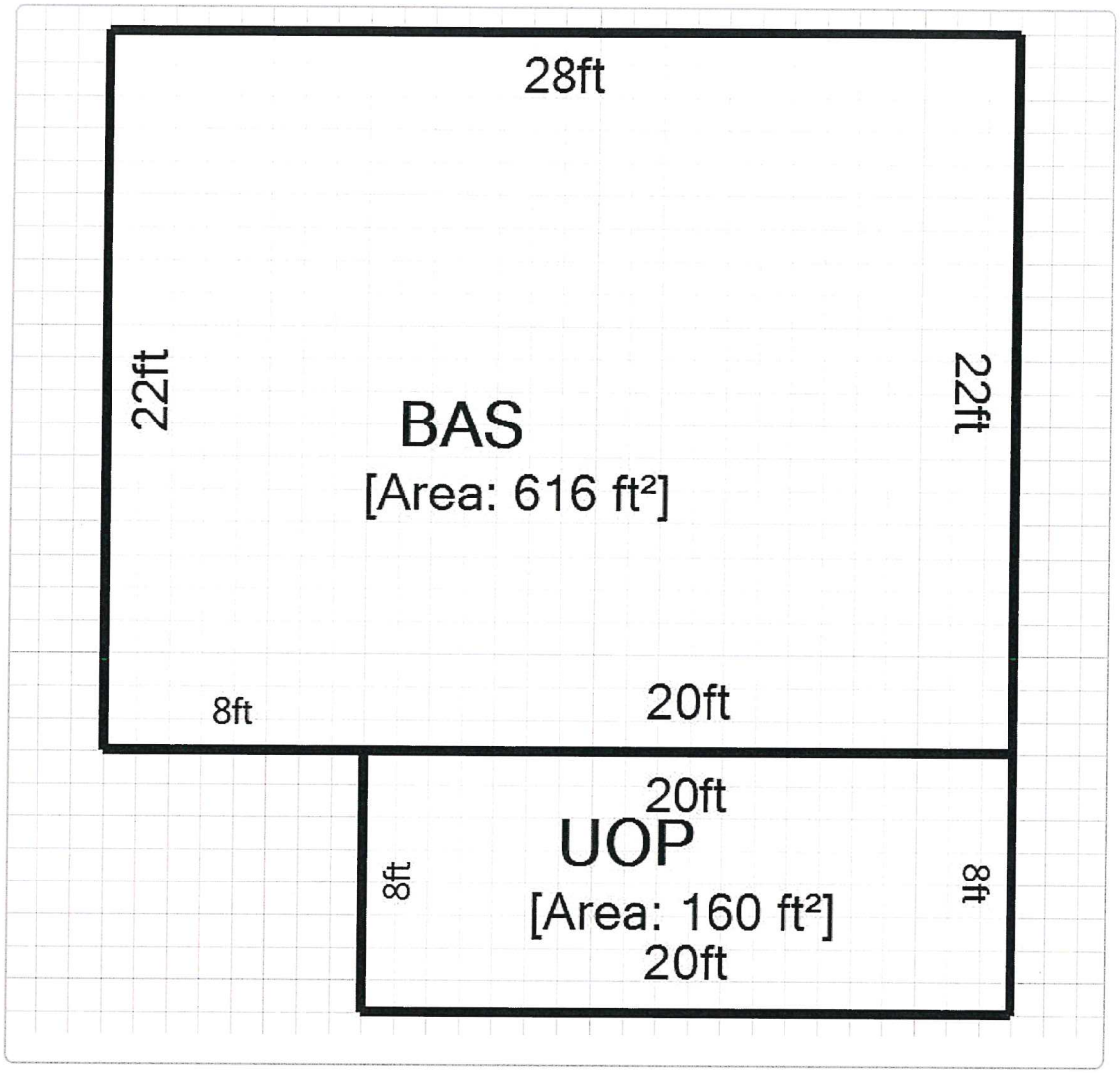
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
02-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/2002	$0
2000070277	MANUFACTURED HOUSING	Yes	No	8/2/2000	$0
98090259	MANUFACTURED HOUSING	Yes	No	9/24/1998	$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.

Sketches



Map

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

John Power | TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #05970 004 000

Owner:
ENVISION SEVEN LIMITED, LIABIL

Situs:
13663 NW US HWY 441
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 **11/24/2020** for **$2,389.58**. Print paid bill (PDF)

Apply for the 2021 installment payment plan

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2012 Annual Bill ⓘ	$0.00
	Print (PDF)
2011 Annual Bill ⓘ	$0.00
	Print (PDF)
2010 Annual Bill ⓘ	$0.00
	Print (PDF)
2009 Annual Bill ⓘ	$0.00
	Print (PDF)
2008 Annual Bill ⓘ	$0.00
	Print (PDF)
2007 Annual Bill ⓘ	$0.00
	Print (PDF)
2006 Annual Bill ⓘ	$0.00
	Print (PDF)
2005 Annual Bill ⓘ	$0.00
	Print (PDF)
2004 ⓘ	
2004 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2004 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2004 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2004 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $927.27
2003 ⓘ	
2003 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2003 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2003 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2003 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $803.41
2002 ⓘ	
2002 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2002 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2002 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2002 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $833.82
Total Amount Due	**$0.00**

Detail by Entity Name

Florida Limited Liability Company
ENVISION SEVEN LIMITED LIABILITY COMPANY

Filing Information

Document Number	L03000047002
FEI/EIN Number	APPLIED FOR
Date Filed	11/20/2003
State	FL
Status	ACTIVE

Principal Address

3230 SW 33RD ROAD
OCALA, FL 34474

Changed: 02/22/2010

Mailing Address

3230 SW 33RD ROAD
OCALA, FL 34474

Changed: 02/22/2010

Registered Agent Name & Address

HAMED, latif
3230 SW 33RD ROAD
OCALA, FL 34474

Name Changed: 02/16/2015

Address Changed: 02/22/2010

Authorized Person(s) Detail

Name & Address

Title MGR

HAMED, Malek L
3230 SW 33RD ROAD
OCALA, FL 34474

Title MGR

hamed, latif
3230 SW 33RD ROAD
OCALA, FL 34474

Title Authorized Member

hamed, laith l
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, abdul F
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, zaher
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, nadine l
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, faris l
3230 SW 33RD ROAD
OCALA, FL 34474

Title member

hamed, laith
3230 SW 33RD ROAD
OCALA, FL 34474

Annual Reports

Report Year	Filed Date
2018	03/25/2018
2019	03/03/2019
2020	06/22/2020

Document Images

06/22/2020 -- ANNUAL REPORT	View image in PDF format
03/03/2019 -- ANNUAL REPORT	View image in PDF format
03/25/2018 -- ANNUAL REPORT	View image in PDF format

04/22/2017 -- ANNUAL REPORT	View image in PDF format
03/23/2016 -- ANNUAL REPORT	View image in PDF format
02/16/2015 -- ANNUAL REPORT	View image in PDF format
04/20/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/01/2012 -- ANNUAL REPORT	View image in PDF format
01/15/2011 -- ANNUAL REPORT	View image in PDF format
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01/29/2005 -- ANNUAL REPORT	View image in PDF format
02/13/2004 -- ANNUAL REPORT	View image in PDF format
11/20/2003 -- Florida Limited Liabilites	View image in PDF format

Legal Descriptions

Industrial FLU & ILW Zoning

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 1430.80 feet to the Point of Beginning; thence continue South 83°46'57" East, along said south Right of Way Line, 591.18 feet; thence South 03°02'43" East, 694.73 feet; thence South 88°26'17" West, 583.67 feet; thence North 03°02'43" West, 774.78 feet to the Point of Beginning.

Containing 9.84 Acres (428,708 Square Feet), more or less.

Commercial FLU & CI Zoning

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 2021.98 feet; thence South 03°02'43" East, 694.73 feet to the Point of Beginning; thence continue South 03°02'43" East, 456.39 feet; thence North 64°10'00" West, 295.00 feet; thence South 03°02'43" East, 295.00 feet to a point on the north Right of Way Line of State Road No. 25 (U.S. Highway No. 441, 200' Right of Way); thence North 64°10'00" West, along said north Right of Way Line, 371.33 feet; thence North 03°02'43" West, 444.69 feet; thence North 88°26'17" East, 583.67 feet to the Point of Beginning.

Containing 6.26 Acres (272,734 Square Feet), more or less.

Future Land Use Map Amendment Justification Report

Request:	Large Scale Future Land Use Map Amendment application from Agriculture to Commercial (6.26 +/- acres) & Industrial (9.84+/- acres)
Location:	13663 NW US Highway 441
Parcel Number:	05970-004-000
Acreage:	16.1 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP eda consultants, inc.
Agent for:	Envision Seven Limited Liability Company
Date:	April 29, 2021; Updated May 24, 2021

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

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

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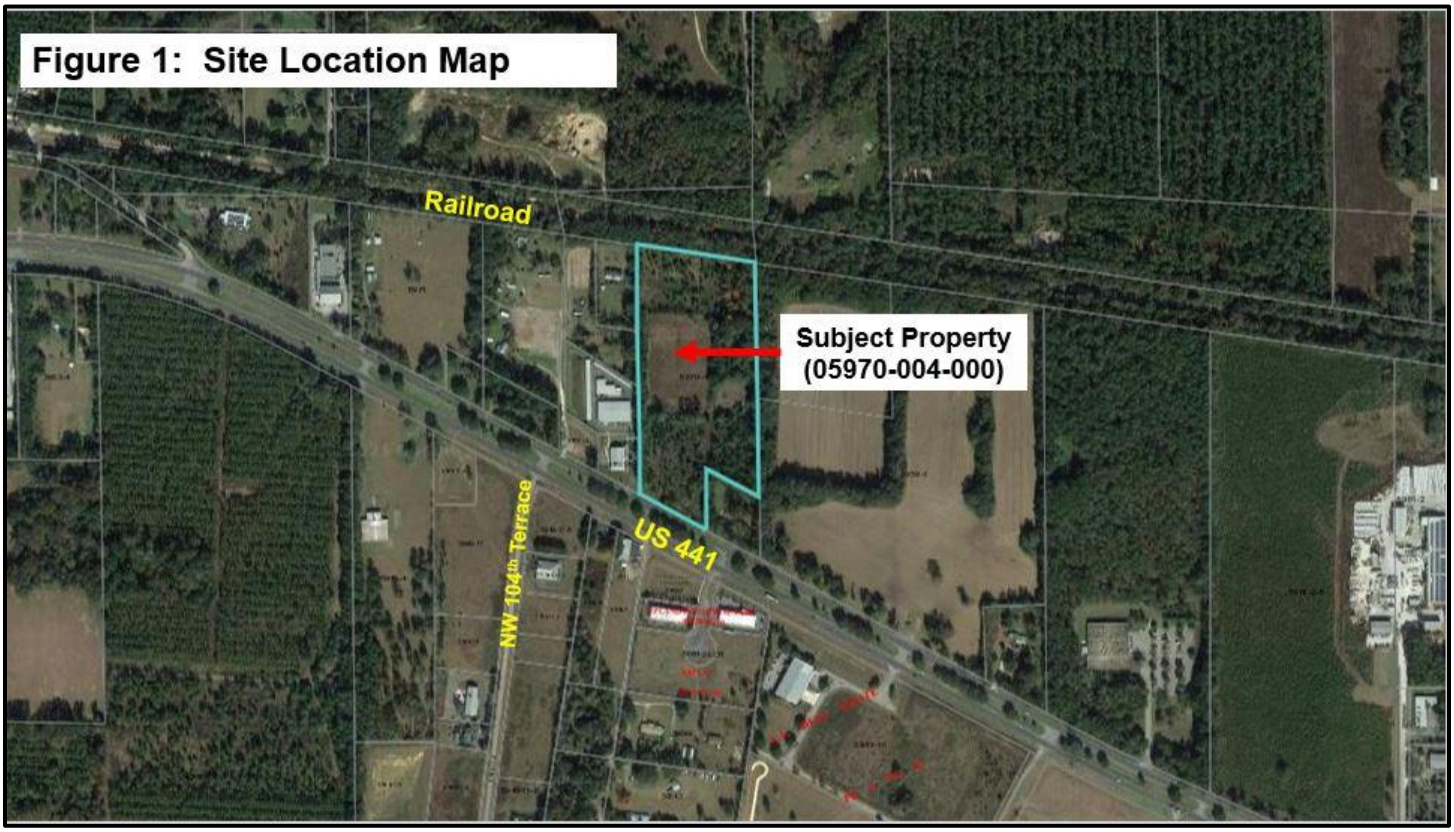
Background

The subject property is located at 13663 NW US Highway 441 (see Figure 1 below) in the City of Alachua. The property is located east of NW 104th Terrace, north of US 441, west of Cellon Creek Boulevard, and south of the railroad right of way. The proposal concerns an approximately 16.1-acre property. The tax parcel number is 05970-004-000. The parcel is located within Section 19, Township 8, Range 19.



The parcel currently contains a single-family dwelling that was built in 1965 according to the Property Appraiser's records. The Property Appraiser's Office classifies the property land use as Single Family and indicates the Land Use code for the property is 9900 (Acreage, non-agricultural).

The parcel falls within the adopted Corporate Corridor Activity Center as delineated in the City of Alachua Future Land Use Element Policy 1.3.f.2. This Future Land Use Element Policy states:

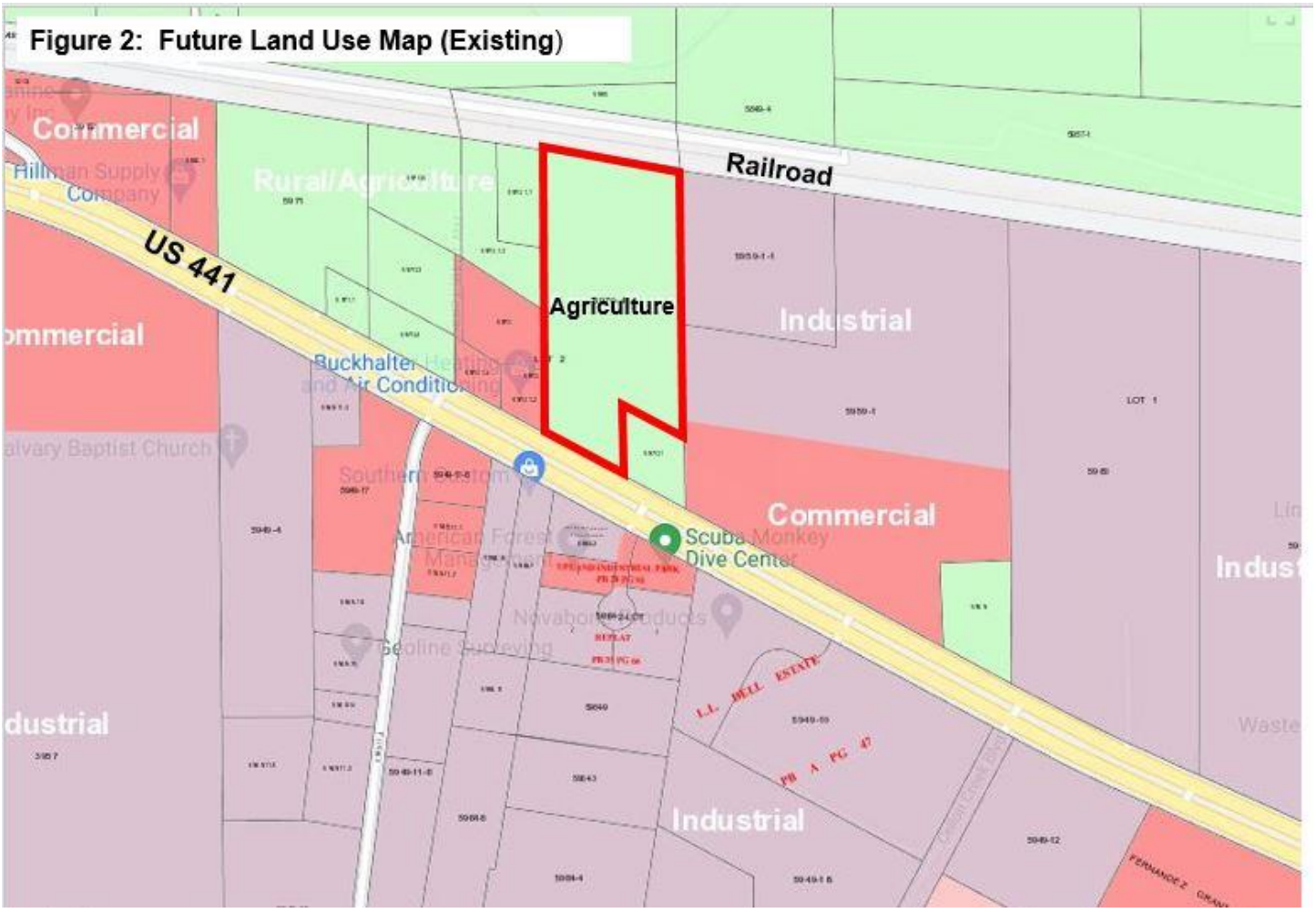
> *The City of Alachua shall* ***establish and maintain the US 441 corridor as a Corporate Corridor Activity Center****.* ***The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated***

development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

This proposed large-scale future land use map amendment to amend the future land use category from Agriculture to Commercial and Industrial is related to another application that has been submitted simultaneously. The related application is to rezone the property to Commercial Intensive (CI) and Light and Warehouse Industrial (ILW) for consistency with the proposed future land use categories.

Statement of Proposed Change

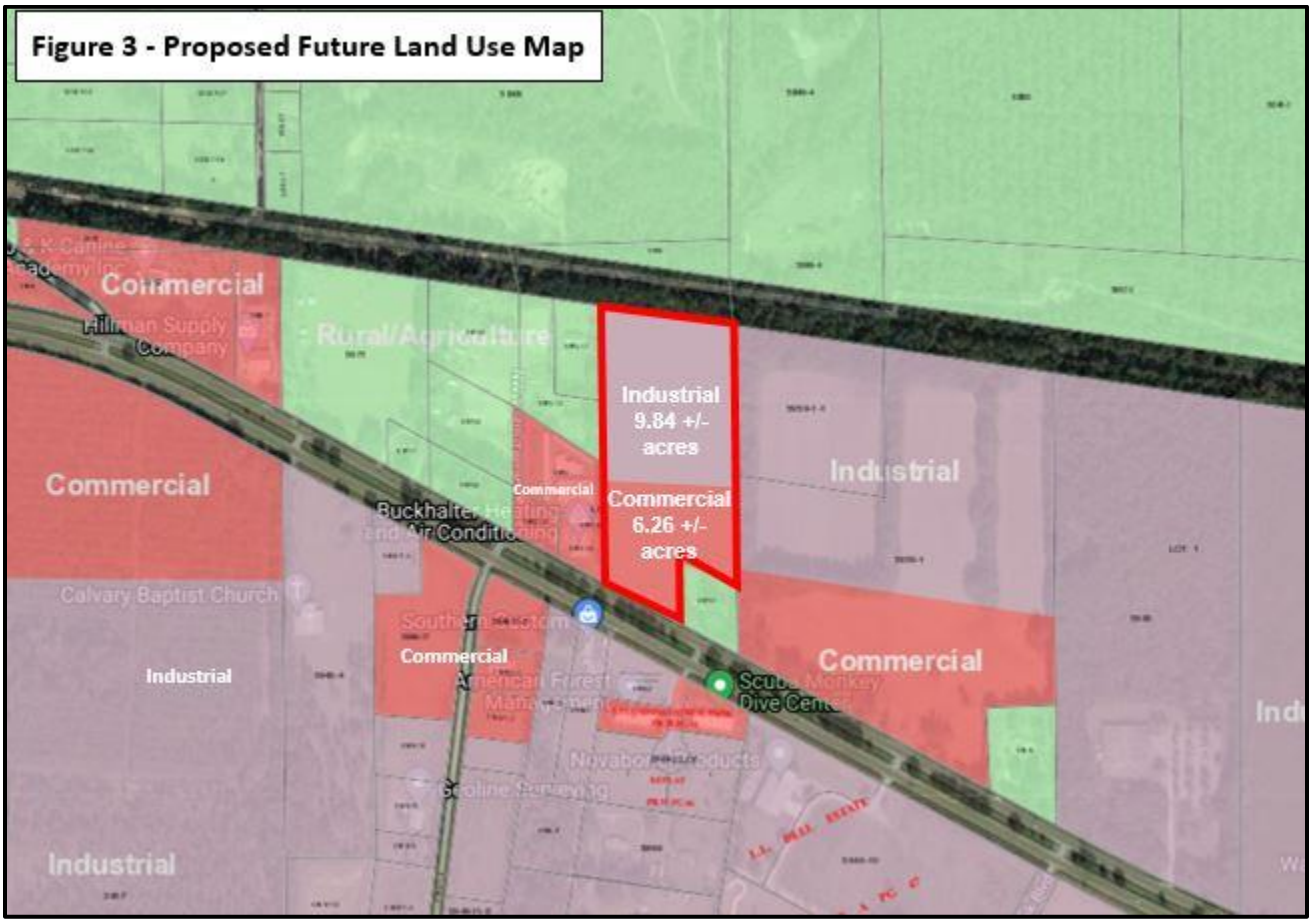
The property owner requests to amend the Future Land Use Map of the Comprehensive Plan from Agriculture to Commercial (6.26 +/- acres) and Industrial (9.84 +/- acres) on Tax Parcel 05970-004-000. The Existing Future Land Use Map for the site is shown below in Figure 2:



The subject parcel is bounded to the north by the CSX railroad ROW, which does not have a land use designation. To the west are properties with the Alachua County Rural/Agriculture (northern portion)

Future Land Use designation and City of Alachua Commercial (southern portion) Future Land Use designation. To the south, the property abuts US 441 (Martin Luther King Boulevard), a 4-lane divided highway maintained by the Florida Department of Transportation (FDOT). To the south across US 441, the properties have a City of Alachua Industrial designation. To the east, the subject property abuts properties with the following Future Land Use designations from north to south: City of Alachua Industrial; City of Alachua Commercial; and Alachua County Rural/Agriculture.

Figure 3 below illustrates the Proposed Future Land Use Map for the property that is the subject of this application:



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 zoning districts (Commercial Intensive (CI) and Light and Warehouse Industrial (ILW)) on the property that are consistent with the proposed future land use map designations of Commercial (6.26 +/- acres) and Industrial (9.84 +/- acres) on the property.

As can be noted in Figure 3, the proposed Commercial land use area is located abutting US 441, and it also abuts property to the west with the Commercial land use designation. The proposed Industrial

land use designation area abuts the railroad ROW to the north and land designated Industrial to the east.

The Commercial land use designation will allow for a variety of commercial/office uses that include: Hotels and motels; eating establishments, retail sales and services, offices, tourist related uses, personal services, financial institutions, etc. The proposed Industrial land use area will allow for a broad range of clean industry, warehousing, research, and technology industries per the Future Land Use Element. Industrial uses include things listed in the Future Land Use Element such as: warehouses, manufacturing/assembly, industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, outdoor storage yard or lots, and construction industry uses.

The area proposed for Commercial land use designation is within the US 441 Corporate Corridor Activity Center. Adding the 6.26 +/- acres of Commercial to the subject property will provide additional development opportunities along US 441, support the goals and intent of Future Land Use Element Policy 1.3.f.2, and provide property tax benefits to the community. The additional Industrial acreage, behind (to the north) the proposed Commercial area will provide job opportunities consistent with Future Land Use Element Objective 1.5, while maintaining the Corporate Corridor goals by having the proposed Commercial fronting US 441.

The attached legal description sketch illustrates where the split in land use designations (Commercial and Industrial) is proposed on the subject property (Tax Parcel 05970-004-000).

The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial and Industrial future land use categories as shown below:

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,

14.Eating Establishments

Objective 1.5 *Industrial: The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.*

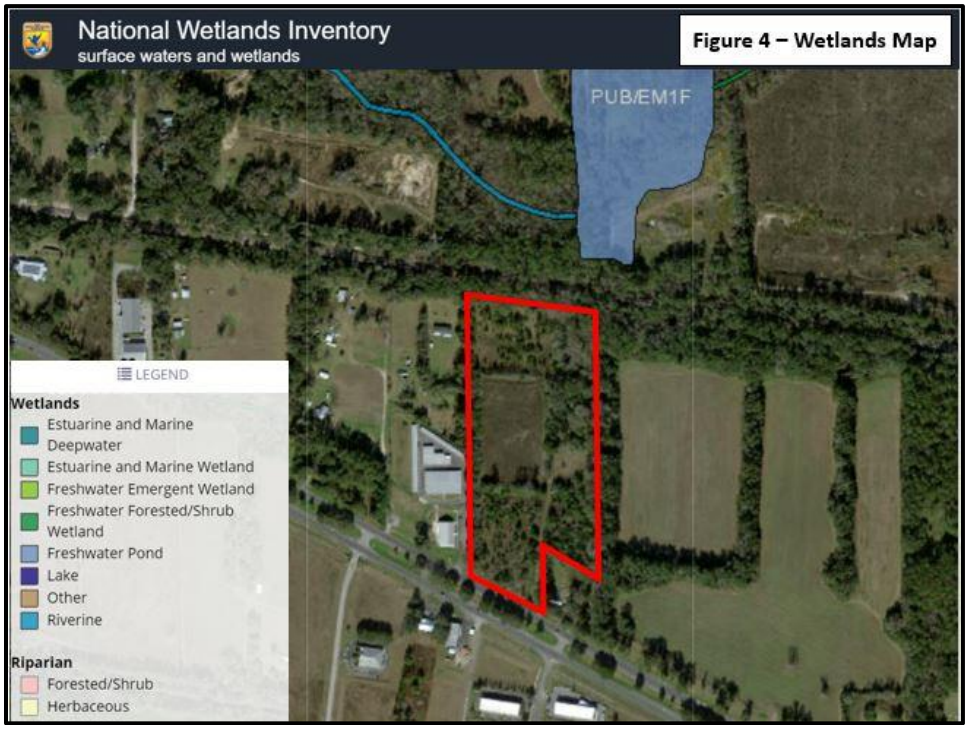
As described in the policies listed above, the proposed future land use designations of Commercial and Industrial are appropriate for the subject property as illustrated in Figure 3. The added 6.26 +/- acres of proposed Commercial future land use and 9.84 +/- acres of proposed Industrial future land use is appropriate due to the location of the site abutting US 441 to the south, the railroad ROW that abuts to the north, and with existing Commercial and Industrial future land use designations abutting to the east and west.

Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

Wetlands:

Figure 4 illustrates there are no wetlands on the parcel according to the National Wetlands Inventory map below:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated below on Figure 5:

Soils:

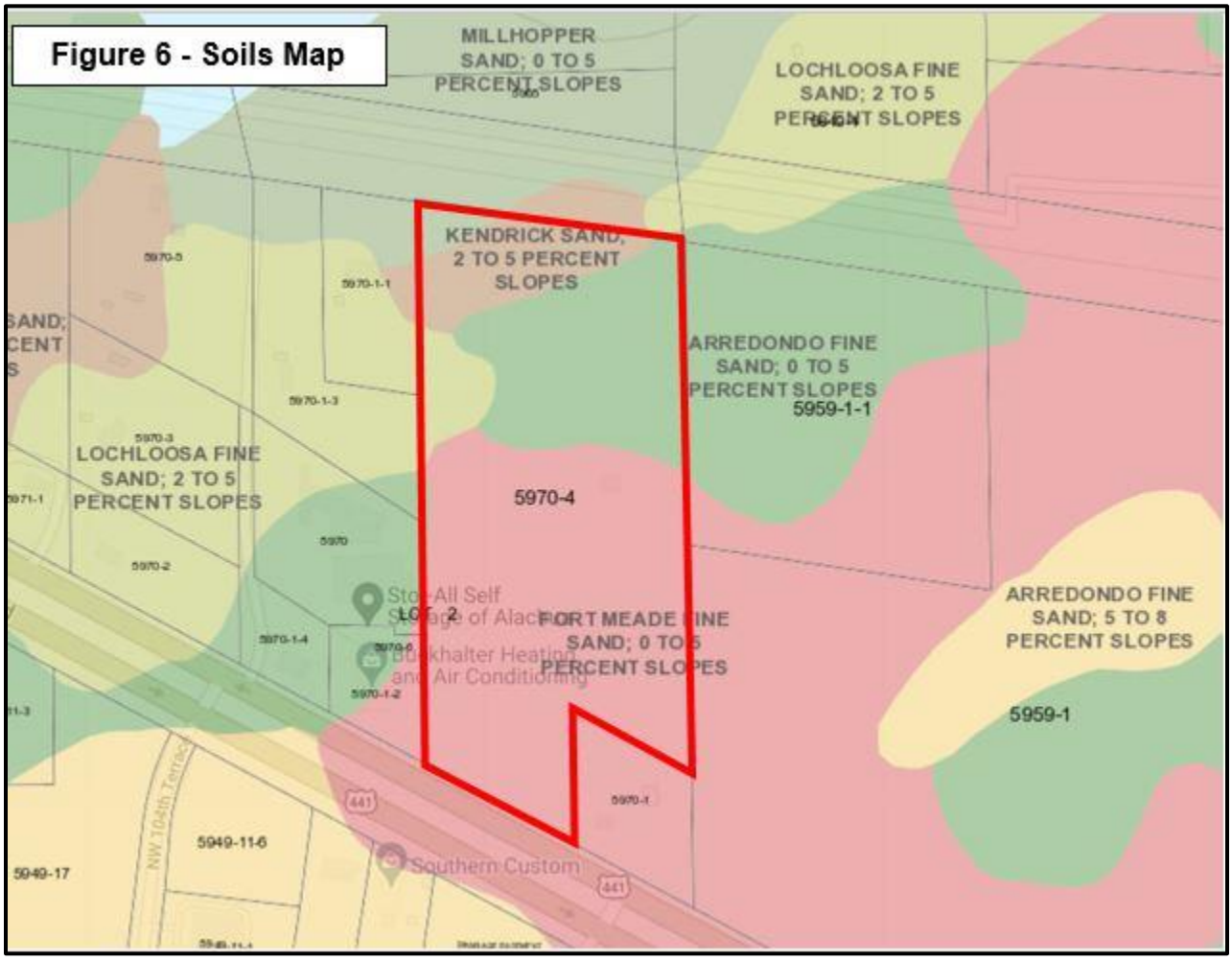
Soils on the site include: Arredondo Fine Sand, 0 to 5 percent slopes; Lochloosa Fine Sand, 2 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes, and Fort Meade Fine Sand, 0 to 5 percent slopes. Figure 6 below illustrates the soils on the subject property.

According to the *Soil Survey of Alachua County Florida*, Arredondo Fine Sand, 0 to 5 percent slopes is a “nearly level to gently sloping, well drained soil in both small and large areas 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 and as a source of material for roadfill.”

Lochloosa Fine Sand, 2 to 5 percent slopes is a “gently sloping, somewhat poorly drained soil in relatively small and large areas on the rolling uplands….Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.”

Kendrick sand, 2 to 5 percent slopes, is a “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.”

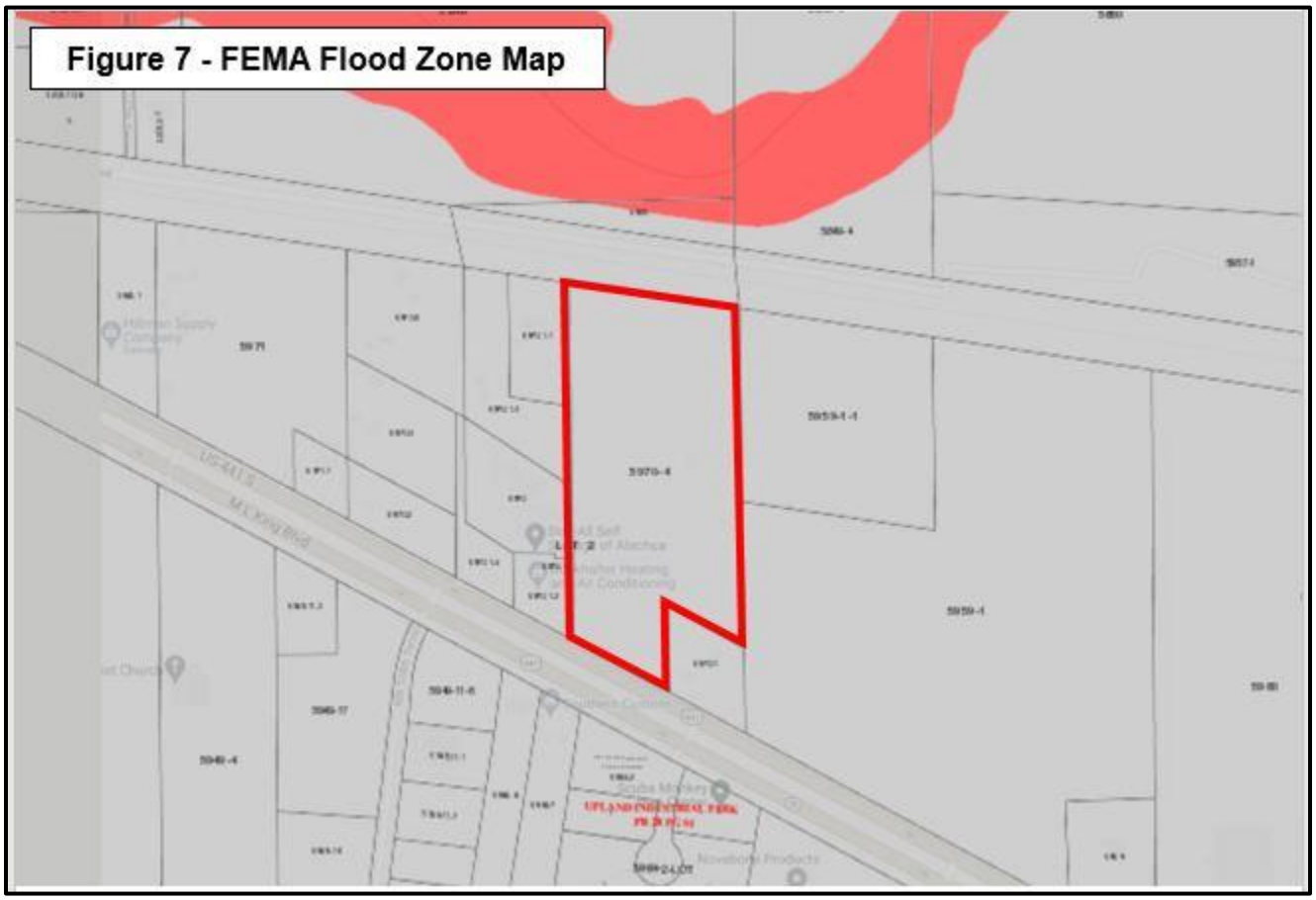
Fort Meade fine sand, 0 to 5 percent slopes is a “nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands…This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.”



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.).

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. Figure 7 below illustrates the flood zones:



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.

Topography:

Figure 8 on the following page illustrates the topography of the site. The site slopes from 98 feet in the southern portion to a lower area in the middle, western portion of the site at 84 feet, posing no impediments to site development.

Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is one such example of urban infill. The site is located fronting on US 441, an existing major 4-lane divided highway. The site backs up to the CSX Railroad ROW at the rear of the property. There is existing commercial development abutting to the west of the parcel. Across US 441 to the south, there is a commercial business and an existing platted industrial park (Upland Industrial Park). To the east, there is land with commercial and industrial land use designations and an abutting parcel (05970-001-000) with a mobile home located on it that has been located there since 1997 according to the Property Appraiser's data.

Existing vs. Proposed Designations

The proposed land use change to Commercial for a 6.26 +/- acre portion of the site is relatively small in size. The proposed land use change to Industrial for a 9.84 +/- acre portion of the site is also relatively small. As illustrated below, the maximum development scenario for Commercial land use uses a FAR of 0.5 based on Future Land Use Element Policy 1.3.d.11. for parcels 5 acres or greater. For the proposed Industrial land use area, a maximum building area coverage of 50% was used consistent with Future Land Use Element Policy 1.5.a and the FAR maximums for parcels greater than or equal to 5 acres in Policy 1.5.d.11. A FAR of 0.5 is used for the Agriculture land use consistent with FLUE Policy 1.1.c for agri-business and agritourism uses.

At a maximum development intensity, the proposed land use changes to Commercial and Industrial would not add any additional building square footage over what is currently allowed for agri-business and agritourism uses under the existing Agriculture future land use category. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing FLUM Designation	**Acreage**	**Max. Density/Intensity**	**Max Dev. Scenario**
Agriculture	16.1	0.5 FAR	350,658 Square Feet

Proposed FLUM Designation	**Acreage**	**Max. Density/Intensity**	**Max Dev. Scenario**
Commercial	6.26	0.5 FAR	136,343 Square Feet
Industrial	9.84	50% Building Area Coverage/FAR 0.5	214,315 Square Feet

The existing developed nature of the US 441 corridor indicates that this is an urban infill situation and that there is a need for additional commercial and industrial use options in this activity center consistent with the adopted Corporate Corridor Activity Center as delineated in the City of Alachua Future Land Use Element Policy 1.3.f.2.

The City of Alachua Commercial future land use designation allows for a variety of retail, personal services, financial institutions, and limited industrial service, and office uses. The Industrial future land use category allows for a broad range of industrial, warehousing, research, and technology industries. While the request will change the FLUM designation from Agriculture to Commercial (6.26 +/- acres) and Industrial (9.84 +/- acres), the uses and intensities within the proposed Commercial and Industrial categories are appropriate in this area designated and mapped as the Corporate Corridor Activity Center in the Comprehensive Plan. The proposed Commercial and Industrial FLUM designations will

allow for expansion of already existing commercial and industrial activity in the area and provide for an increased tax base.

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. For this land use amendment proposal, the proposed amendments to Commercial (6.26 +/- acres) and Industrial (9.84 acres) are analyzed relative to the existing Agriculture designation (with the recognition that the Agriculture designation allows for agri-business and agritourism uses at a 0.5 FAR). Because there is no residential component, there are no impacts on public school facilities or recreation facilities.

The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed Commercial and Industrial land use categories will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed Commercial and Industrial land use designations is described below:

Land Use Category	Acreage	Max. Density/Intensity	Max Development Scenario
Commercial	6.26 +/-	0.5 FAR	136,343 Square Feet
Industrial	9.84 +/-	0.5 FAR	214,315 Square Feet

Traffic:

Maximum Development Scenario – Proposed Land Use

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	136,343 SF	Shopping Center	37.75 / 1,000 SF	5,147
110	214,315 SF	General Light Industrial	4.96 / 1,000 SF	1,063

ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
820	136,343 SF	Shopping Center	3.81 / 1,000 SF	519
110	214,315 SF	General Light Industrial	0.63 / 1,000 SF	135

Increase in Daily Trips

- ADT: 6,210
- PM PEAK: 654

Affected Roadway Segments

- US 441 Segment 4 (CR 25A East Intersection to SR 235)
- US 441 Segment 3 (From MPO Boundary to CR 25A East Intersection)
- US 441 Segment 5 (From SR 235 to I-75)
- CR 2054 Segment 15 (From SR 235 to US 441)
- SR 235 Segment 8 (From NW 143rd PL to US 441)
- SR 235 Segment 9 (From US 441 to NW 140th ST

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 4 (6,210 ADT, 654 PM Peak) (50% East/50% West)
- 30% Distribution on US 441 Segment 3 (1,863 ADT, 196 PM Peak)
- 30% Distribution on US 441 Segment 5 (1,863 ADT, 196 PM Peak)
- 15% Distribution on CR 2054 Segment 15 (932 ADT, 98 PM Peak)
- 15% Distribution on SR 235 Segment 8 (931 ADT, 98 PM Peak)
- 15% Distribution on SR 235 Segment 9 (931 ADT, 98 PM Peak)
- NOTE: Segments 3 & 5 do not have impacts above 5% of MSV based on ADT, but do have PM Peak Hour impacts above 5%.

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 4	CR 2054 Segment 15	SR 235 Segment 8	SR 235 Segment 9
Maximum Service Volume	45,700	15,120	14,400	14,400
Existing Traffic and Reserved Trips	26,714	5,582	10,337	8,221
Project Trips (ADT)	6,210	932	931	931
Available Capacity	12,776	8,606	3,132	5,248

Notes: Segment numbers and traffic data from COA Table 2a. Traffic Impacts up to April 2021 Segments 3 and 5 are not included in the above Affected Roadway Segments analysis because impacts are below 5% of MSV.

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

Traffic System Category	US 441 Segment 4	US 441 Segment 3	US 441 Segment 5	CR 2054 Segment 15	SR 235 Segment 8	SR 235 Segment 9
Maximum Service Volume	4,110	3,870	3,510	1,359	1,290	1,290
Existing Traffic and Reserved Trips	2,609	2,314	2,636	483	1,008	786
Project Trips (PM Peak)	654	196	196	98	98	98
Available Capacity	847	1,360	678	778	184	406

Note: Segment numbers and traffic data from COA Table 2a. Traffic Impacts up to April 2021

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity (even at the maximum development scenario) to serve future development activity on the proposed land use map amendment site. It should be noted that, since this application involves only a land use map amendment, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewaqter service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed Commercial land use area, the flow rates from 64E-6.008, F.A.C. were used along with the maximum of 136,343 square feet based on FAR.

For the proposed Industrial land use area, the flow rates were calculated using the required loading bays for 214,315 square feet (using the 50% maximum lot coverage) from Table 6.1-2 in the City of Alachua Land Development Code. For buildings 200,000 square feet and above, the required number of loading spaces is 5. The result is 5 loading bays x 100 gallons per day (GPD) = 500 GPD.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, an increase of 14,134 GPD may occur.

Adequate capacity is available to support the impact from the proposed Commercial and Industrial land uses, as demonstrated below:

Sanitary Sewer Impact from Proposed Land Use

Sanitary Sewer Impact – Proposed Commercial Land Use[1]	13,634 GPD
Sanitary Sewer Impact – Proposed Industrial Land Use[2]	500 GPD
TOTAL	14,134 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (6.26 x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 13,634 GPD*
2. *Per 64E-6.008, F.A.C. (Warehouse): (5 x 100) = 500 GPD*

Sanitary Sewer Impacts

System Category	**GPD**
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	127,140
Parcel Demand for Site	14,134
Residual Capacity	681,726

Source: City of Alachua Public Services Department, April 2021

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, an increase of 14,134 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact

Potable Water Impact – Proposed Land Use[1]	13,634 GPD
Potable Water Impact – Proposed Land Use[2]	500 GPD
TOTAL	14,134 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (6.26 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 13,634 GPD*
2. *Per 64E-6.008, F.A.C. (Warehouse): (5 x 100) = 500 GPD*

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	146,101
Parcel Demand for Site	14,134
Residual Capacity	839,515

Source:
City of Alachua Public Services Department, April 2021

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Nonresidential uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Sincero and Sincero, 1996). As shown in the following table, based on generic non-residential calculations, a proposed increase of 767.94 tons/year will occur for potential solid waste impact and adequate capacity is available to support this development. The New River Solid Waste Facility Capacity is available for 50 years based on the New River Solid Waste Association, April 2020 information.

Solid Waste Impact

Solid Waste Impact – Proposed Land Uses[1]	767.94 Tons

1. Formula: ((12 lbs per 1,000 SF/day x 350,658 SF) x 365 days/year)/2000 = 500.83 Tons/Year*
**Source*: *Environmental Engineering: A Design Approach, Sincero and Sincero, 1996*

Public Schools:

No impact on public school facilities because there is no residential component.

Recreation:

No impact on recreation facilities because there is no residential component.

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new development on the portion of this property

proposed for Commercial and Industrial land use designations will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

COMPATIBILITY ANALYSIS

Compatibility with adjacent land uses is a key factor when considering a proposed change in future land use. The following list of adjacent uses and accompanying map (Figure 9) illustrate the existing land uses for the surrounding properties:

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

North: CSX Railroad ROW & Sage Boulevard
Alachua County Rural/Agriculture north from the Railroad ROW

East: Vacant Land & Mobile Home
Industrial and Alachua County Rural/Agriculture future land use designations

West: Self-storage facility, Heating & Air Conditioning Contractor, & Mobile homes
Commercial & Alachua County Rural Agriculture

South: US 441 ROW
Industrial future land use designation south from US 441 ROW

The Residential Protection Standards in Section 6.6.3 of the Alachua Land Development Regulations will provide compatibility for the mobile home residential uses by requiring nonresidential development on the subject property to meet certain conditions that reduce or minimize potential adverse impacts. In addition, certain nonresidential uses that would be allowed in the proposed Commercial and Industrial land use portions of the subject property would be required to meet use specific standards in Section 4.3 of the Land Development Regulations. Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also help ensure compatibility at the time of development review.

The proposed Commercial and Industrial future land use designations are compatible with the US 441 and CSX Railroad ROW given the intensity of those transportation corridors. The proposed Commercial and Industrial are also compatible with the existing Commercial and Industrial designations to the west and east of the subject property.

Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed land use map amendment to Commercial and Industrial for Tax Parcel 05970-004-000 is in a geographic area that is already developed in the City of Alachua and located on two major transportation corridors: US 441 (4-lane divided highway) and the

CSX Railroad ROW. The area proposed for Commercial and Industrial land use does not contain any environmentally sensitive resources and is suitable for development.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by an existing roadway (US 441). Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines either across US 441 or extensions from properties on the north side of US 441. These extensions will be at the developer's expense.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: While the existing land use category for this parcel is Agriculture, the Property Appraiser's Office lists the property use as single-family, and shows no agricultural land value for the subject property. Further, the Property Appraiser's Office lists the Land Use on the property as 9900, which is acreage, non-agricultural. There is no agricultural use of the property at this time and none dating back as far as 2016 per the Property Appraiser's web site.

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 the Commercial and Industrial land use categories will provide commercial and industrial land in close proximity to US 441 to meet nonresidential needs. Employment opportunities in the Commercial and Industrial areas may assist the residential population. Finally, the residential population can benefit from the additional commercial uses in the provision of services to meet needs such as retail, restaurant, or other commercial services.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed amendment will create land use designations (Commercial and Industrial) in an area of the City of Alachua that is primed for development due to geographic

considerations and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense. The property fronts on US 441 and is located within the adopted Corporate Corridor Activity Center as delineated in the City of Alachua Future Land Use Element Policy 1.3.f.2.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Response: The subject property is located in an urban area that is already developed along US 441. To the south of the subject property (across US 441) are multiple developed properties with the Industrial future land use designation. To the west, there are existing commercial businesses with the Commercial future land use designation. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property for commercial and industrial development will not promote strip development because it is bordered to the north by CXS Railroad ROW and to the south by US 441. There is existing commercial development already to the west of the property.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Response: There are no environmentally sensitive features on the subject property. In addition, any on site environmental resources will be fully protected at the development stage by the existing City of Alachua Comprehensive Plan and Land Development Regulations.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.

Response: The areas of the property proposed to go to Commercial and Industrial have the Industrial land use designation to the east and Commercial future land use designation in a

portion to the west. The proposed Commercial portion of the property is within the area identified in the Comprehensive Plan as the Corporate Corridor Activity Center.

6. Fails to maximize use of existing public facilities and services.

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. An existing road, US 441, provides access to the property. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.

Response: The subject property is located in the urban part of the City of Alachua abutting US 441, a 4-lane divided highway. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines. These extensions will be at the developer's expense. Adequate vehicular capacity is currently available on the local road network to serve the maximum development scenario. All other public services are currently available. Due to the close proximity of the site to the center of existing commercial and residential development in the City of Alachua, the development of this site will not result in a disproportionate burden on public facilities and services and any required extensions of utilities will be funded by the developer.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property falls within the Corporate Corridor Activity Center as designated on the Future Land Use Map Series. Properties along US 441 have similar Commercial and Industrial future land use designations. Both centralized water and sewer services are available to serve the property based on extensions of those facilities that will be funded by the developer.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a commercial and industrial site should be considered to be infill in nature based on the existing local development pattern and future land use designations of Commercial and Industrial to the south, west, and east of the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed Commercial and Industrial future land use designations for the subject property will provide and promote a mix of uses. Within close proximity to the subject property, there is an active mix of existing commercial and industrial uses.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. The subject property has direct access to US 441, which links to the roadway network within the City of Alachua.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the proposed Commercial and Industrial future land use categories for portions of the property. 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:

Objective 1.3 Commercial: The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating Establishments

Consistency: **The City of Alachua provides a set of allowable uses in the Commercial land use category (Policy 1.3.b) that are compatible with proposed uses for the proposed Commercial land use portion of this property. The proposed Commercial land use area (6.26 +/- acres) abuts US 441. Thus, this area is appropriate for highway commercial types of uses as shown in the above policy.**

Objective 1.5 Industrial: The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Consistency: **The City of Alachua provides a set of allowable uses in the Industrial land use category (Objective 1.5) that are compatible with proposed uses for the proposed Industrial**

portion of this property. The proposed Industrial land use area (9.84 +/- acres) abuts the CSX Railroad ROW. Thus, this area is appropriate for industrial types of uses as shown in the above Objective.

Policy 1.3.f.2: *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.*

Consistency: **The subject parcel abuts US 441 and falls within the adopted Corporate Corridor Activity Center Map in the Future Land Use Element Map Series. The proposed Commercial and Industrial land use areas on the subject property are appropriate to support the City's economic development objectives based on the Activity Center mapping.**

Policy 2.4.a: *Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.*

Policy 2.4.b: *Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.*

Consistency: **Any future development on the subject property will comply with the landscaping and buffering requirements of the Future Land Use Element and Land Development Code.**

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

Policy 2.4.d: *Tree Protection: Regulated Trees - 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.*

Policy 2.4.e *Tree Protection: Removal and Mitigation -- Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.*

Consistency: **Any new development on the site shall adhere to the policies stated above that relate to tree protection. Development proposals must include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees. Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.**

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

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

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

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

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

Consistency: **Since the site does not contain environmentally significant features, the proposed Commercial and Industrial land use designations are appropriate for this site and for urban development.**

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

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

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public street (US 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines at the developer's expense.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this land use amendment involves Industrial and Commercial land use categories, there will be no impacts to Public Schools facilities.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Policy 9.1: *Any new development within a Commercial or Industrial Future 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 of Alachua Comprehensive Plan, shall connect to the City's potable water and wastewater system.*

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

Transportation Element:

Objective 1.2: *Access Management The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.*

Consistency: **The proposed Commercial portion of this site has direct access to US 441 (an existing FDOT roadway). Driveway connections to US 441 will be subject to FDOT approval. An internal connection to the proposed Industrial portion of the site will be established at the development plan stage.**

GOAL 1: Traffic Circulation System The City shall provide for an efficient traffic circulation system which serves existing and future land uses.

Objective 1.1: *Level of Service The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: **The proposed future land use map amendment will add 6.26 +/- acres of Commercial land use and 9.84 +/- acres of Industrial land use in the City of Alachua. Any new development on the site will require a concurrency analysis at the development plan application stage.**

An analysis of the proposed Commercial and Industrial land use areas (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum development scenarios reveals that the proposed future land use map amendment will not result in an increase in traffic impacts that will exceed the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

Conservation & Open Space Element:

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

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

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, there are four soil types present on the site. None of these soil types has limitations for urban development.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: Any hazardous materials associated with commercial or industrial development on this site would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: Currently, there are no agricultural or silviculture operations within the subject property.

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

Consistency: **There are no identified wetlands on the property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon development of the Commercial and Industrial portions of the site.**

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

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines at the developer's expense.**

Intergovernmental Coordination Element:

Objective 1.2: *The City shall provide for coordination and cooperation with other governmental entities which may be affected by comprehensive plan amendments and development proposals.*

Consistency: **The subject property is located within the City of Alachua and no change in the jurisdiction line is proposed. Notice of the application will be given to all applicable agencies which may be affected by the proposed comprehensive plan amendment throughout the Comprehensive Plan amendment application process.**

Policy 1.2.b. *The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.*

Policy 1.2.c: *The City, through the Development Review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.*

Policy 1.2.d: *When a development proposal may impact another governmental agency, the City shall provide notice of the development proposal to such governmental agency and provide the opportunity for concerns to be addressed.*

Policy 1.2.e: *The City shall provide information to assist adjacent units of local government manage growth within their respective jurisdictions. Whenever possible, City information will be placed on the City's website, or in some other easily accessible location..*

Consistency: There are no development proposals associated with this future land use amendment application. However, if any development applications are made, the above Policies will require notification to applicable governmental agencies.

Capital Improvements Element:

Objective 1.2: *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

Va. officials decry soldier's traffic stop

John Bacon USA TODAY

Virginia's attorney general, a congressman and the NAACP expressed outrage at the actions of Windsor police officers who pointed weapons, pepper-sprayed and threatened a Black and Latino military officer in December during a traffic stop.

Army Lt. Caron Nazario sued police officers Joe Gutierrez and Daniel Crocker last month, and video from the officers' body cameras and Nazario's cellphone has gone viral.

Nazario seeks $1 million plus punitive damages from the officers, saying they violated his constitutional rights.

Carl Tobias, a professor at the University of Richmond School of Law, said the videos raise the question of whether the officers overreacted and used more force than necessary.

The officers said in their report that they stopped Nazario's Chevrolet Tahoe because it didn't have a rear license plate, although the report acknowledges the officers later noticed a temporary plate displayed in the back window.

Video shows the officers ordering Nazario, who was in uniform, to exit his vehicle outside a gas station as he held his hands through the driver's side window. Nazario said he was afraid to get out of the SUV and was blasted with pepper-spray and forced to the ground. Nazario was released at the scene and not charged.

"Though Nazario was shocked at the ferociousness of these defendants and the very real possibility that the defendants may murder him because he could not comply with their inconsistent demands, Lt. Nazario remained calm, kept his hands outside the window, and continued to calmly ask the defendants why they pulled him over, and to explain what was going on," the lawsuit says.

Gutierrez told Nazario he was "fixin' to ride the lightning, son" – a reference to execution in the electric chair.

The suit says the officers threatened to destroy the lieutenant's military career with "baseless" criminal charges if he reported them for misconduct.

Video from the scene "captured footage of behavior consistent with a disgusting nationwide trend of law enforcement officers, who, believing they can operate with complete impunity, engage in unprofessional, discourteous, racially biased, dangerous, and sometimes deadly abuses of authority," the suit says.

Attorney General Mark Herring said he saw nothing in the videos to justify how the officers treated Nazario.

Windsor has a population of about 2,600 people and, according to its website, a six-member police force.

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PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment/Land Use Map Change from Agriculture to Commercial & Industrial and rezoning from Agricultural (A) to Commercial Intensive (CI) & Light and Warehouse Industrial (ILW) located at 13663, 13669, 13715 & 13719 NW US HWY 441 on parcel 05970-004-000.

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 digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date:	Tuesday, April 27th, 2021
Time:	6:00 PM
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527
Dial-in:	(646) 558-8656

A recording of the workshop will be posted at www.edafl.com/neighborhoodworkshops. You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.

GF-GH057798

Contact: Clay Sweger, AICP, LEED AP, eda consultants inc.
Phone: (352) 373-3541 **Email:** csweger@edafl.com

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GF-GH060085

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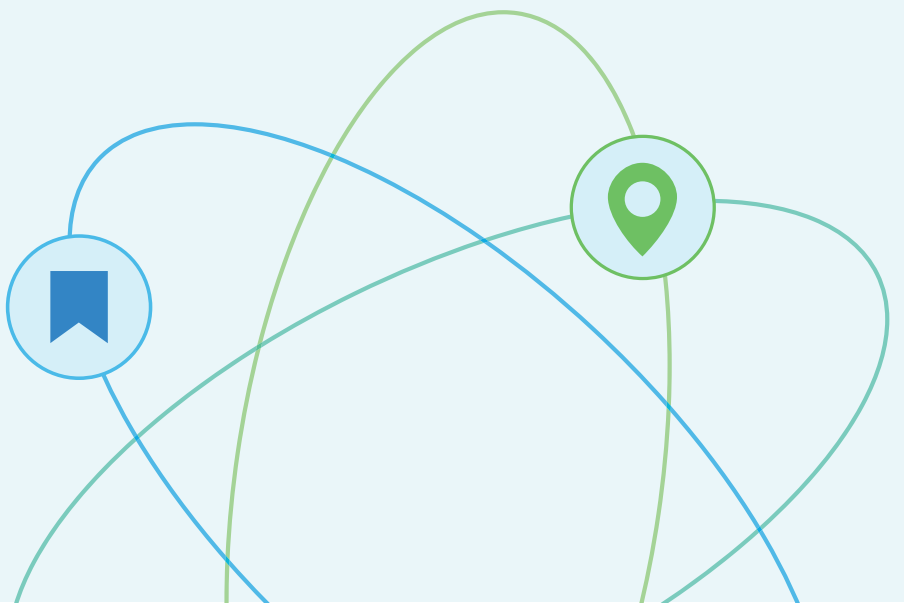

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GF-GH056622

NEIGHBORHOOD WORKSHOP NOTICE

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Meeting ID:	573 331 9527
Dial-in by Phone:	(646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Clay Sweger, AICP, LEED AP — eda consultants, inc.
csweger@edafl.com — (352) 373-3541

05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
ESSA JR TRUSTEE & GALLAWAY
TRUSTEE ET AL
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
UPLAND INDUSTRIAL PARK OWNERS ASSN INC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

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

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
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
P.O. 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

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

JACKSONVILLE FL 320
12 APR 2021 PM 3 L

FIRST-CLASS

PITNEY BOWES
US POSTAGE
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APR 12 2021
MAILED FROM ZIP CODE 32601

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

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RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 32601121275 *1638-09063-12-42

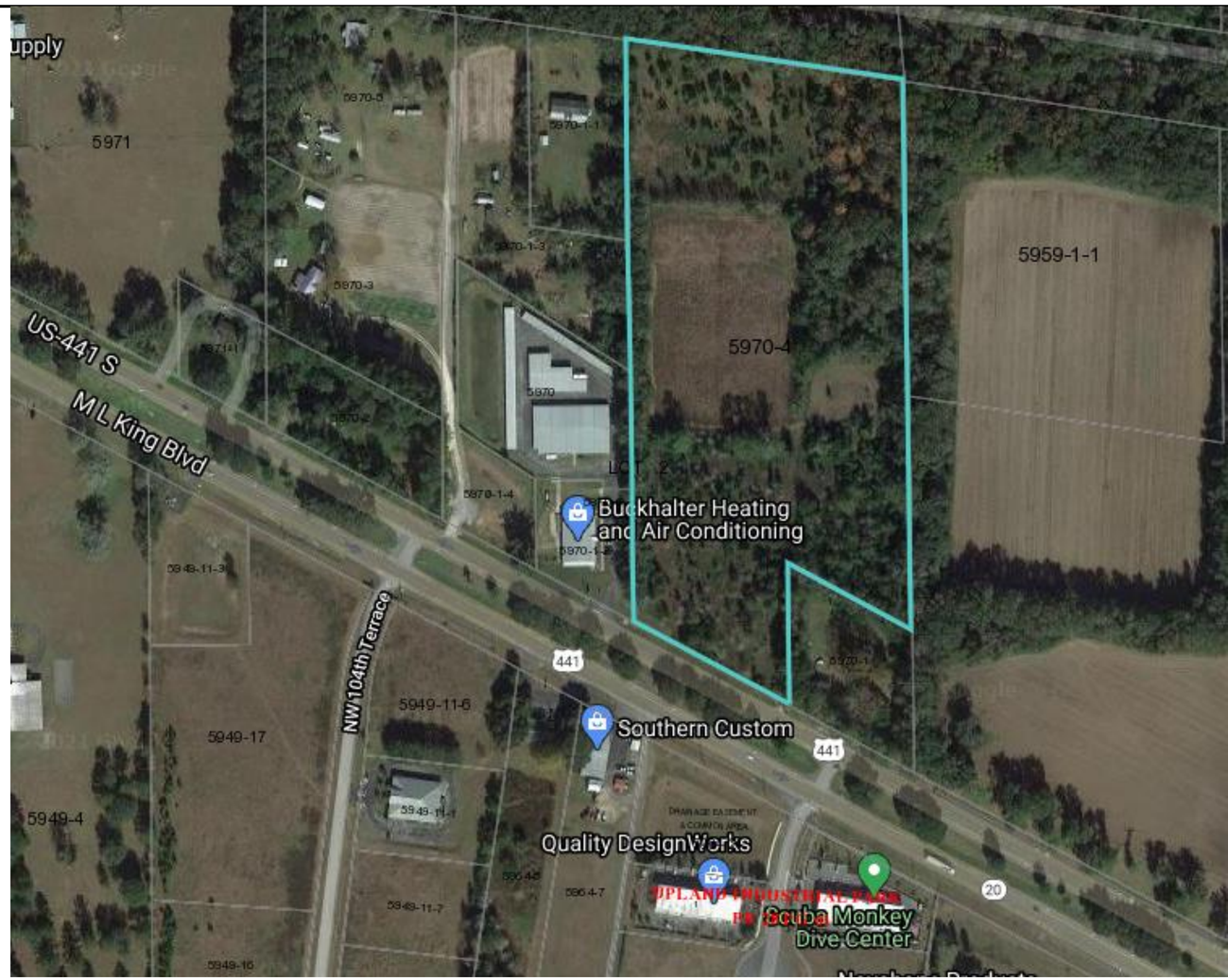
NSS
32615-999955
32601>1212

Notice of Online Neighborhood Workshop

Date: Tuesday, April 27, 2021 Time: 6:00 pm

Property Address/Location of Project: 13663, 13669, 13715 & 13719 NW US HWY 441 on parcel 05970-004-000.

Action Proposed: Comprehensive Plan Amendment/ Land Use Map Change from Agriculture to Commercial & Industrial and rezoning from Agricultural (A) to Commercial Intensive (CI) & Light and Warehouse Industrial (ILW)



The Meeting will be held digitally on Zoom.

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

Dial-in: (646) 558-8656

Please call **eda** at (352) 373-3541 with any questions or email csweger@edafl.com for more information.

eda consultants · inc.

eda consultants · inc.

Proposed Land Use & Zoning Map Change

Neighborhood Meeting

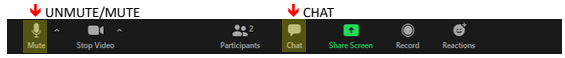
April 27, 2021

1

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City of Alachua review process

- You have been muted upon entering
- If you have a question, either:
  - Unmute yourself to speak
  - Type your question in the chat box



2

3

Summary of Request

- Tax Parcel Number: 05970-004-000
- Location: 13663 NW US Hwy 441
- Size: Approximately 16.1 Acres
- Request: A proposed land use change from Agriculture to Commercial & Industrial and a rezoning from Agriculture to CI & ILW
- Land Use & Zoning Split:
  - 6.26 Ac. Commercial / CI & 9.84 Ac. Industrial / ILW
- No development is proposed as part of these requests

4

Commercial Future Land Use

Policy 1.3.b: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses…The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

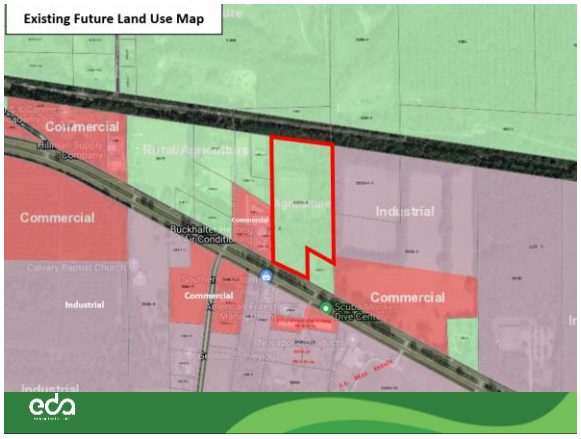
5

Industrial Future Land Use

Policy 1.5.a: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

6



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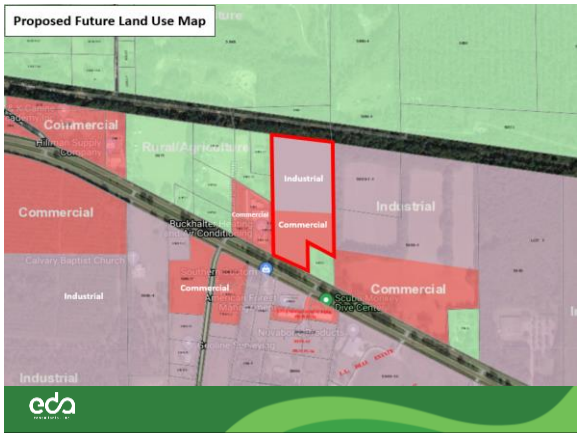

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10

Next Steps

- Neighborhood Workshop – April 27, 2021
- Land Use Change & Rezoning Applications
  - City Submittal – April 29, 2021
  - Planning & Zoning Board – July 2021 (Tentative)
  - City Commission – TBD

Presentation will be posted to: http://edafl.com/neighborhoodworkshops

Any follow-up questions? Email csweger@edafl.com or call 352-373-3541

11

Neighborhood Meeting Minutes

Project: Land Use Change & Rezoning

Meeting Date & Time: April 27, 2021 at 6 pm

Community Participants: 1

Project Representatives: Stephanie Sutton, eda

Meeting Minutes:

Stephanie Sutton gave a Power Point presentation to inform the participants of the project and then opened up the floor for questions afterwards.

The one attendee had no questions.

Central Florida.

"Giving back to the community is an integral part of our business model," Scenthound Gainesville's said. "We pull animals from 18 local county shelters and many times they are in serious need of both a bath and grooming. in Alachua County, Florida. For over 40 years, the organization has worked to achieve its goal of becoming a community where no org/ or https://www.scenthound.com/.

The Humane Society of North Central Florida was created in 2018 when the The Humane Society of North Central Florida is a limited intake, no-kill animal rescue shelter. The

Email editor@alachuatoday.com

City of ALACHUA

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

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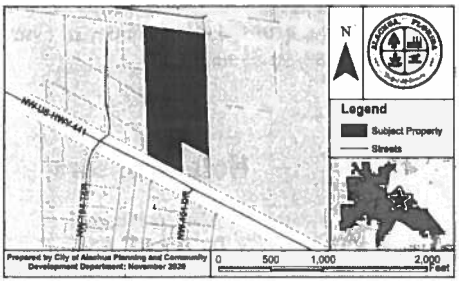

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(Published: Alachua County Today - July 01, 2021)

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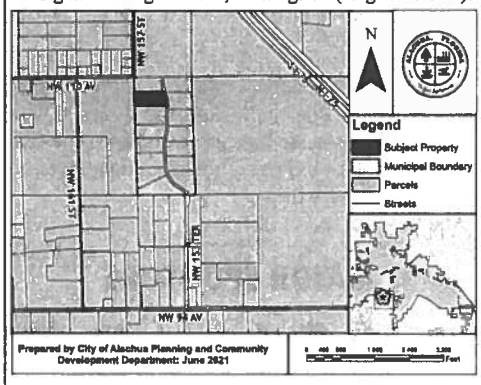

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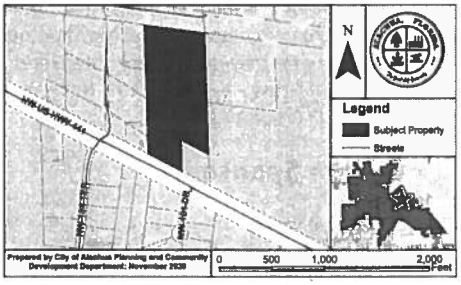

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Empty booths and a few pieces of kitchen equipment remain inside the recently closed Bagels Unlimited in Gainesville's 34th Street Plaza. BRAD MCCLENNY/GAINESVILLE SUN

Bagels

Continued from Page 3A

learning from constructive criticism," Hill said. "If people didn't like what they had, I'd be all ears."

In 2000, Bagels Unlimited moved to another, larger spot in the same plaza, where Kebab House is currently, then moved again to the current Bagels & Noodles location in Midtown from 2006 to 2010 to maneuver around rising rent costs.

When the Midtown landowner failed to renew the Bagels Unlimited lease, the original location happened to be available again at a lower rent.

Hill said building relationships with customers that lasted decades meant a lot. He served a pregnant woman breakfast and watched as her children grew up and went to college.

He partnered with the University of Florida athletic department to serve football, softball and soccer players 150 meals before 7 a.m.

Many people would say it was the best breakfast they'd ever had or they wanted a second helping.

"It made you feel important," Hill said.

Like most restaurants, operating during the pandemic was akin to cycling up a steep hill. Bagels Unlimited ceased indoor dining as per Florida's mandate but continued to take carry out and delivery orders for the duration of the pandemic.

"I survived, but for a while there it was pretty much me by myself," he said. On weekends, another employee would join to take call-in orders as Hill made all meals in the kitchen.

When Bagels Unlimited reopened for dine-in, Hill planned to get a coronavirus vaccine as quickly as he could. But the virus got to him first.

For Hill it started with a funny feeling in his throat in mid-April. By the end of the week, he could barely walk.

He was admitted to intensive care in the hospital and required oxygen treatment, though he wasn't put on a ventilator. Hill later tested negative for the virus and was moved to a regular hospital room, though doctors kept him under observation as his oxygen levels slowly rose. He finally left the hospital, nearly a month later, on May 14.

"I wouldn't wish that on anybody, what I went through," Hill said.

He's not out of the woods yet. Hill has lingering nerve damage in his hands and has trouble grasping items. He never developed some common symptoms of the virus, like loss of taste or smell.

He has to wait until 90 days have passed since his hospitalization discharge to get vaccinated against COVID-19 as he wanted to months ago.

While he was battling the worst of the virus, a Bagels Unlimited waiter and their partner tried to keep the space open, but it didn't work out long term.

Facing a mountain of rent bills and still struggling with illness, Hill decided it was time to say goodbye to the business he had run for nearly 30 years.

"Finally, I just had to close the doors and walk away," he said.

Emily Mavrakis reports on business and Alachua County government. She can be reached by email at emavrakis@gvillesun.com and on Twitter @emmavrakis.

McGraw

Continued from Page 3A

ernor's actions and believes he should respect the votes of the citizens who elected McGraw, according to a press release handed out by the the group's press release said.

Evelyn Foxx, chairwoman of the local NAACP branch, said McGraw took all the proper steps to become a candidate and the Election Canvassing Board certified her as the winner.

"We were totally devastated and appalled at the governor doing that while it's in the court system," Foxx said.

A emergency injunction was filed against McGraw by four plaintiffs, among them Khanh Lien-Banko, who ran against McGraw for the school board seat.

Circuit Judge Donna Keim denied their request for an injunction, stating that they didn't offer sufficient evidence that they would be harmed by McGraw remaining on the board and continuing to vote while the issue is sorted out.

"It was supposed to go through the court system and it didn't, he did not allow that. And that's not apart of his executive responsibility," Foxx said.

When McGraw was elected to her seat in August it gave the board its first ever Black female majority. Since then they forced previous superintendent Karen Clarke to resign early and hired Carlee Simon as the interim superintendent. They then voted for her to have the position permanently.

Trump rally

Continued from Page 3A

speak to that."

Ferré noted that the Florida GOP has been encouraging donations to the Surfside relief effort and said that will continue.

"We are deeply saddened by the tragedy at Surfside," Ferré said, adding: "There are just no words to express the sadness and sorrow we all feel towards that tragedy. All we can do is try to provide increased opportunities to be able to speak to that tragedy and, while families get together and engage over this long holiday weekend, to provide an opportunity to encourage them to contribute to the victims and their families."

The rally is being billed as a joint event hosted by Trump and the Florida GOP, which has a fundraiser planned to raise money for the 2022 election.

Trump currently is scheduled to speak at 8 p.m., with fireworks at 9 p.m.

"The governor's very glad that the president is holding the rally in Sarasota and that it's going to be about celebrating the birth of our nation."

Florida GOP Executive Director Helen Aguirre Ferré

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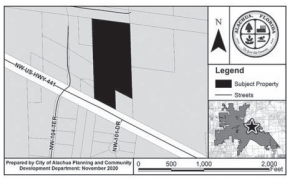

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GF-25159433

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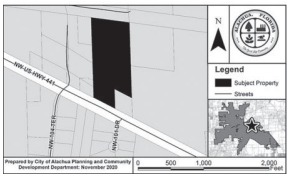

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GF-25159768

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In the mood for something special? Why not order your favorite Publix goodies online using delivery or curbside pickup? Have your Key lime pie, Deli fried chicken, and custom Deli sub (with extra pickles-just the way you like it) brought right to you in as little as two hours.

publix.com/shop

+ instacart

Prices vary from in-store. Fees, tips & taxes may apply. Subject to terms & availability.

GF-24836113

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(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)

2 Rezoning & LSCPA on same sign
(Number of signs)

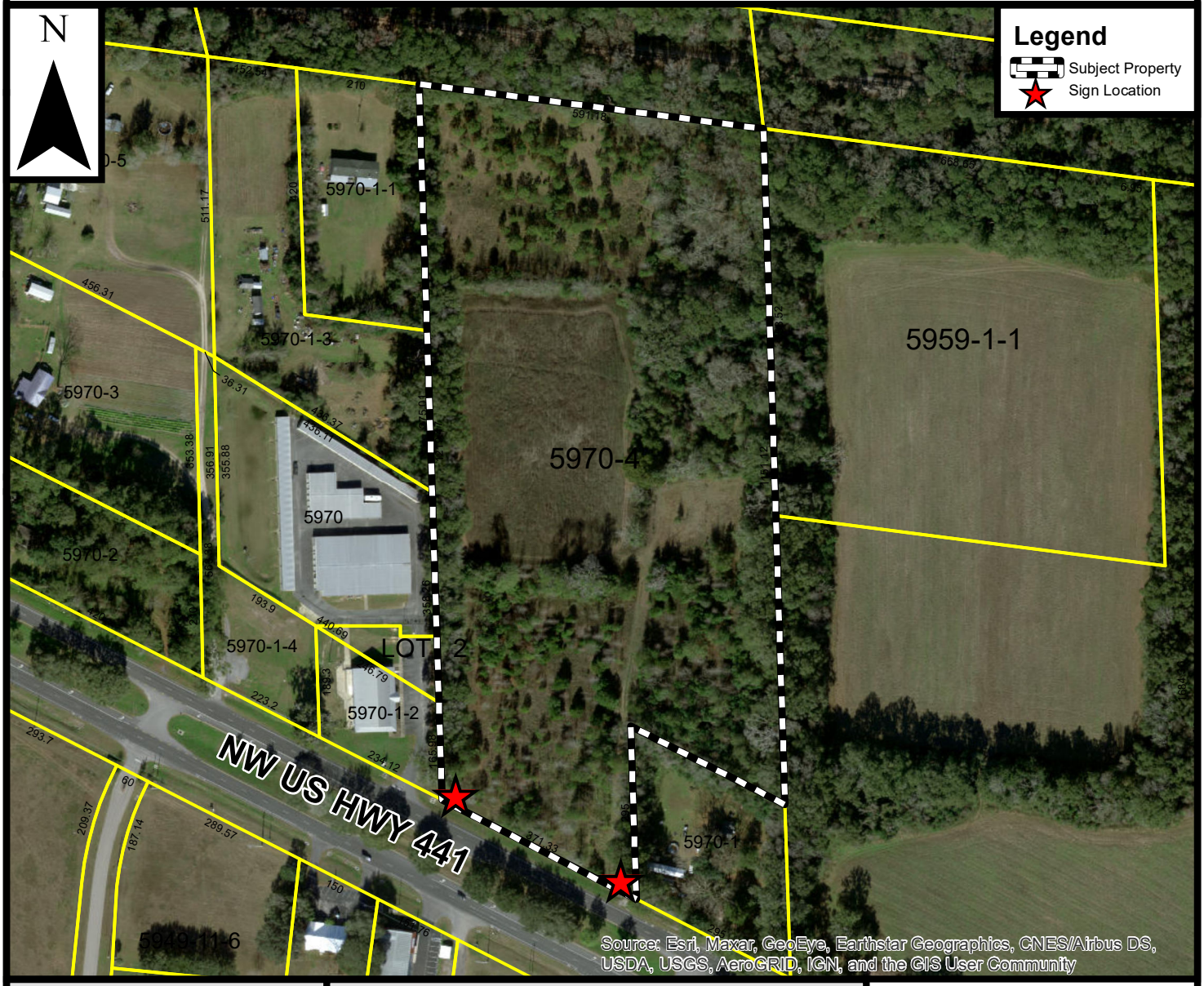
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

13663 NW US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

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.

0 100 200 400 Feet

City of ALACHUA

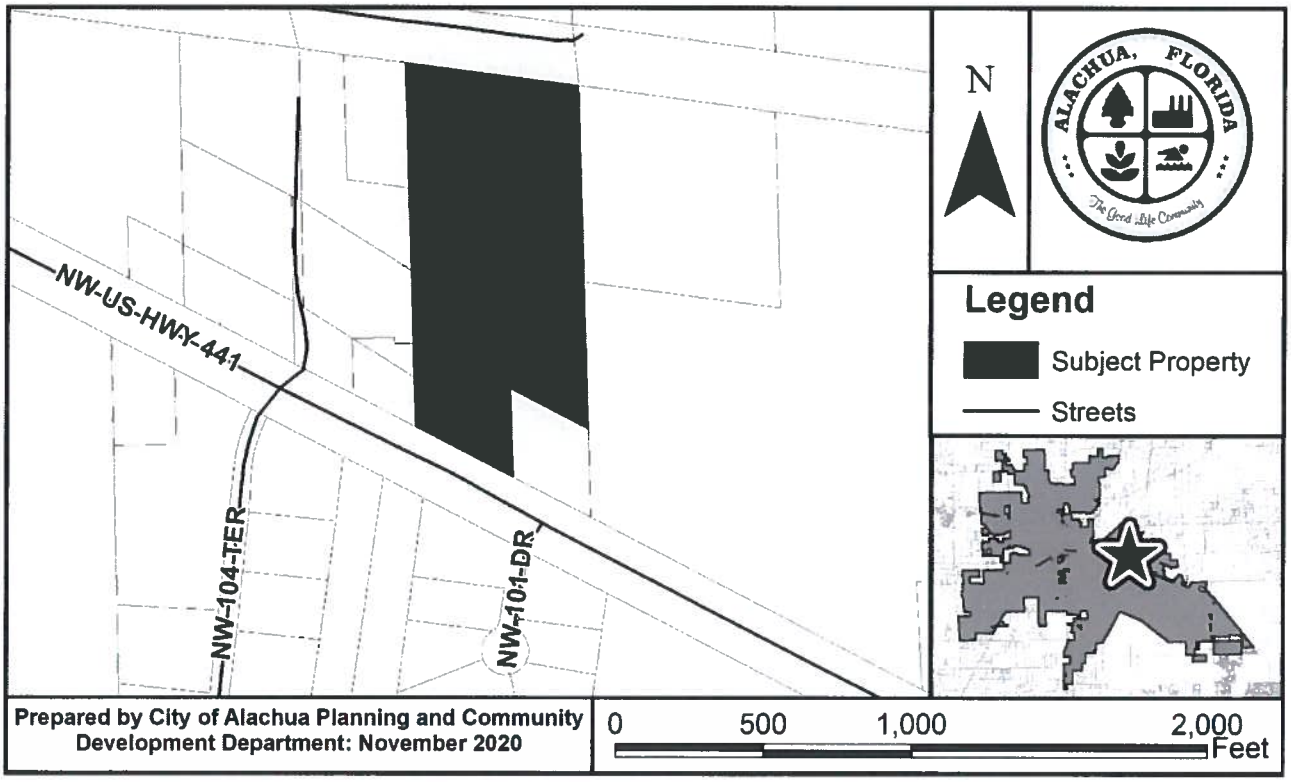
THE GOOD LIFE COMMUNITY

Mailed 6/28/21

KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 13, 2021 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 Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (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 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

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

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
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
P.O. 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

AVERY 5160

05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

Etiquettes d'adresse Easy Peel

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/13/2021
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – 13663 NW US Highway 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to the City Commission with a recommendation to approve upon making the following motion:

"Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve."

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes*. The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business

City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Commercial Intensive (CI) zone district is established and described in Section 3.5.2(E) of the City's Land Development Regulations (LDRs):

3.5.2(E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

3.5.2(G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Draft Ordinance
- Application & Supporting Materials
- Public Notice Materials for the 7/13/2021 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 13, 2021
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Envision Seven Limited Liability Company
LOCATION:	13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive
PARCEL ID NUMBER:	05970-004-000
ACREAGE:	±16.10 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company 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 EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

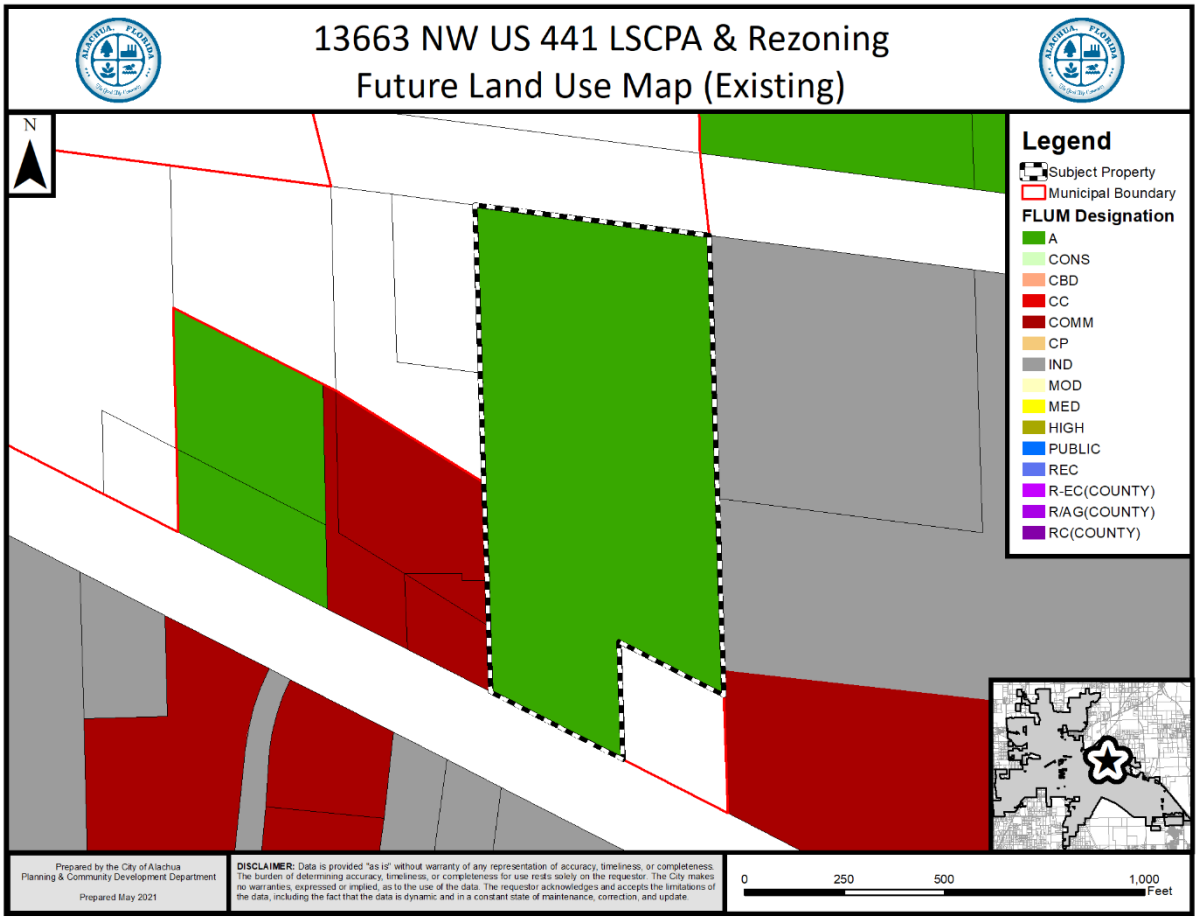
SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

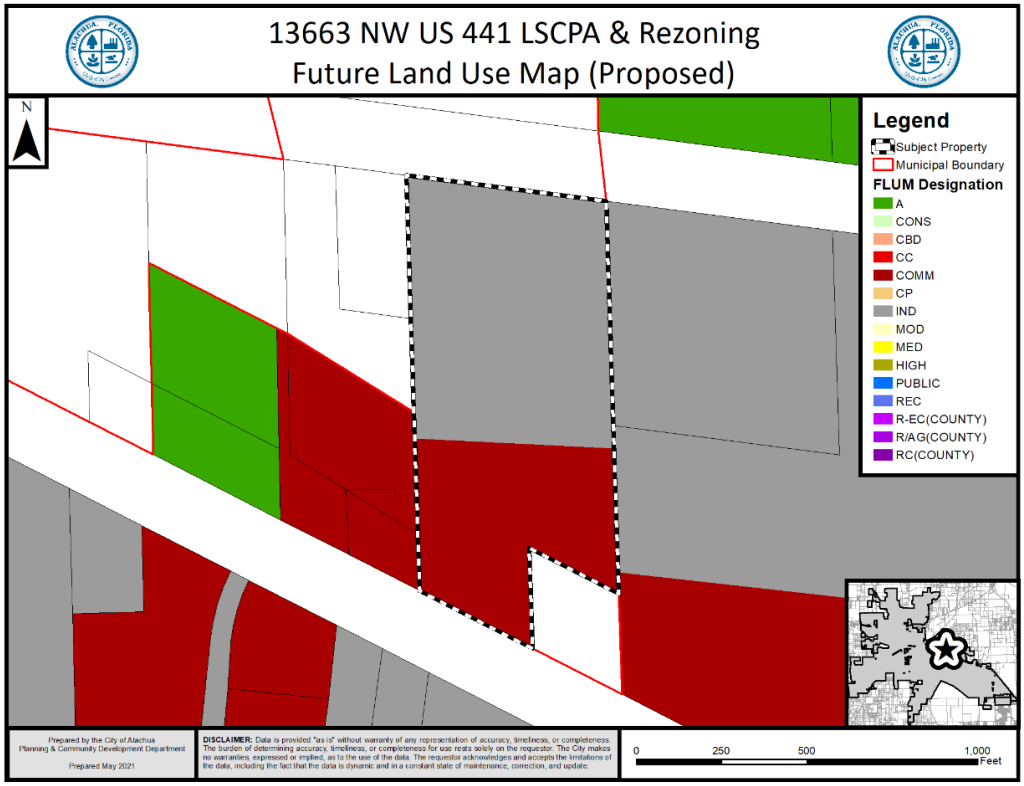
The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

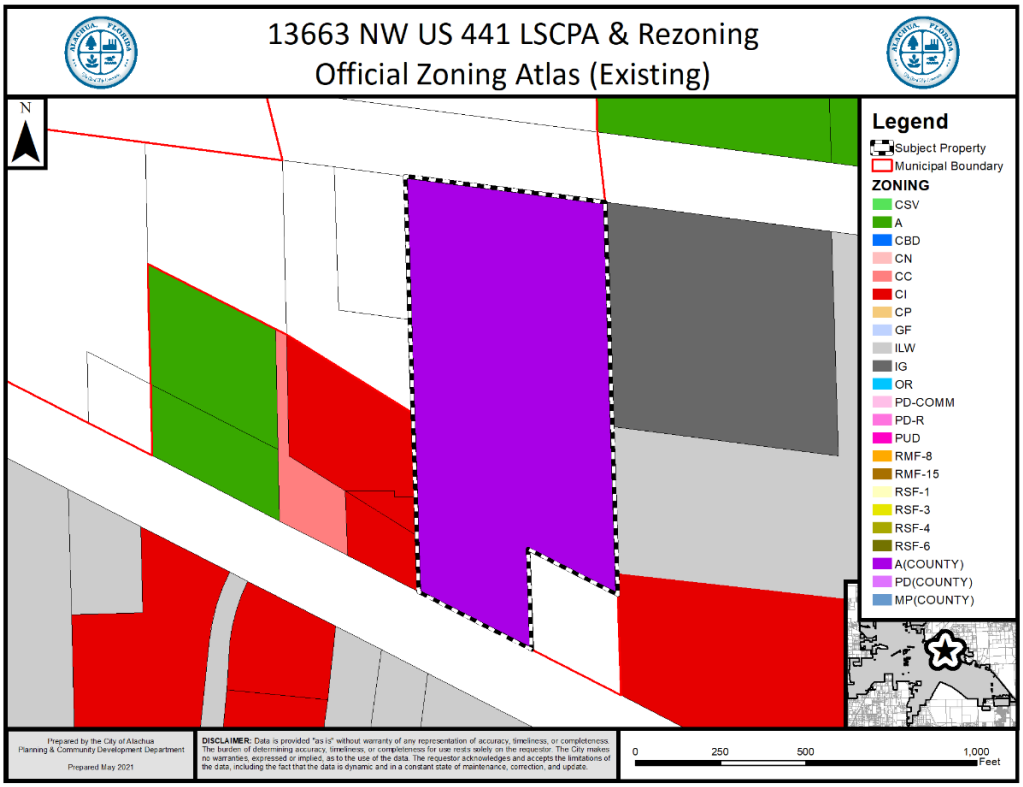
Map 1. Existing Future Land Use Map with Subject Property



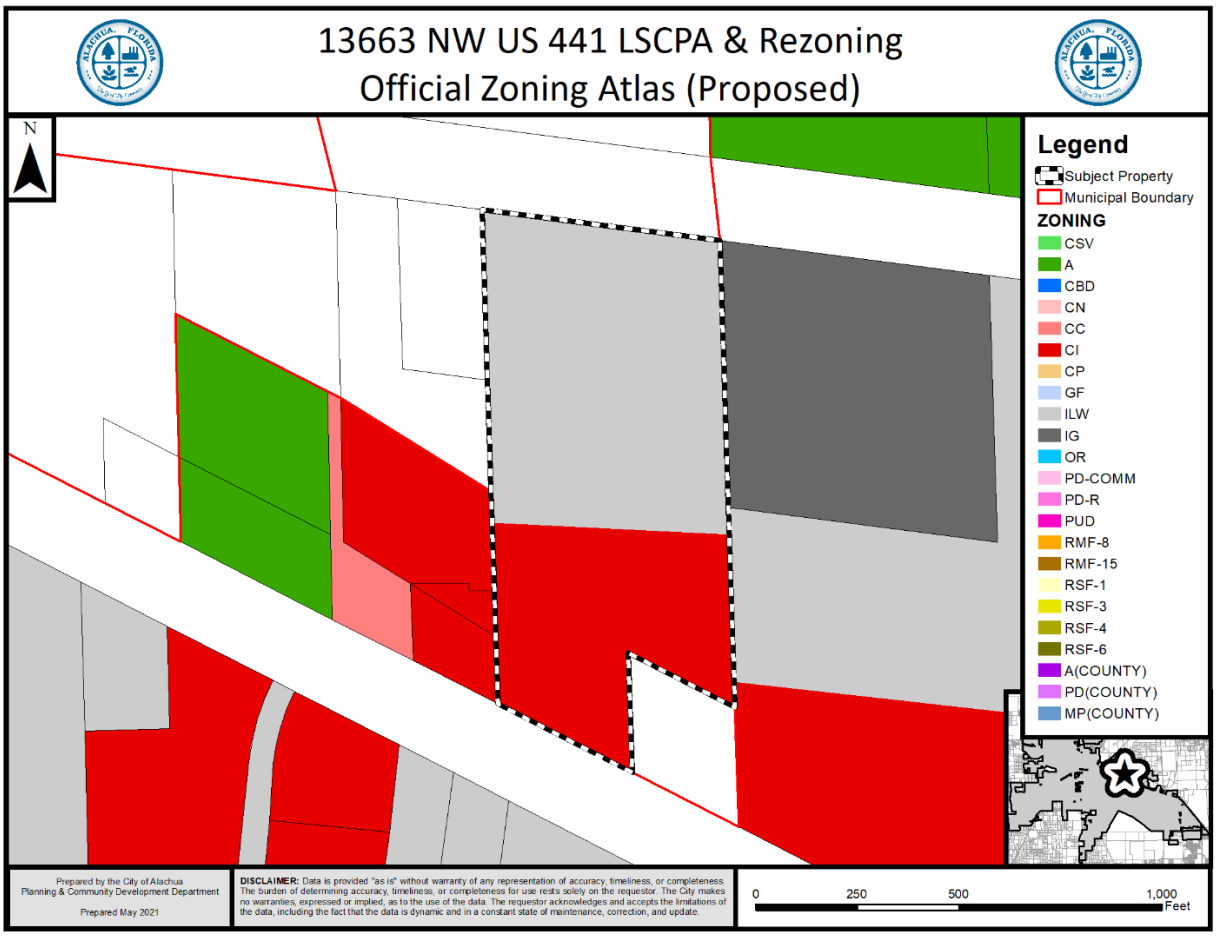
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



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(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

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3.5.2(E) *CI, Commercial Intensive District*. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

3.5.2(G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

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

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Commercial Intensive (CI)	Light & Warehouse Industrial (ILW)
Max. Gross Density/ *Maximum number of Dwelling Units*:	0.2 dwellings/acre *Maximum 3 dwelling units on the subject property*	None	None
Floor Area Ratio/ *Maximum Intensity*:	N/A	0.50 FAR for parcels ≥ 5 acres *Maximum 136,342 square feet*	0.50 FAR for parcels ≥ 5 acres *Maximum 214,315 square feet*
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Retail sales and services, personal services, financial institutions, tourist-related uses, hotels, motels, commercial shopping centers, auto-oriented uses, office/business parks, eating establishments, including drive through/drive in uses	Building, heating, plumbing, or electrical contractors; Industrial Services; Light Manufacturing; Offices; Warehouse & Freight Movement; Wholesale Sales

EXISTING USES

The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 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

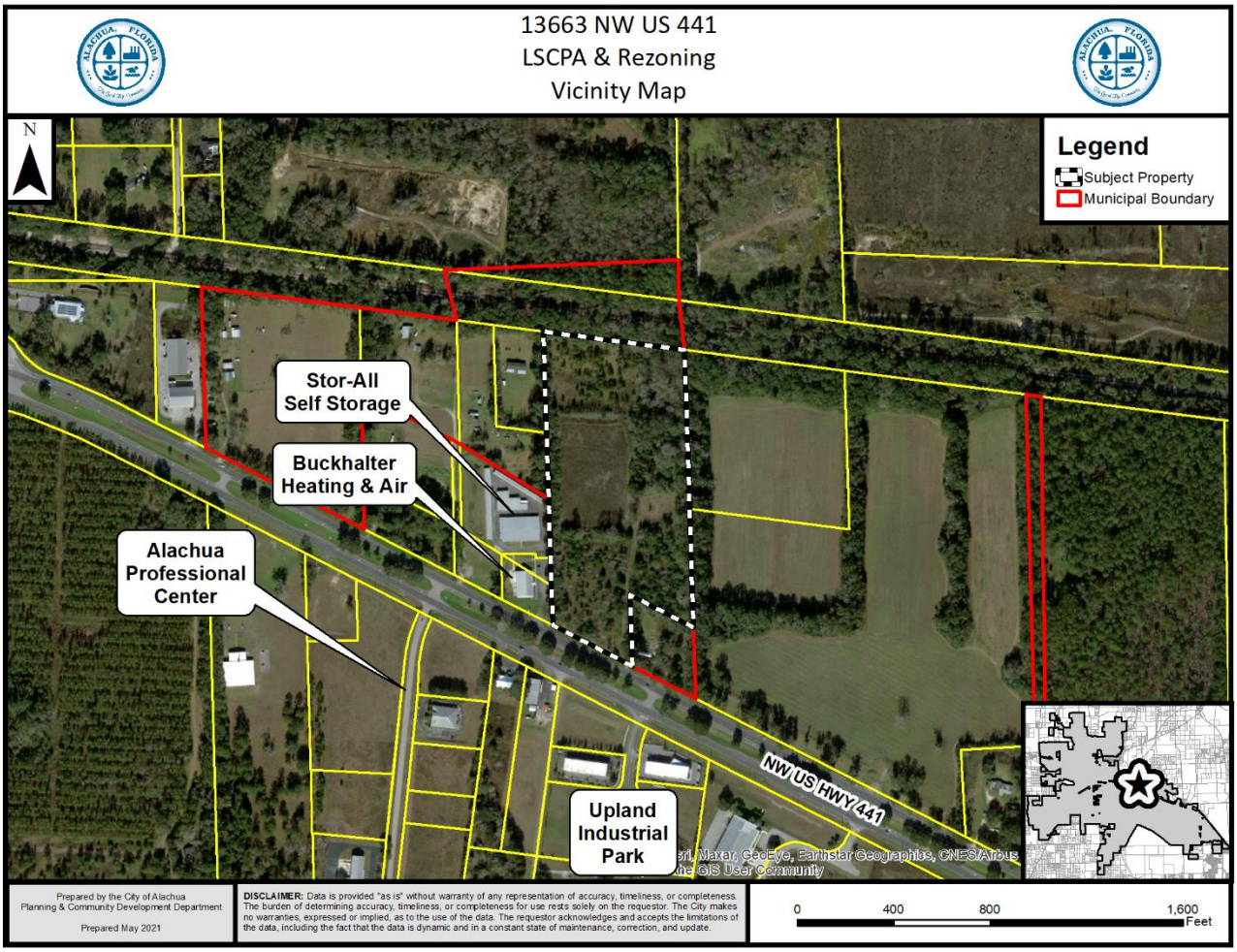


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Railroad Right-of-Way	N/A	N/A
South	US 441	N/A	N/A
East	Single-Family Dwelling; Vacant Commercial & Industrial Lands	Rural/Agriculture (County); Commercial; Industrial	Agriculture (County); Commercial Intensive (CI); Light & Warehouse Industrial (ILW); Industrial General (IG)
West	Stor-All Self Storage; Buckhalter Heating & Air	N/A	N/A

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on April 27, 2021 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres

Table 2 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent
05970-004-000	±6.26	Commercial	Commercial Intensive (CI)	☑
05970-004-000	±9.84	Industrial	Light & Warehouse Industrial (ILW)	☑

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while

maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Objective 1.5: Industrial
The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation & Findings: The proposed rezoning would apply Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) zoning to the subject property. In addition to the proposed rezoning, the applicant has submitted a companion application that proposes to amend the land use of the property to Commercial and Industrial. The proposed zoning designations would be consistent with the Commercial and Industrial land uses proposed by the companion application.

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

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

placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

Evaluation & Findings: The subject property is not known to contain any environmental features which would significantly affect future development.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions

of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

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: 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 & SITE SUITIBILITY ANALYSIS

Wetlands

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

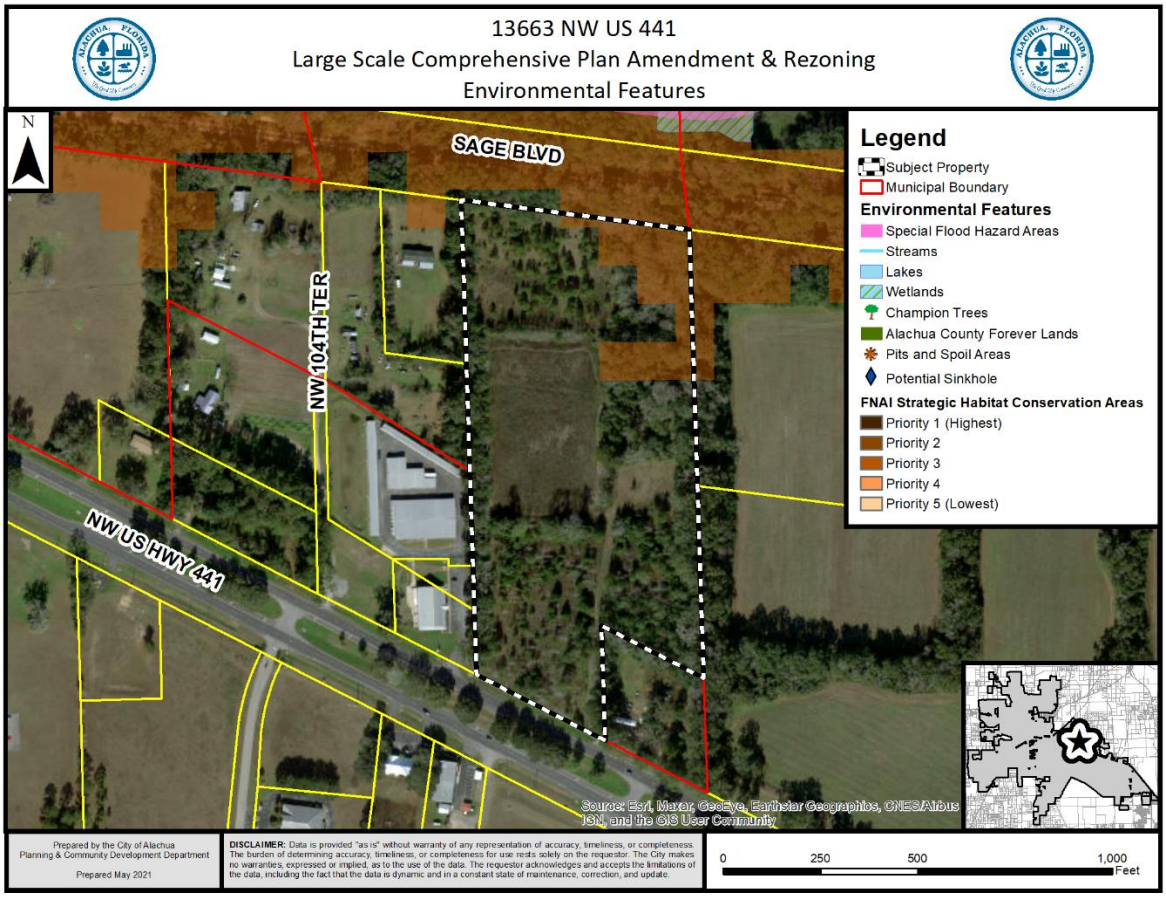
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) 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 6. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: A small area of land located in the northeast portion of the subject property is designated as Priority 3 on the PNA data layer. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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 four (4) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

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 small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and 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.

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

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

Evaluation: The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

Flood Potential

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

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

Evaluation: There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

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 east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs. Section 6.6.3 allows for additional conditions to be

imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. Such conditions may include limitations on hours of operations and deliveries; activities which may generate adverse impacts; placement of trash receptacles; the location of loading and delivery areas,; exterior lighting; placement of outdoor machines; the provision of additional landscaping and buffering; height restrictions; preservation of natural light; ventilation and control of odors and fumes; and the placement and configuration of the site.

(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 in an area with existing commercial and industrial development. 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 east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs.

(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 along a US Highway 441, a principle arterial. Surrounding properties are presently zoned and used for commercial and industrial uses. It is not expected that the proposed amendment would adversely affect the general area where it is located as the potential impacts that may result from the commercial and industrial use of the property would be similar in impact to those commercial and industrial uses that are presently located on nearby properties.

(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 east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses.

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

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

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

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses. 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: As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, potable water, sanitary sewer, or solid waste facilities. 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 would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(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. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

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	Proposed Zoning District
Zoning District:	Agricultural	Commercial Intensive (CI)	Light & Warehouse Industrial (ILW)
Max. Gross Density:	0.2 dwelling units/acre	None	None
Floor Area Ratio:	N/A	0.50 FAR	0.50 FAR
Maximum Density:	3 dwelling units	N/A	N/A
Maximum Intensity:	N/A	136,342 square feet	214,315 square feet

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

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

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (From MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	Comm	D
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [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)
General Light Industrial[2] (ITE Code 110)	1,063 (531/532)	150 (132 / 18)	135 (18 / 117)
Shopping Center[2] (ITE Code 820)	5,147 (2,573 / 2,574)	128 (79 / 49)	519 (249 / 270)
Total Trip Generation	6,210 (3,104 / 3,106)	278 (211 / 67)	654 (267 / 387)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 214,315 square feet (50% entering/50% exiting); AM Peak Hour –0.70 trips per 1,000 square feet x 214,315 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 214,315 square feet (13% entering/87% exiting).ITE Code 820: AADT –37.75 trips per 1,000 square feet x 136,342 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 136,342 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 136,342 square feet (48% entering/52% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East)[1]	Segment 4 US 441 (from CR 2A East to SR 235)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 8 SR 235 (from NW 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
Average Annual Daily Trips						
Maximum Service Volume[2]	43,000	45,100	39,000	14,400	14,400	15,120
Existing Traffic[3]	23,536	20,435	24,204	10,180	8,054	3,425
Reserved Trips[4]	2,317	6,279	3,739	157	167	2,157
Available Capacity[4]	17,147	18,986	5,150	4,063	6,179	9,538
Maximum AADT Generated by Amendment[5]	1,863	6,210	1,863	932	932	932
Residual Capacity After Potential Development's Impacts[6]	15,284	12,776	3,287	3,125	5,427	8,606

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 2021.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.
*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 (Peak Hour)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East)[1]	Segment 4 US 441 (from CR 2A East to SR 235)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 8 SR 235 (from NW 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	3,870	4,110	3,510	1,290	1,290	1,359
Existing Traffic[3]	2,118	1,941	2,299	967	765	325
Reserved Trips[4]	196	627	337	41	21	158
Available Capacity[4]	1,556	1,542	874	282	504	876
Maximum PM Peak Hour Trips Generated by Amendment[5]	196	654	196	98	98	98
Residual Capacity After Potential Development's Impacts[6]	1,360	888	678	184	406	778

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 2021.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.
*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]	1,300,250
Reserved Capacity[2]	146,101
Available Capacity	853,649
Projected Potable Water Demand from Application[3]	14,134
Residual Capacity	**839,515**
Percentage of Permitted Design Capacity Utilized	**63.50%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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]	677,000
Reserved Capacity[2]	127,140
Available Capacity	695,860
Projected Sanitary Sewer Demand from Application[3]	14,134
Residual Capacity	**651,726**
Percentage of Permitted Design Capacity Utilized	**55.22%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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]	41,880.00	7,643.10
Reserved Capacity[2]	15,609.14	2,848.67
Demand Generated by Application[3]	4,207.89	767.94
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

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.

Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

EXHIBIT "A"

TO

13663 NW US HIGHWAY 441
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, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								

Assisted living facility		S			S	S			P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P					P					

Community garden		P	P	P	P	P	P	P	P	P						P			P		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 greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				

Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant																		P							
Parcel services															P	P	P	P		A					4.3.4(L)(1)
Truck or freight terminal																	S	P							4.3.4(L)(1)
Warehouse (distribution)																P	P	P							4.3.4(L)(1)
Warehouse (storage)																P	P	P		A					4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S							4.3.4(L)(2)
Waste-related services																									
Energy recovery plant		S																							
Hazardous waste collection sites																		P							
Incinerator		S																S							
Landfill		S																S	S						
Landspreading of wastes		S																S							
Recycling dropoff center															S		S	S		A		A	A		4.3.4(M)(1)
Recycling and salvage center		S																P							4.3.4(M)(2)
Salvage and junkyard																		P							4.3.4(M)(3)

Tire disposal or recycling																		S							4.3.4(M)(3)
Waste composting		S																P							
Wholesale sales																									
All uses															S	P	P	P							

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

13663 NW US HIGHWAY 441

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

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 7, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 26, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 13, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 29, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 29, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 12, 2021***). 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: Adam Boukari, City Manager (*by electronic mail*)
Mike DaRoza, Assistant City Manager (*by electronic mail*)
Kamal Latham, Assistant 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 24, 2021

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

Re: Planning Assistance Team (PAT) Summary
13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Tabor,

The applicant's responses to the insufficiency comments issued on 4/18/2021 are below.

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*

a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1% of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

RESPONSE: That statement that Segments 3 and 5 do not have impacts above 5% of the MSV was based on the average daily trips for those segments (1,863/43,000 = 4.3% for Segment 3 and 1,863/39,000 = 4.8% for Segment 5). Since Section 2.4.14(H)(2)(i) states "ADT" for affected roadway segments, this is the reason the statement was made as is in the Justification Reports. An analysis of the peak hour impacts (which we agree are over 5% of MSV) has been added for Segments 3 and 5. The Justification Reports have both been updated. It may be helpful in a future Code update to clarify in Section 2.4.14(H)(2)(i) that the 5% requirement applies to both ADT and Peak Hour MSV.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

RESPONSE: The available capacity for the PM Peak for Segments 4 and 9 have been corrected to 847 and 406 respectively in the table in both Justification Reports.

2. *Comprehensive Plan Consistency Analysis*

a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.

RESPONSE: References to Objectives 1.2 and 1.3 of the COSE have been removed from the Justification Reports.

b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

RESPONSE: References to goals, objectives and policies related to updated text in the Comprehensive Plan have been updated in the Justification Reports for the following: Capital Improvements Element Objective 1.2; Community Facilities Element Goal 1, Objective 1.2, Goal 2, Goal 3, Goal 4, and Objective 4.1; Future Land Use Element Objective 1.3, Policies 1.3.b, 1.3,f.2, 2.4.a, 2.4.c, 2.4,d, 2.4.e, Objective 5.1, Policy 5.2.a, Goal 9, and Policy 9.1; Intergovernmental Coordination Element Objective 1.2, 1.2.d, 1.2,e; and Transportation Element Goal 1. Additionally, references to the Community Facilities and Natural Groundwater Aquifer Recharge Element have been changed to reflect the new element title of Community Facilities Element.

3. *Miscellaneous*

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

RESPONSE: The Rezoning Application form has been amended to reflect that the existing zoning is Alachua County Agricultural. The Justification Reports have also been updated to reflect that the zoning is Alachua County Agricultural.

b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.

RESPONSE: A reference to FLUE Policy 1.5.d.11 has been added to the Needs Analysis section, and in the Public Facilities Impact Analysis section, FAR of 0.5 was used consistent with the Industrial acreage being greater than or equal to 5 acres.

c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

RESPONSE: We will discuss this with the purchaser. eda is the agent for both the property owner and the potential purchaser, so we have been advising the buyer on potential uses allowed per the City of Alachua Land Development Regulations.

Rezoning Application

4. *Public Facilities Impact Analysis*

a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

RESPONSE: This change has been made in the Justification Report.

5. *Standards for Rezonings*

a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.

RESPONSE: The Justification Report has been updated to include additional information related to potential impacts.

b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

RESPONSE: The reference has been corrected to refer to zoning and not land use.

Please don't hesitate to contact me at 352-373-3541 if you have any questions.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 18, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-000, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. A completeness review was performed on May 4, 2021 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 application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 3, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1%

of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

2. *Comprehensive Plan Consistency Analysis*
   a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.
   b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

3. *Miscellaneous*
   a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
   b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.
   c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

Rezoning Application

4. *Public Facilities Impact Analysis*
   a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

5. *Standards for Rezonings*
   a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.
   b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

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: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant 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

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 19, 2021**

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

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

TR 5/19/2021

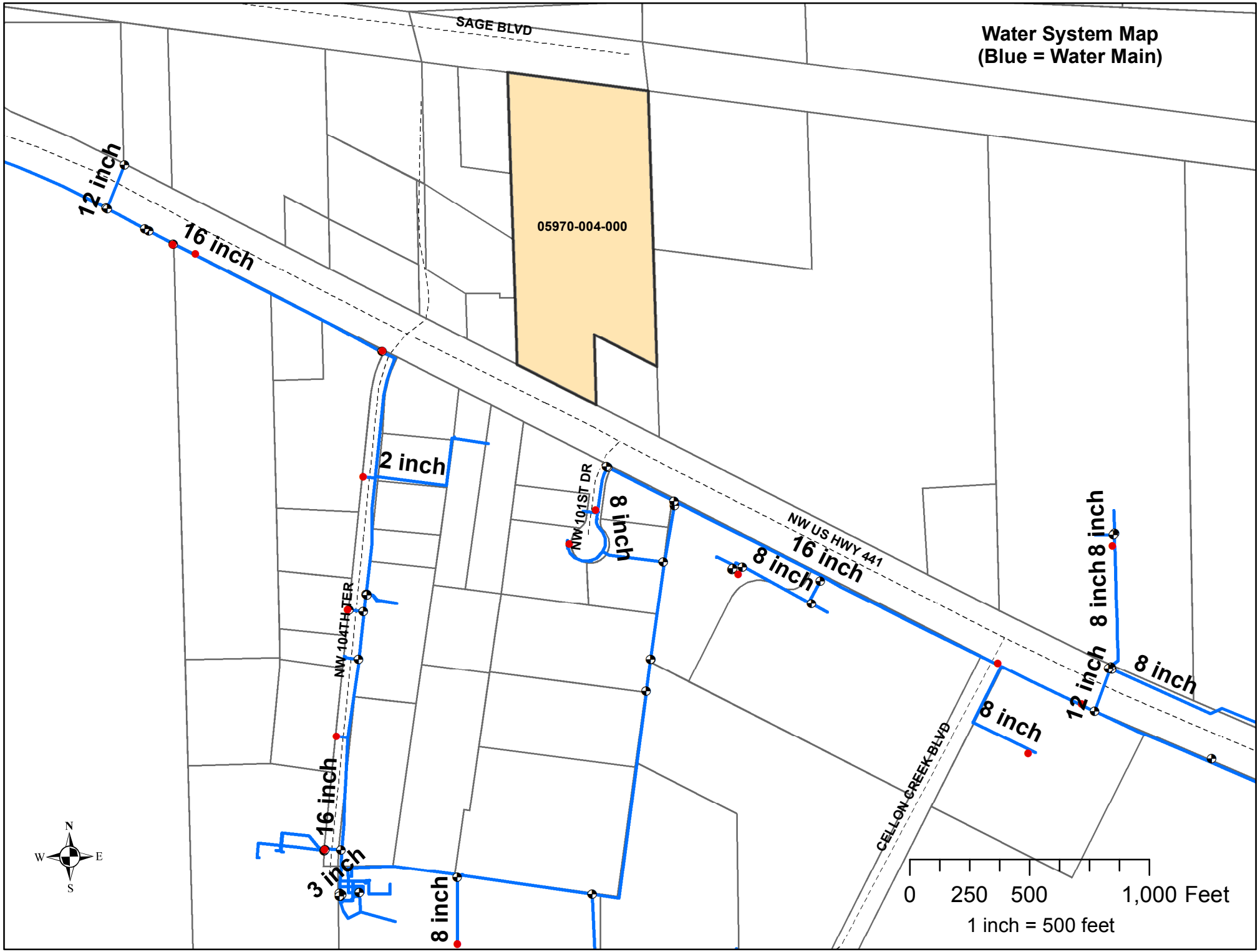
RE: **13663 NW US Hwy 441 Land Use Change**

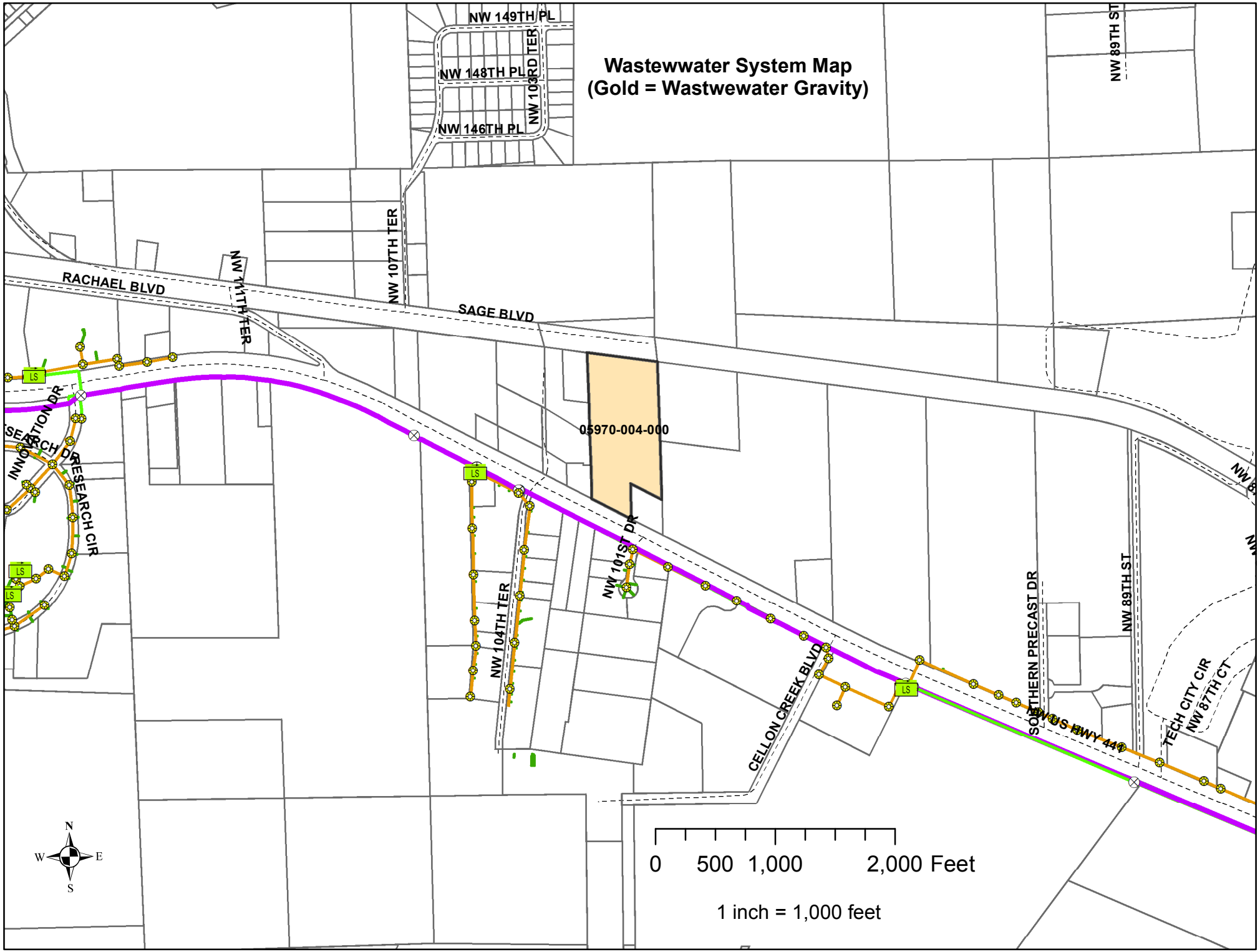
Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **Water Utility Availability** Although water infrastructure is primarily on the south side of Hwy 441, there are two water mains that cross underneath Hwy 441. Piping from the site could be connected to either of these water mains. Distance from the site to the water main crossings range from 1800 to 2300 ft. See attached map of the water system.
2.	**Comment on May Submittal** **Wastewater Service Availability** There are two gravity wastewater networks on the north side of Hwy 441, same side as the site. The distance from each wastewater network to the site is in the range of 2000-4000 ft. Whether gravity flow from the site to each wastewater network is feasible would need to be evaluated; namely, are the existing manholes deep enough? Suppose a private lift station is installed at the site with discharge to either of these two networks (same side of Hwy 441 as site). This would require an FDOT permit – FDOT may not allow this approach.

NO.	COMMENTS
	Suppose a private lift station is installed at the site with discharge to the nearby existing gravity wastewater mains on the south side of Hwy 441. This would require installing piping underneath Hwy 441, which would require a FDOT permit. Suppose a gravity WW main is installed under Hwy 441 to connect to nearby manholes. This, too, would require a FDOT permit. FDOT would need to be contacted to determine if they find this approach acceptable for a private user. FYI, there is precedent for a gravity main under Hwy 441. But it was for a much larger infrastructure project. See attached wastewater map.
	END OF COMMENTS

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


Water System Map
(Blue = Water Main)
SAGE BLVD
05970-004-000
12 inch
16 inch
2 inch
NW 101ST DR
8 inch
NW US HWY 441
16 inch
8 inch
8 inch
8 inch
12 inch
8 inch
NW 104TH TER
16 inch
3 inch
8 inch
8 inch
CELLON CREEK BLVD
N
W
E
S
0
250
500
1,000 Feet
1 inch = 500 feet


Wastewwater System Map
(Gold = Wastwewater Gravity)
NW 149TH PL
NW 148TH PL
NW 146TH PL
NW 103RD TER
NW 89TH ST
NW 107TH TER
NW 111TH TER
RACHAEL BLVD
SAGE BLVD
05970-004-000
INNOVATION DR
RESEARCH CIR
NW 104TH TER
NW 101ST DR
CELLON CREEK BLVD
SOUTHERN PRECAST DR
NW 89TH ST
TECH CITY CIR
NW 87TH CT
LS
N
W
E
S
0 500 1,000 2,000 Feet
1 inch = 1,000 feet

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-00, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (A) to Light & Warehouse Industrial (ILW) on ±9.84 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 applications for completeness and finds that the applications are complete. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

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: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant 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

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±16.10 ACRES FROM AGRICULTURAL (COUNTY) TO COMMERCIAL INTENSIVE (CI) ON ±6.26 ACRES AND FROM AGRICULTURAL (COUNTY) TO LIGHT & WAREHOUSE INDUSTRIAL (ILW) ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; 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 July 1, 2021 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on July 13, 2021 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 29, 2021 and on _____, 2021 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on August 9, 2021 and on _____, 2021 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.

DRAFT

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 on Tax Parcel Number 05970-004-000 from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 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 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.

DRAFT

PASSED on First Reading the 9th day of July, 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Kamal Latham, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO COMMERCIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 2021.98 feet; thence South 03°02'43" East, 694.73 feet to the Point of Beginning; thence continue South 03°02'43" East, 456.39 feet; thence North 64°10'00" West, 295.00 feet; thence South 03°02'43" East, 295.00 feet to a point on the north Right of Way Line of State Road No. 25 (U.S. Highway No. 441, 200' Right of Way); thence North 64°10'00" West, along said north Right of Way Line, 371.33 feet; thence North 03°02'43" West, 444.69 feet; thence North 88°26'17" East, 583.67 feet to the Point of Beginning.

Containing 6.26 Acres (272,734 Square Feet), more or less.

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO INDUSTRIAL:

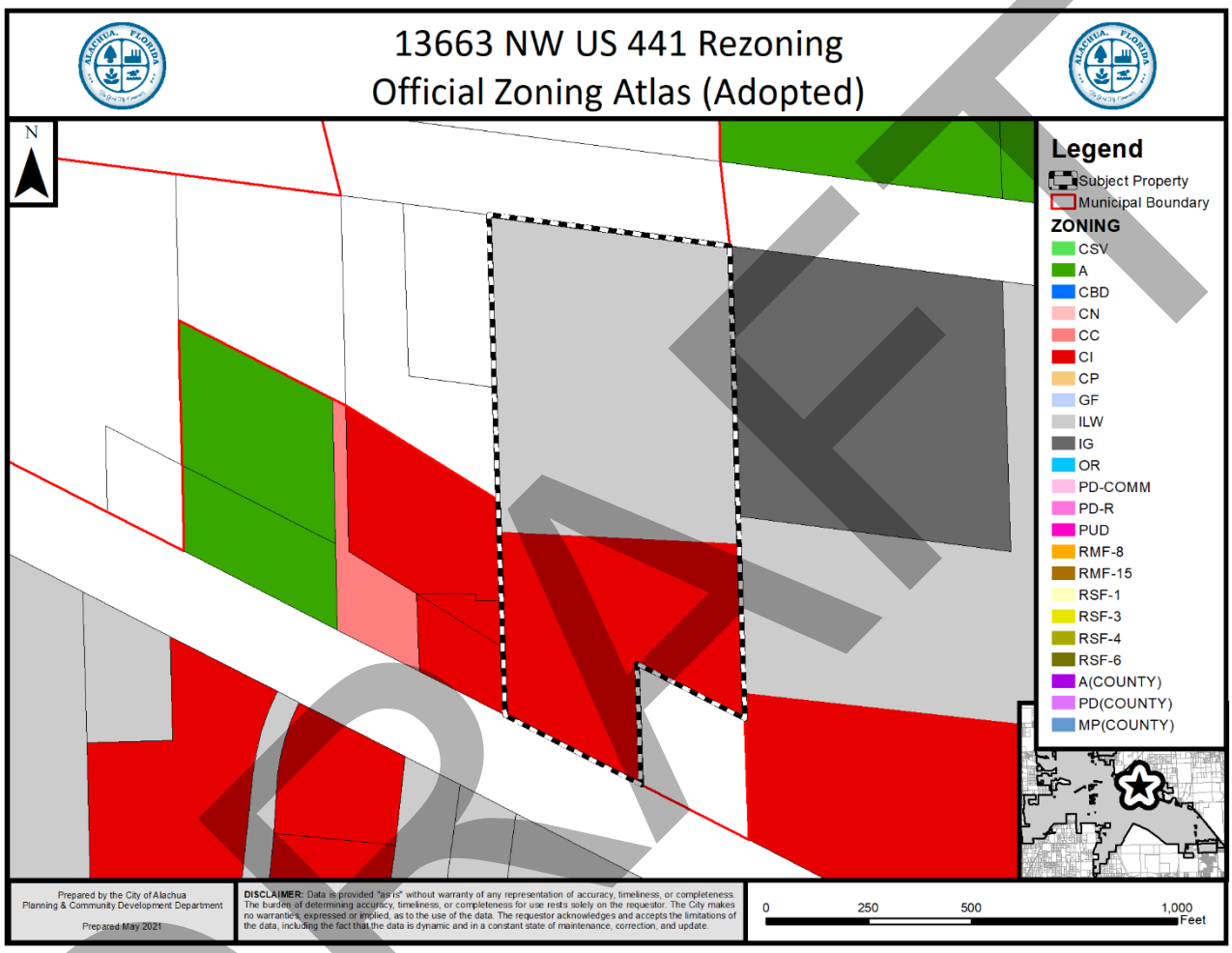
A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 1430.80 feet to the Point of Beginning; thence continue South 83°46'57" East, along said south Right of Way Line, 591.18 feet; thence South 03°02'43" East, 694.73 feet; thence South 88°26'17" West, 583.67 feet; thence North 03°02'43" West, 774.78 feet to the Point of Beginning.

Containing 9.84 Acres (428,708 Square Feet), more or less.

DRAFT

EXHIBIT "B"



DRAFT

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: July 13, 2021
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Envision Seven Limited Liability Company
LOCATION:	13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive
PARCEL ID NUMBER:	05970-004-000
ACREAGE:	±16.10 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company 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 EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

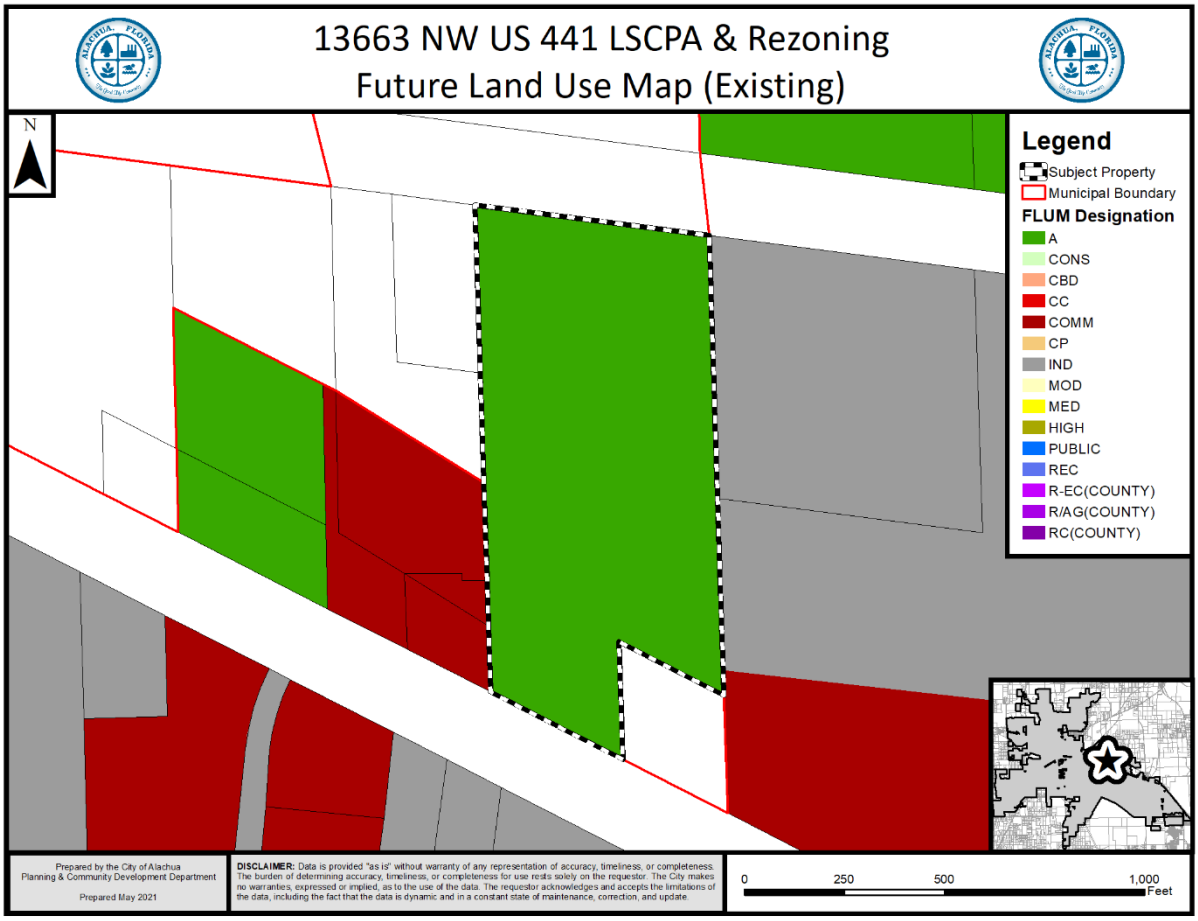
SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of the rezoning of a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres.

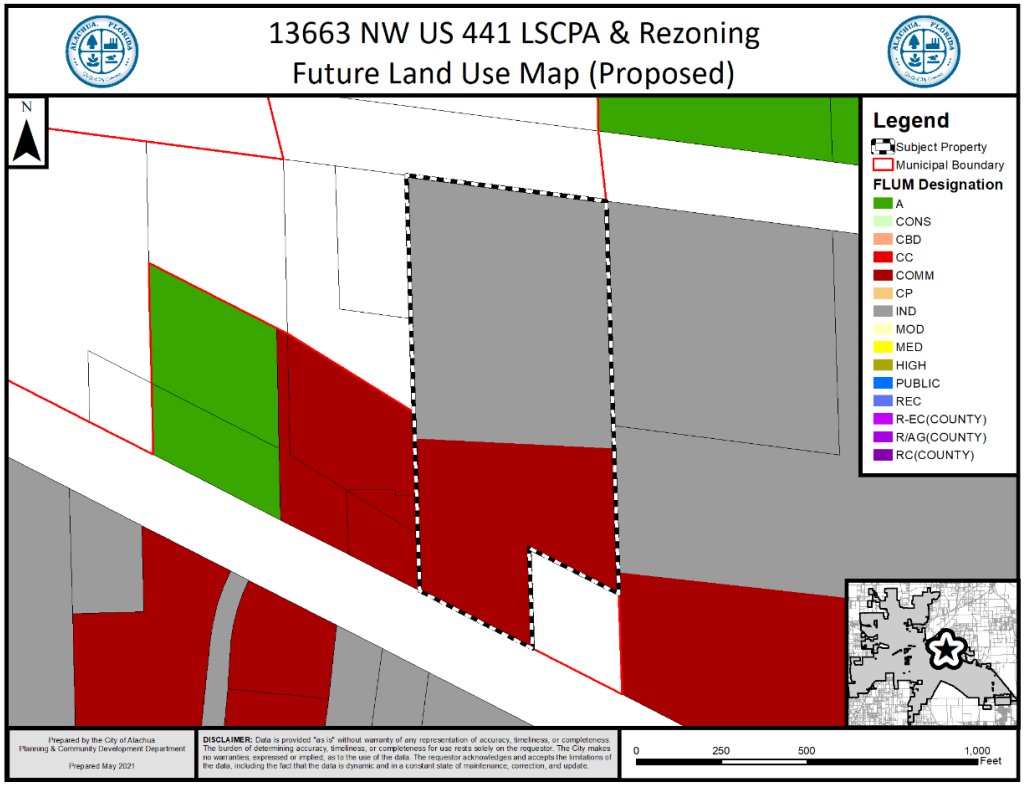
The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres.

The subject property is located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive. The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

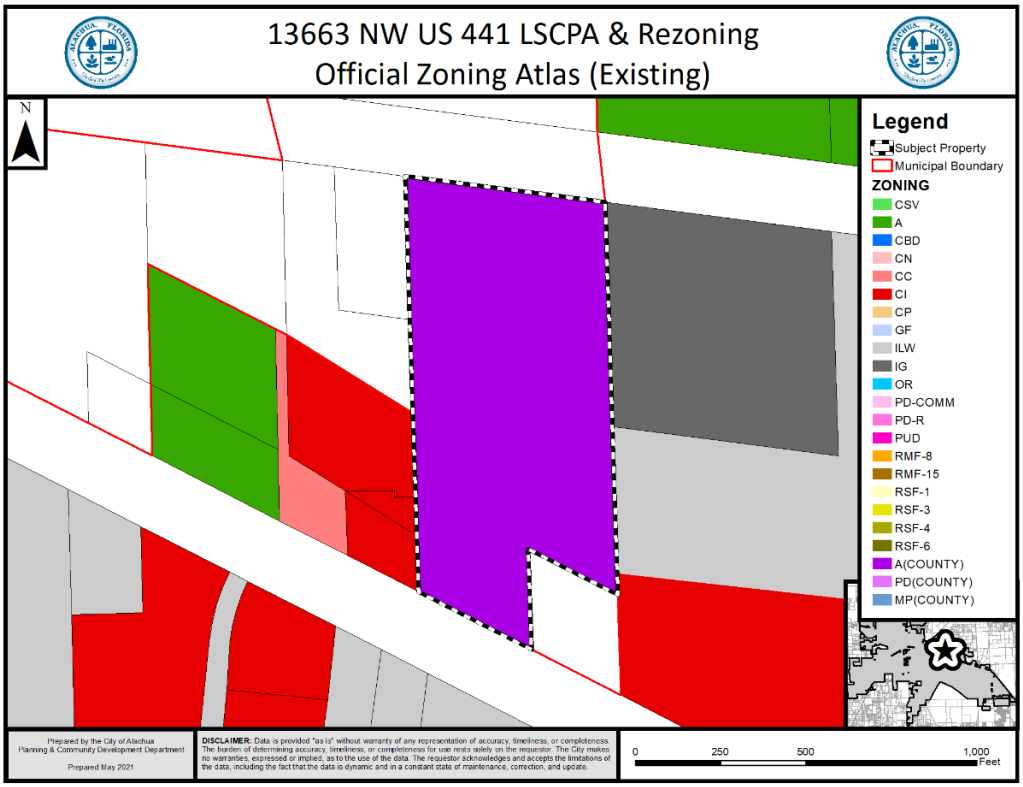
Map 1. Existing Future Land Use Map with Subject Property



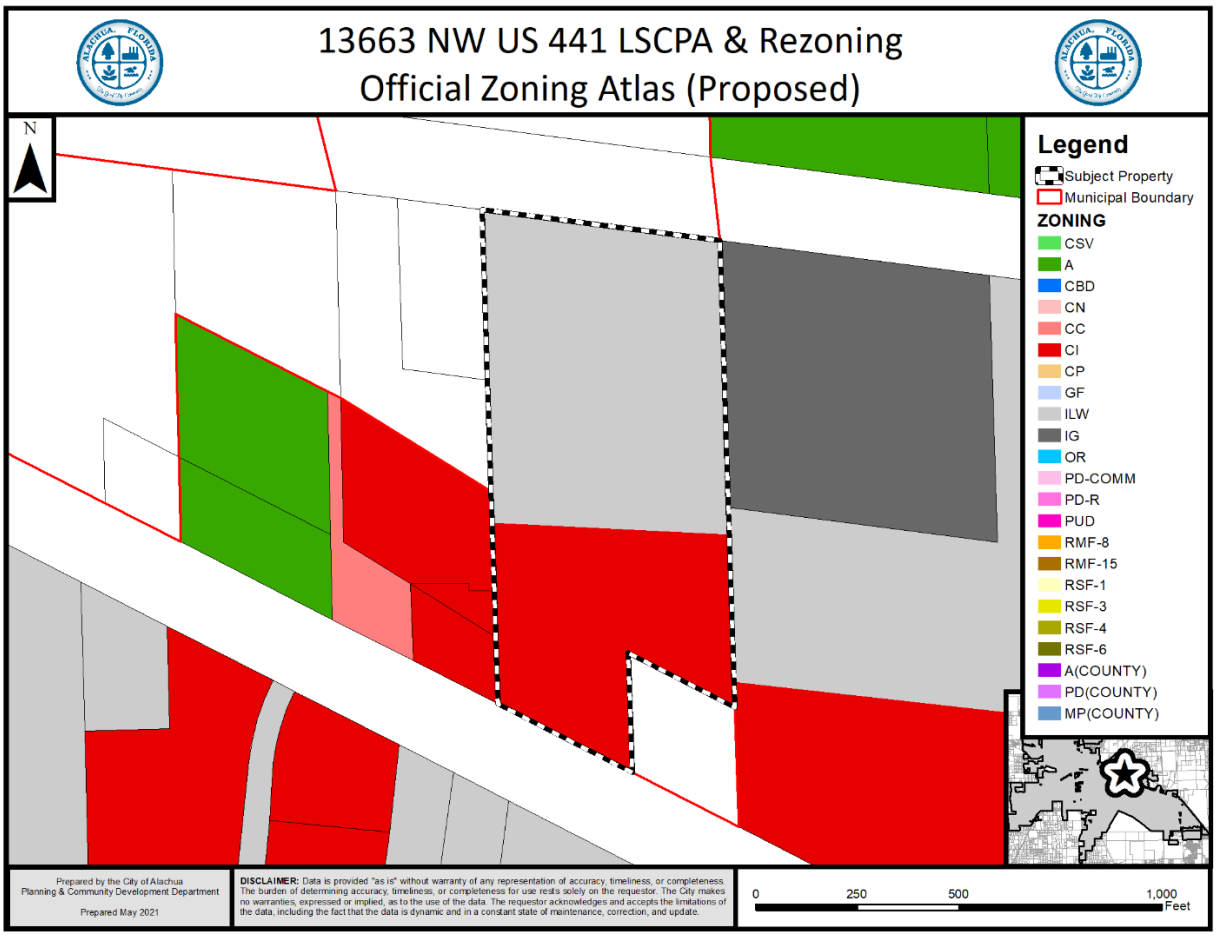
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Commercial Intensive (CI) zone district is established and described in Section 3.5.2(E) of the City's Land Development Regulations (LDRs):

3.5.2(E) *CI, Commercial Intensive District*. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The specific purpose of the Light & Warehouse Industrial zone district is established and described in Section 3.5.2(G) of the City's Land Development Regulations (LDRs):

3.5.2(G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

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

	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Commercial Intensive (CI)	Light & Warehouse Industrial (ILW)
Max. Gross Density/ *Maximum number of Dwelling Units*:	0.2 dwellings/acre *Maximum 3 dwelling units on the subject property*	None	None
Floor Area Ratio/ *Maximum Intensity*:	N/A	0.50 FAR for parcels ≥ 5 acres *Maximum 136,342 square feet*	0.50 FAR for parcels ≥ 5 acres *Maximum 214,315 square feet*
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Retail sales and services, personal services, financial institutions, tourist-related uses, hotels, motels, commercial shopping centers, auto-oriented uses, office/business parks, eating establishments, including drive through/drive in uses	Building, heating, plumbing, or electrical contractors; Industrial Services; Light Manufacturing; Offices; Warehouse & Freight Movement; Wholesale Sales

EXISTING USES

The property is comprised of natural wooded vegetation and cleared pasture. There is an existing single-family dwelling located on the subject property.

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 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

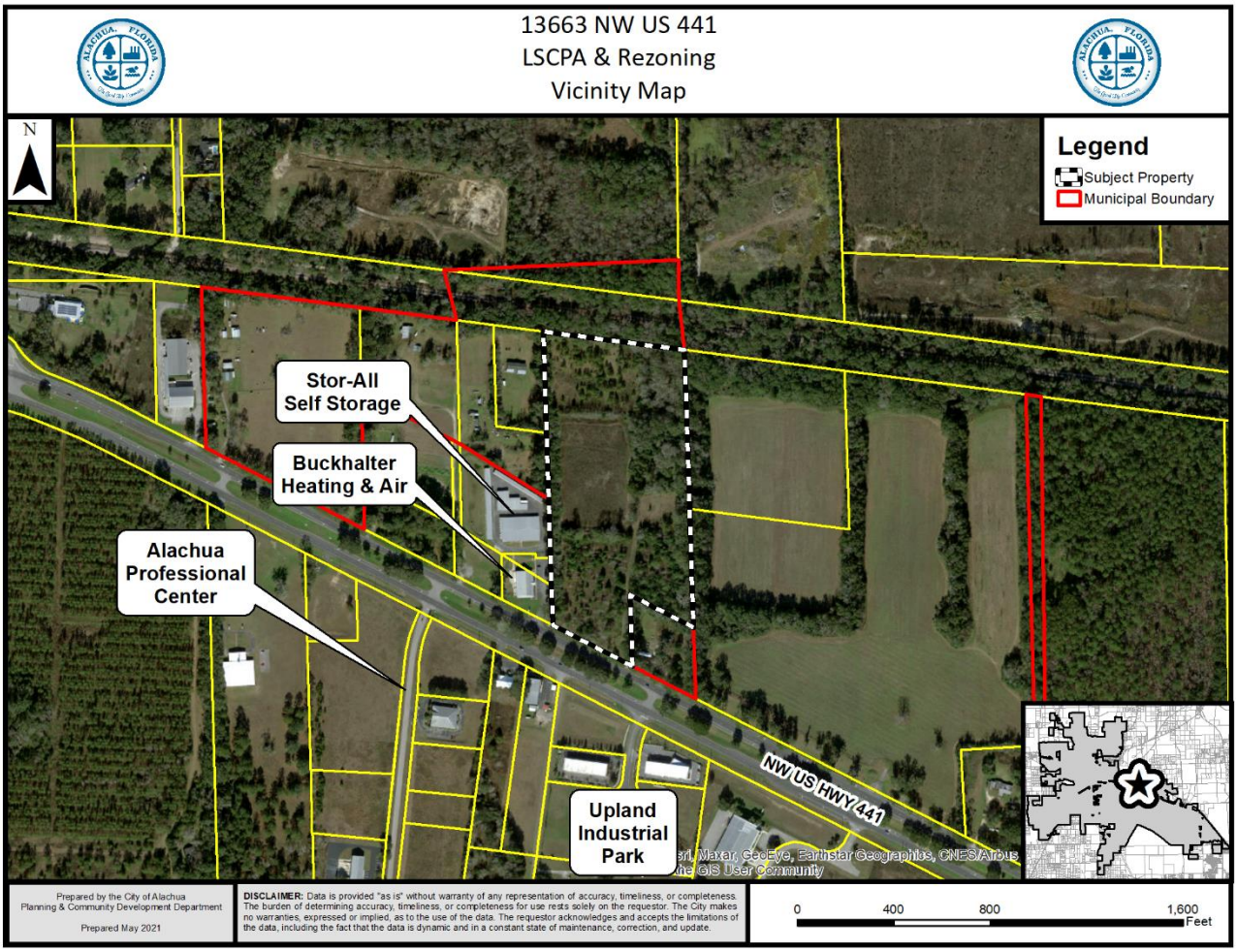


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Railroad Right-of-Way	N/A	N/A
South	US 441	N/A	N/A
East	Single-Family Dwelling; Vacant Commercial & Industrial Lands	Rural/Agriculture (County); Commercial; Industrial	Agriculture (County); Commercial Intensive (CI); Light & Warehouse Industrial (ILW); Industrial General (IG)
West	Stor-All Self Storage; Buckhalter Heating & Air	N/A	N/A

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on April 27, 2021 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres

Table 2 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent
05970-004-000	±6.26	Commercial	Commercial Intensive (CI)	☑
05970-004-000	±9.84	Industrial	Light & Warehouse Industrial (ILW)	☑

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while

maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Objective 1.5: Industrial
The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation & Findings: The proposed rezoning would apply Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) zoning to the subject property. In addition to the proposed rezoning, the applicant has submitted a companion application that proposes to amend the land use of the property to Commercial and Industrial. The proposed zoning designations would be consistent with the Commercial and Industrial land uses proposed by the companion application.

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

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

placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

Evaluation & Findings: The subject property is not known to contain any environmental features which would significantly affect future development.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Potable water and sanitary sewer utilities would be required to be extended in order to serve future commercial development on the subject property. Extensions

of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

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: 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 & SITE SUITIBILITY ANALYSIS

Wetlands

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

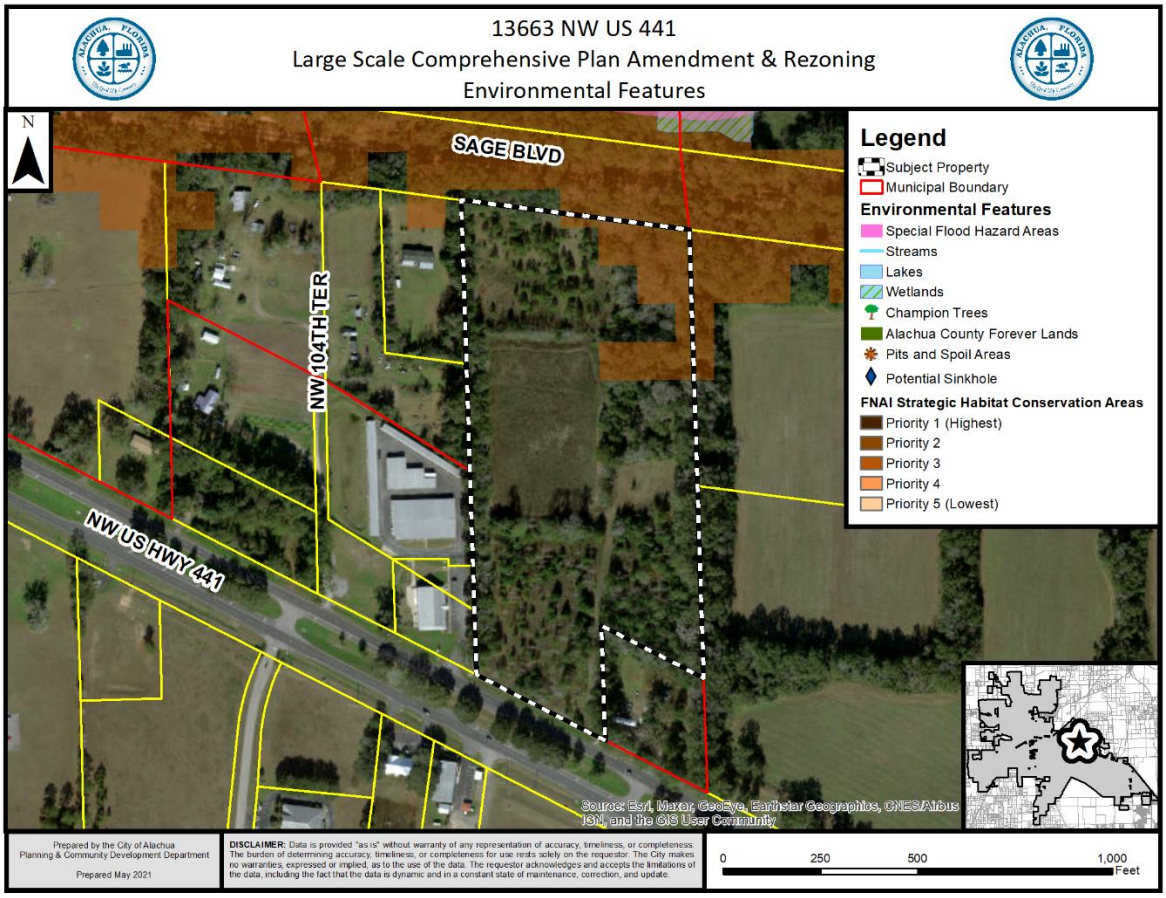
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) 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 6. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: A small area of land located in the northeast portion of the subject property is designated as Priority 3 on the PNA data layer. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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 four (4) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

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 small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and 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.

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

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

Evaluation: The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

Flood Potential

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

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

Evaluation: There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

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 east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs. Section 6.6.3 allows for additional conditions to be

imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. Such conditions may include limitations on hours of operations and deliveries; activities which may generate adverse impacts; placement of trash receptacles; the location of loading and delivery areas,; exterior lighting; placement of outdoor machines; the provision of additional landscaping and buffering; height restrictions; preservation of natural light; ventilation and control of odors and fumes; and the placement and configuration of the site.

(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 in an area with existing commercial and industrial development. 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 east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. There is an existing single family residence located southeast of the subject property, as well as several located west of the subject property. It is expected that potential impacts to existing residential uses can be reduced or mitigated through the residential protection standards established in Section 6.6.3 of the LDRs.

(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 along a US Highway 441, a principle arterial. Surrounding properties are presently zoned and used for commercial and industrial uses. It is not expected that the proposed amendment would adversely affect the general area where it is located as the potential impacts that may result from the commercial and industrial use of the property would be similar in impact to those commercial and industrial uses that are presently located on nearby properties.

(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 east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses.

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

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

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

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses. 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: As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, potable water, sanitary sewer, or solid waste facilities. 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 would be required to be extended in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future development of the subject property will be provided at the developer's expense.

(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. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

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	Proposed Zoning District
Zoning District:	Agricultural	Commercial Intensive (CI)	Light & Warehouse Industrial (ILW)
Max. Gross Density:	0.2 dwelling units/acre	None	None
Floor Area Ratio:	N/A	0.50 FAR	0.50 FAR
Maximum Density:	3 dwelling units	N/A	N/A
Maximum Intensity:	N/A	136,342 square feet	214,315 square feet

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

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

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (From MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	Comm	D
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [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)
General Light Industrial[2] (ITE Code 110)	1,063 (531/532)	150 (132 / 18)	135 (18 / 117)
Shopping Center[2] (ITE Code 820)	5,147 (2,573 / 2,574)	128 (79 / 49)	519 (249 / 270)
Total Trip Generation	6,210 (3,104 / 3,106)	278 (211 / 67)	654 (267 / 387)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: ITE Code 110: AADT –4.96 trips per 1,000 square feet x 214,315 square feet (50% entering/50% exiting); AM Peak Hour –0.70 trips per 1,000 square feet x 214,315 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 214,315 square feet (13% entering/87% exiting).ITE Code 820: AADT –37.75 trips per 1,000 square feet x 136,342 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 136,342 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 136,342 square feet (48% entering/52% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East)[1]	Segment 4 US 441 (from CR 2A East to SR 235)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 8 SR 235 (from NW 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
Average Annual Daily Trips						
Maximum Service Volume[2]	43,000	45,100	39,000	14,400	14,400	15,120
Existing Traffic[3]	23,536	20,435	24,204	10,180	8,054	3,425
Reserved Trips[4]	2,317	6,279	3,739	157	167	2,157
Available Capacity[4]	17,147	18,986	5,150	4,063	6,179	9,538
Maximum AADT Generated by Amendment[5]	1,863	6,210	1,863	932	932	932
Residual Capacity After Potential Development's Impacts[6]	15,284	12,776	3,287	3,125	5,427	8,606

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 2021.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.
*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 (Peak Hour)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East)[1]	Segment 4 US 441 (from CR 2A East to SR 235)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 8 SR 235 (from NW 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
PM Peak Hour Trips						
Maximum Service Volume[2]	3,870	4,110	3,510	1,290	1,290	1,359
Existing Traffic[3]	2,118	1,941	2,299	967	765	325
Reserved Trips[4]	196	627	337	41	21	158
Available Capacity[4]	1,556	1,542	874	282	504	876
Maximum PM Peak Hour Trips Generated by Amendment[5]	196	654	196	98	98	98
Residual Capacity After Potential Development's Impacts[6]	1,360	888	678	184	406	778

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 2021.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua May 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3 – 30%; Segment 4 – 100%; Segment 5 – 30%; Segment 8 – 15%; Segment 9 – 15%; Segment 15 – 15%.
*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]	1,300,250
Reserved Capacity[2]	146,101
Available Capacity	853,649
Projected Potable Water Demand from Application[3]	14,134
Residual Capacity	**839,515**
Percentage of Permitted Design Capacity Utilized	**63.50%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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]	677,000
Reserved Capacity[2]	127,140
Available Capacity	695,860
Projected Sanitary Sewer Demand from Application[3]	14,134
Residual Capacity	**651,726**
Percentage of Permitted Design Capacity Utilized	**55.22%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 0.1 gallon per square foot x 136,342 square feet; Warehouse – 100 gallons per day / loading bay x 5 loading bays.*

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]	41,880.00	7,643.10
Reserved Capacity[2]	15,609.14	2,848.67
Demand Generated by Application[3]	4,207.89	767.94
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

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.

Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

EXHIBIT "A"

TO

13663 NW US HIGHWAY 441
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, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								

Assisted living facility		S			S	S			P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P					P					

Community garden		P	P	P	P	P	P	P	P	P						P			P		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 greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				

Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant																		P							
Parcel services															P	P	P	P		A					4.3.4(L)(1)
Truck or freight terminal																	S	P							4.3.4(L)(1)
Warehouse (distribution)																P	P	P							4.3.4(L)(1)
Warehouse (storage)																P	P	P		A					4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S							4.3.4(L)(2)
Waste-related services																									
Energy recovery plant		S																							
Hazardous waste collection sites																		P							
Incinerator		S																S							
Landfill		S																S	S						
Landspreading of wastes		S																S							
Recycling dropoff center															S		S	S		A		A	A		4.3.4(M)(1)
Recycling and salvage center		S																P							4.3.4(M)(2)
Salvage and junkyard																		P							4.3.4(M)(3)

Tire disposal or recycling																		S							4.3.4(M)(3)
Waste composting		S																P							
Wholesale sales																									
All uses															S	P	P	P							

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

13663 NW US HIGHWAY 441

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

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 7, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 26, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 13, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 29, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 29, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 12, 2021***). 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: Adam Boukari, City Manager (*by electronic mail*)
Mike DaRoza, Assistant City Manager (*by electronic mail*)
Kamal Latham, Assistant 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 24, 2021

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

Re: Planning Assistance Team (PAT) Summary
13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Tabor,

The applicant's responses to the insufficiency comments issued on 4/18/2021 are below.

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*

a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1% of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

RESPONSE: That statement that Segments 3 and 5 do not have impacts above 5% of the MSV was based on the average daily trips for those segments (1,863/43,000 = 4.3% for Segment 3 and 1,863/39,000 = 4.8% for Segment 5). Since Section 2.4.14(H)(2)(i) states "ADT" for affected roadway segments, this is the reason the statement was made as is in the Justification Reports. An analysis of the peak hour impacts (which we agree are over 5% of MSV) has been added for Segments 3 and 5. The Justification Reports have both been updated. It may be helpful in a future Code update to clarify in Section 2.4.14(H)(2)(i) that the 5% requirement applies to both ADT and Peak Hour MSV.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

RESPONSE: The available capacity for the PM Peak for Segments 4 and 9 have been corrected to 847 and 406 respectively in the table in both Justification Reports.

2. *Comprehensive Plan Consistency Analysis*

a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.

RESPONSE: References to Objectives 1.2 and 1.3 of the COSE have been removed from the Justification Reports.

b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

RESPONSE: References to goals, objectives and policies related to updated text in the Comprehensive Plan have been updated in the Justification Reports for the following: Capital Improvements Element Objective 1.2; Community Facilities Element Goal 1, Objective 1.2, Goal 2, Goal 3, Goal 4, and Objective 4.1; Future Land Use Element Objective 1.3, Policies 1.3.b, 1.3,f.2, 2.4.a, 2.4.c, 2.4,d, 2.4.e, Objective 5.1, Policy 5.2.a, Goal 9, and Policy 9.1; Intergovernmental Coordination Element Objective 1.2, 1.2.d, 1.2,e; and Transportation Element Goal 1. Additionally, references to the Community Facilities and Natural Groundwater Aquifer Recharge Element have been changed to reflect the new element title of Community Facilities Element.

3. *Miscellaneous*

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

RESPONSE: The Rezoning Application form has been amended to reflect that the existing zoning is Alachua County Agricultural. The Justification Reports have also been updated to reflect that the zoning is Alachua County Agricultural.

b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.

RESPONSE: A reference to FLUE Policy 1.5.d.11 has been added to the Needs Analysis section, and in the Public Facilities Impact Analysis section, FAR of 0.5 was used consistent with the Industrial acreage being greater than or equal to 5 acres.

c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

RESPONSE: We will discuss this with the purchaser. eda is the agent for both the property owner and the potential purchaser, so we have been advising the buyer on potential uses allowed per the City of Alachua Land Development Regulations.

Rezoning Application

4. *Public Facilities Impact Analysis*

a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

RESPONSE: This change has been made in the Justification Report.

5. *Standards for Rezonings*

a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.

RESPONSE: The Justification Report has been updated to include additional information related to potential impacts.

b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

RESPONSE: The reference has been corrected to refer to zoning and not land use.

Please don't hesitate to contact me at 352-373-3541 if you have any questions.

Sincerely,

Clay Sweger, AICP, LEED AP
Director of Planning

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 18, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-000, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (County) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. A completeness review was performed on May 4, 2021 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 application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Thursday, May 20, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 3, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **July 13, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

LSCPA & Rezoning Applications

1. *Public Facilities Impact Analysis*
   a. Per Section 2.4.14(H)(2)(i), for proposed developments generating greater than 1,000 external ADT, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. There is a note under the trip distribution for affected roadway segments stating that Segments 3 and 5 do not have impacts above 5% of the MSV. With a distribution of 15%, the impacts to Segments 3 and 5 would be 5.1%

of the MSV (195 / 3,870 = 0.0506), and thus these roadway segments would be affected roadway segments.

b. Confirm the available PM Peak residual capacity are correct for Segments 4 and 9.

2. *Comprehensive Plan Consistency Analysis*
   a. In response to Objectives 1.2 and 1.3 of the COSE, the report references the environmental analysis section of the report. No evaluation of native communities/ecosystems or listed species is provided within the environmental analysis section of the report.
   b. Some Comprehensive Plan GOPs do not reflect recent updates to the Comprehensive Plan. Please revise as needed.

3. *Miscellaneous*
   a. The current zoning of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
   b. A 50% maximum lot coverage is utilized for industrial uses within the needs analysis and public facilities impact analysis. While this is acceptable, please note FAR maximums are established in Policy 1.5.d.11 of the FLUE.
   c. The applications indicate there is a contract for the sale or option to purchase the property. Recommend the purchaser discuss potential uses with the City.

Rezoning Application

4. *Public Facilities Impact Analysis*
   a. Revise the reference to application type in the paragraph summarizing transportation impacts on page 14 of the report.

5. *Standards for Rezonings*
   a. Response to Section 2.4.2(E)(1)(f): Please address specifically potential impacts to the general area of the property, including potential for excessive traffic, density/intensities of use, building height and bulk, noise, lights, or other physical effects/nuisances.
   b. Response to Section 2.4.2(E)(1)(h): Ensure references to application type are correct (rezoning) and references to designations of the land are correct (zoning).

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: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant 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

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 19, 2021**

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

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

TR 5/19/2021

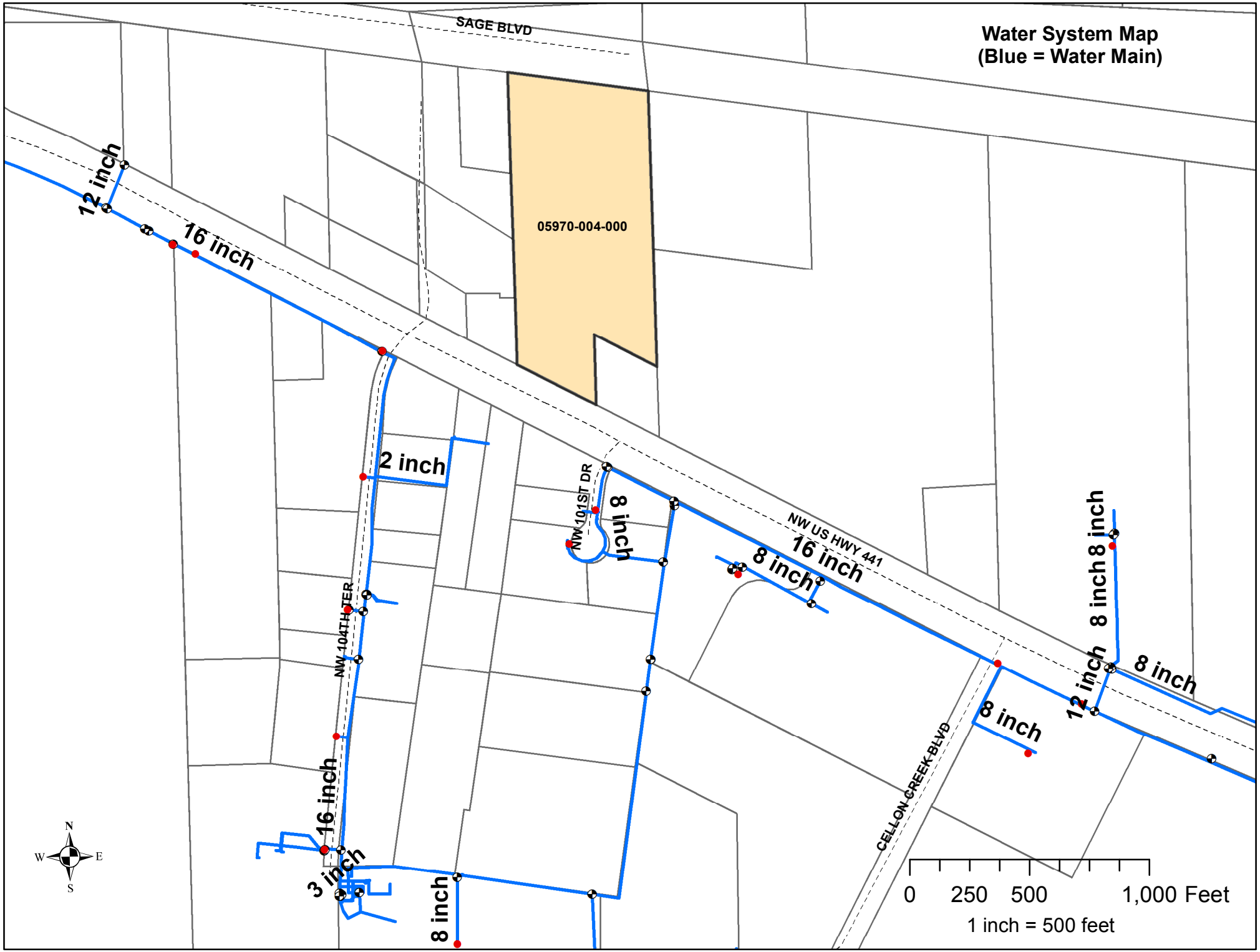
RE: **13663 NW US Hwy 441 Land Use Change**

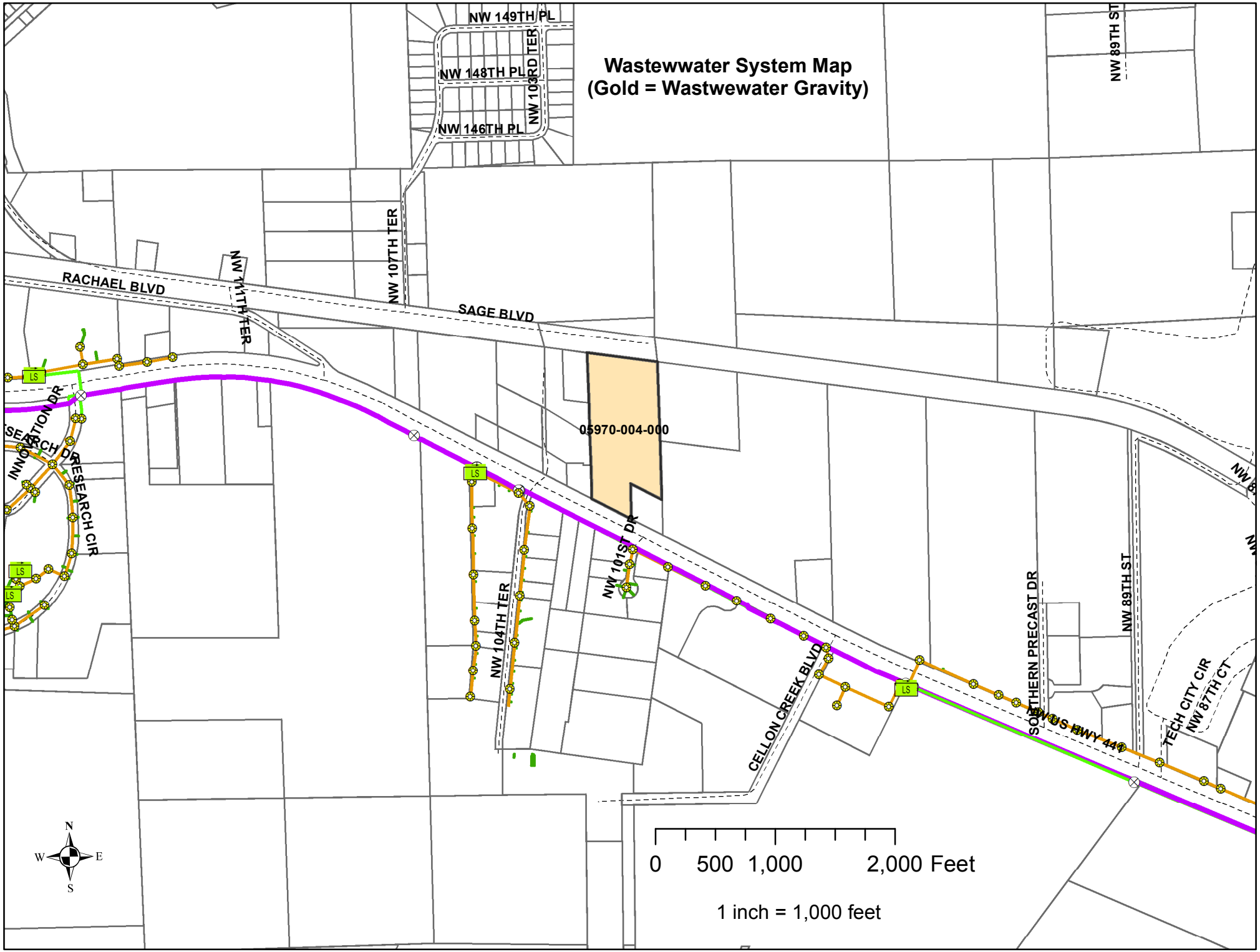
Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **Water Utility Availability** Although water infrastructure is primarily on the south side of Hwy 441, there are two water mains that cross underneath Hwy 441. Piping from the site could be connected to either of these water mains. Distance from the site to the water main crossings range from 1800 to 2300 ft. See attached map of the water system.
2.	**Comment on May Submittal** **Wastewater Service Availability** There are two gravity wastewater networks on the north side of Hwy 441, same side as the site. The distance from each wastewater network to the site is in the range of 2000-4000 ft. Whether gravity flow from the site to each wastewater network is feasible would need to be evaluated; namely, are the existing manholes deep enough? Suppose a private lift station is installed at the site with discharge to either of these two networks (same side of Hwy 441 as site). This would require an FDOT permit – FDOT may not allow this approach.

NO.	COMMENTS
	Suppose a private lift station is installed at the site with discharge to the nearby existing gravity wastewater mains on the south side of Hwy 441. This would require installing piping underneath Hwy 441, which would require a FDOT permit. Suppose a gravity WW main is installed under Hwy 441 to connect to nearby manholes. This, too, would require a FDOT permit. FDOT would need to be contacted to determine if they find this approach acceptable for a private user. FYI, there is precedent for a gravity main under Hwy 441. But it was for a much larger infrastructure project. See attached wastewater map.
	END OF COMMENTS

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


Water System Map
(Blue = Water Main)
SAGE BLVD
05970-004-000
12 inch
16 inch
2 inch
NW 101ST DR
8 inch
NW US HWY 441
16 inch
8 inch
8 inch
8 inch
12 inch
8 inch
NW 104TH TER
16 inch
3 inch
8 inch
8 inch
CELLON CREEK BLVD
N
W
E
S
0
250
500
1,000 Feet
1 inch = 500 feet


Wastewwater System Map
(Gold = Wastwewater Gravity)
NW 149TH PL
NW 148TH PL
NW 146TH PL
NW 103RD TER
NW 89TH ST
NW 107TH TER
NW 111TH TER
RACHAEL BLVD
SAGE BLVD
05970-004-000
INNOVATION DR
RESEARCH CIR
NW 104TH TER
NW 101ST DR
CELLON CREEK BLVD
SOUTHERN PRECAST DR
NW 89TH ST
TECH CITY CIR
NW 87TH CT
LS
N
W
E
S
0 500 1,000 2,000 Feet
1 inch = 1,000 feet

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2021

Sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: 13663 NW US 441 LSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 29, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Envision Seven Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±16.1 acre subject property, comprised of Tax Parcel Number 05970-004-00, from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI) on ±6.26 acres and from Agricultural (A) to Light & Warehouse Industrial (ILW) on ±9.84 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 applications for completeness and finds that the applications are complete. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

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: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant 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

Central Florida.

"Giving back to the community is an integral part of our business model," Scenthound Gainesville's said. "We pull animals from 18 local county shelters and many times they are in serious need of both a bath and grooming. in Alachua County, Florida. For over 40 years, the organization has worked to achieve its goal of becoming a community where no org/ or https://www.scenthound.com/.

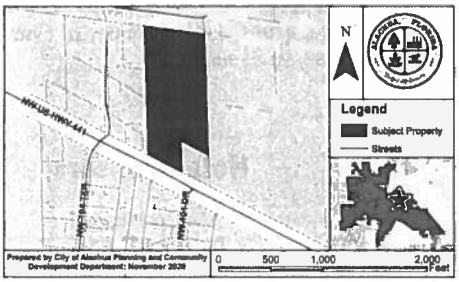
The Humane Society of North Central Florida was created in 2018 when the The Humane Society of North Central Florida is a limited intake, no-kill animal rescue shelter. The

Email editor@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 13, 2021 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 Envision Seven Limited Liability Company, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres; located at 13663 NW US Highway 441, north of the intersection of NW US Highway 441 and NW 101st Drive; consisting of Tax Parcel Number 05970-004-000. Existing FLUM: Agriculture; Proposed FLUM: Commercial (±6.26 acres) and Industrial (±9.84 acres); Existing Zoning: Agriculture (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 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 01, 2021)

City of ALACHUA

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

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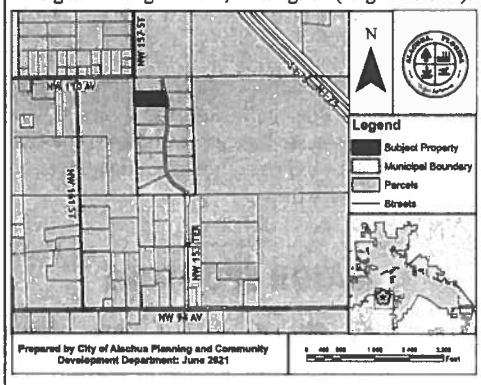

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City of ALACHUA

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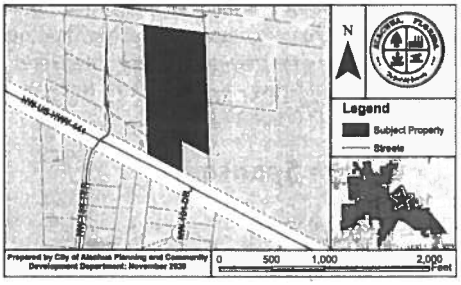

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(Published: Alachua County Today - July 01, 2021)

Empty booths and a few pieces of kitchen equipment remain inside the recently closed Bagels Unlimited in Gainesville's 34th Street Plaza. BRAD MCCLENNY/GAINESVILLE SUN

Bagels

Continued from Page 3A

learning from constructive criticism," Hill said. "If people didn't like what they had, I'd be all ears."

In 2000, Bagels Unlimited moved to another, larger spot in the same plaza, where Kebab House is currently, then moved again to the current Bagels & Noodles location in Midtown from 2006 to 2010 to maneuver around rising rent costs.

When the Midtown landowner failed to renew the Bagels Unlimited lease, the original location happened to be available again at a lower rent.

Hill said building relationships with customers that lasted decades meant a lot. He served a pregnant woman breakfast and watched as her children grew up and went to college.

He partnered with the University of Florida athletic department to serve football, softball and soccer players 150 meals before 7 a.m.

Many people would say it was the best breakfast they'd ever had or they wanted a second helping.

"It made you feel important," Hill said.

Like most restaurants, operating during the pandemic was akin to cycling up a steep hill. Bagels Unlimited ceased indoor dining as per Florida's mandate but continued to take carry out and delivery orders for the duration of the pandemic.

"I survived, but for a while there it was pretty much me by myself," he said. On weekends, another employee would join to take call-in orders as Hill made all meals in the kitchen.

When Bagels Unlimited reopened for dine-in, Hill planned to get a coronavirus vaccine as quickly as he could. But the virus got to him first.

For Hill it started with a funny feeling in his throat in mid-April. By the end of the week, he could barely walk.

He was admitted to intensive care in the hospital and required oxygen treatment, though he wasn't put on a ventilator. Hill later tested negative for the virus and was moved to a regular hospital room, though doctors kept him under observation as his oxygen levels slowly rose. He finally left the hospital, nearly a month later, on May 14.

"I wouldn't wish that on anybody, what I went through," Hill said.

He's not out of the woods yet. Hill has lingering nerve damage in his hands and has trouble grasping items. He never developed some common symptoms of the virus, like loss of taste or smell.

He has to wait until 90 days have passed since his hospitalization discharge to get vaccinated against COVID-19 as he wanted to months ago.

While he was battling the worst of the virus, a Bagels Unlimited waiter and their partner tried to keep the space open, but it didn't work out long term.

Facing a mountain of rent bills and still struggling with illness, Hill decided it was time to say goodbye to the business he had run for nearly 30 years.

"Finally, I just had to close the doors and walk away," he said.

Emily Mavrakis reports on business and Alachua County government. She can be reached by email at emavrakis@gvillesun.com and on Twitter @emmavrakis.

McGraw

Continued from Page 3A

ernor's actions and believes he should respect the votes of the citizens who elected McGraw, according to a press release handed out by the the group's press release said.

Evelyn Foxx, chairwoman of the local NAACP branch, said McGraw took all the proper steps to become a candidate and the Election Canvassing Board certified her as the winner.

"We were totally devastated and appalled at the governor doing that while it's in the court system," Foxx said.

A emergency injunction was filed against McGraw by four plaintiffs, among them Khanh Lien-Banko, who ran against McGraw for the school board seat.

Circuit Judge Donna Keim denied their request for an injunction, stating that they didn't offer sufficient evidence that they would be harmed by McGraw remaining on the board and continuing to vote while the issue is sorted out.

"It was supposed to go through the court system and it didn't, he did not allow that. And that's not apart of his executive responsibility," Foxx said.

When McGraw was elected to her seat in August it gave the board its first ever Black female majority. Since then they forced previous superintendent Karen Clarke to resign early and hired Carlee Simon as the interim superintendent. They then voted for her to have the position permanently.

Trump rally

Continued from Page 3A

speak to that."

Ferré noted that the Florida GOP has been encouraging donations to the Surfside relief effort and said that will continue.

"We are deeply saddened by the tragedy at Surfside," Ferré said, adding: "There are just no words to express the sadness and sorrow we all feel towards that tragedy. All we can do is try to provide increased opportunities to be able to speak to that tragedy and, while families get together and engage over this long holiday weekend, to provide an opportunity to encourage them to contribute to the victims and their families."

The rally is being billed as a joint event hosted by Trump and the Florida GOP, which has a fundraiser planned to raise money for the 2022 election.

Trump currently is scheduled to speak at 8 p.m., with fireworks at 9 p.m.

"The governor's very glad that the president is holding the rally in Sarasota and that it's going to be about celebrating the birth of our nation."

Florida GOP Executive Director Helen Aguirre Ferré

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

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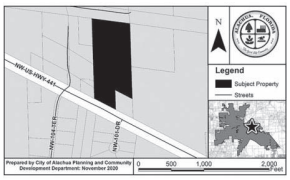

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GF-25159433

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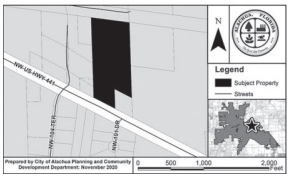

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GF-25159768

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GF-24836113

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 6/28/2021 FOR THE 13663 NW US 441
(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)

2 Rezoning & LSCPA on same sign
(Number of signs)

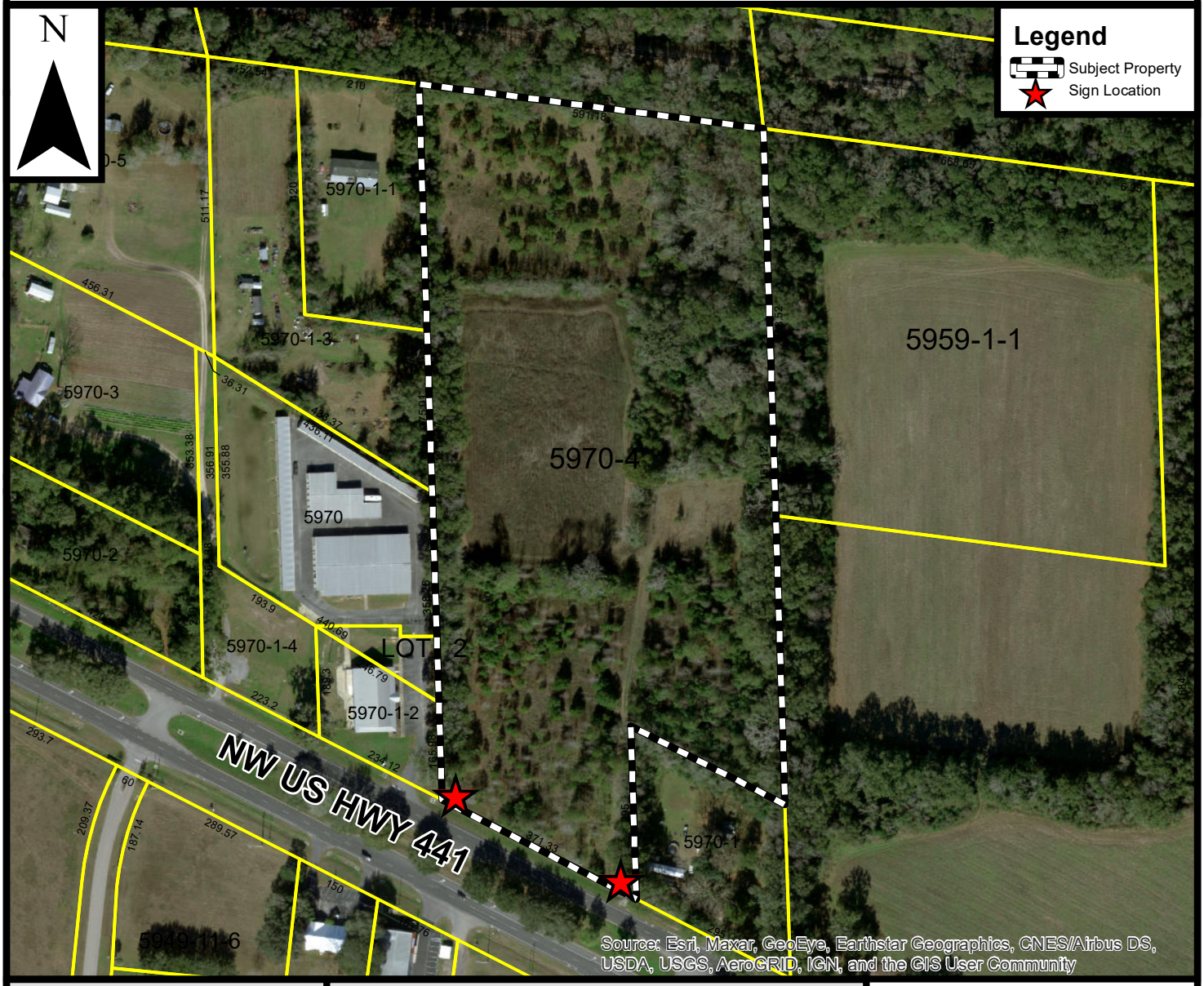
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

13663 NW US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared May 2021

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.

0 100 200 400 Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 6/28/21

KC

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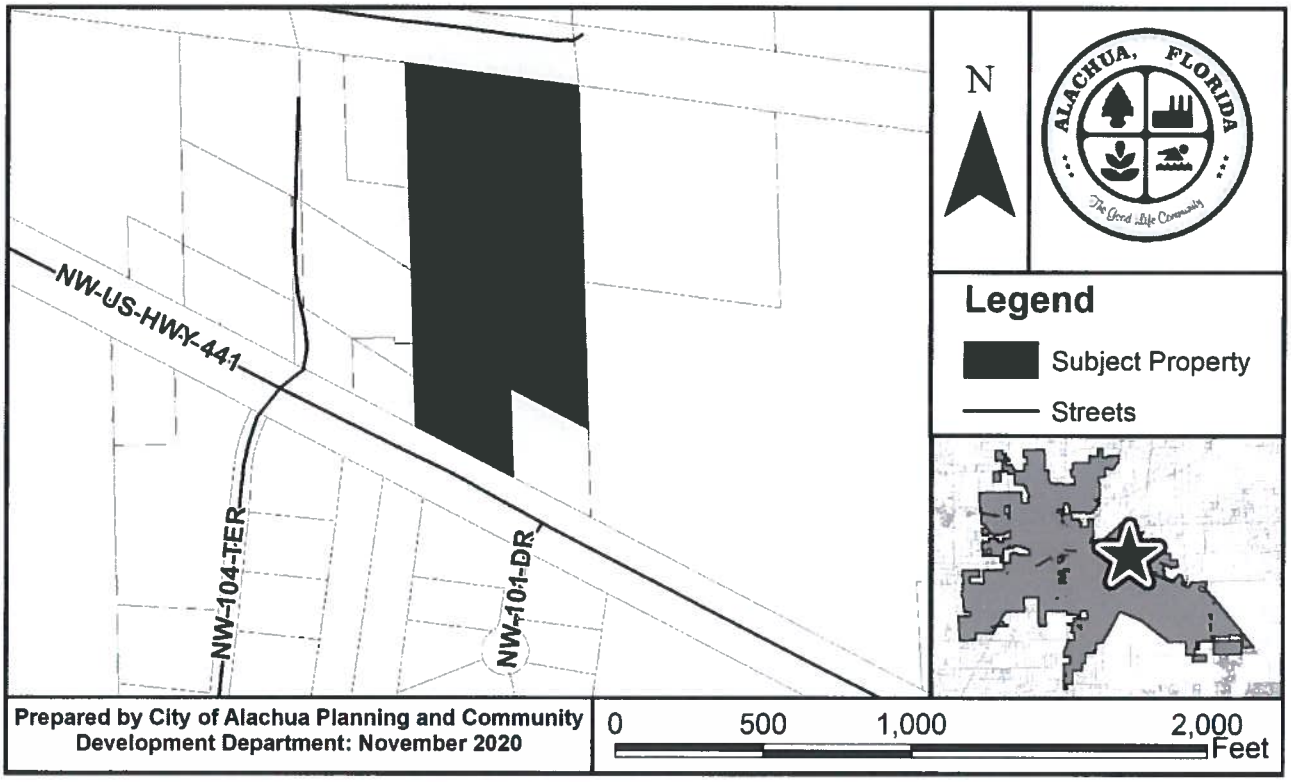

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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

TCMOA President
10000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
P.O. Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
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
P.O. 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

AVERY 5160

05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA, FL 32615

05970-001-003
CRUCE RICHARD L & PEGGY
14035 NW 104TH TER
ALACHUA, FL 32615

05965-000-000
Essa Jr Trustee & Gallaway Trustee Et Al
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05849-004-000
HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-001-001
CRUCE JESSIE O JR
14065 NW 104TH TER
ALACHUA, FL 32615

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

92060-517-900 & 92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

05964-002-000
Upland Industrial Park Owners Assn Inc
6318 NW 18TH DR
GAINESVILLE, FL 32653

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER, FL 32054

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-005-000
RAWLINS ARTHUR & BARBARA
PO BOX 851
ELKIN, NC 28621-0851

05848-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

05959-001-001
ALACHUA PARTNERS LLC
PO BOX 365
LAKE BUTLER, FL 32054

Etiquettes d'adresse Easy Peel