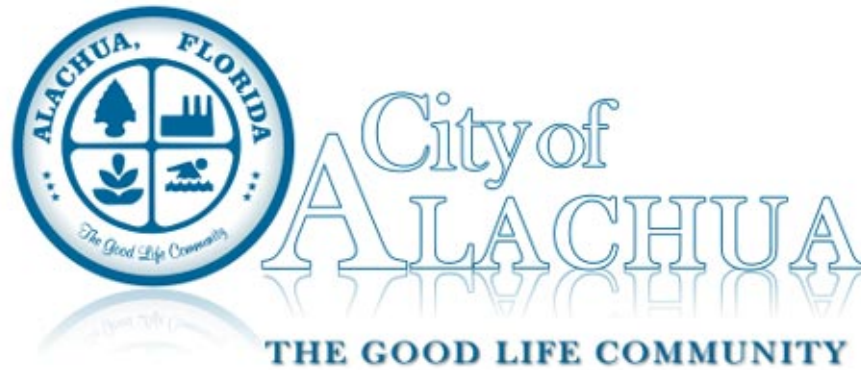




## **Planning and Zoning Board Agenda May 14, 2019**

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**Chair Gary Thomas**  
Vice Chair Anthony Wright  
Member Sandy Burgess  
Member James Sajczuk  
Member Virginia Johns  
School Board Member Tina Certain

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**City Manager Adam Boukari**

### **Planning and Zoning Board At 6:00 PM**

**Meeting Date:** May 14, 2019

**Meeting Location:** James A. Lewis Commission Chambers

|                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>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.</b></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                          |
|----------------------------------------------------------|
| <h2><b>PLANNING AND ZONING BOARD MEETING AGENDA</b></h2> |
|----------------------------------------------------------|

### **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 April 16, 2019 PZB Meeting
- B. Site-Specific Amendment to the Official Zoning Atlas: a request by Clay Sweger, AICP, LEED-

AP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC, property owner, a request to amend the Official Zoning Atlas from Commercial Intensive (“CI”), Light and Warehouse Industrial (“ILW”) and Industrial Services and Manufacturing (“MP”) (Alachua County) to Corporate Park (“CP”) on the subject property on a ±82.40 acre subject property. Consisting of Parcel Numbers 05962-002-000, 05855-005-000, and a portion of 05855-004-000 (Quasi-Judicial Hearing).

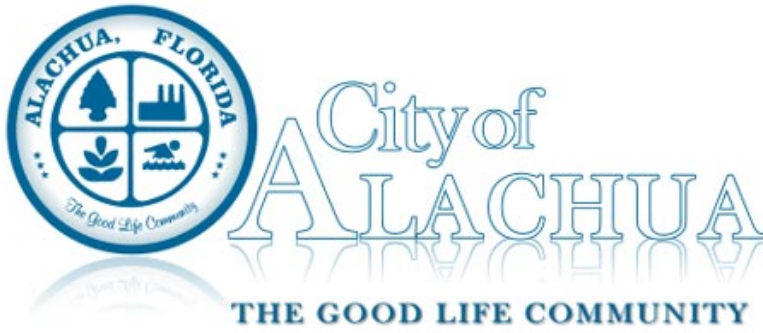
- C. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Hodor & Southwell, Hodor Farms, LLC, Howard Hodor Trustee, and H&S Holdings, Inc., for consideration of the rezoning of the subject property from Agricultural (“A”) (Alachua County) to Agricultural (“A”) on a ±199 acre subject property. Consisting of Parcel Numbers 04043-000-000, 04044-000-000, 04049-000-000, 04049-004-000, 04049-004-001, 04049-004-002, 04049-007-000, and 04051-000-000 (Quasi-Judicial Hearing).
- D. Small Scale Comprehensive Plan Amendment: a request by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua) on a ±0.95 acre subject property. Consisting of Parcel Numbers 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (Legislative Hearing).
- E. Site-Specific Amendment to the Official Zoning Atlas: a request by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development (“PUD”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”) on a ±50.5 acre subject property. Consisting of Parcel Numbers 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001 (Quasi-Judicial Hearing).
- F. Comprehensive Plan Text Amendment: a request by the City of Alachua to amend the Comprehensive Plan Future Land Use Element as follows: amending Objective 1.4, and Policies 1.4.a, 1.4.d, and 1.4.f relating to the Corporate Park Future Land Use Map (FLUM) Designation (Legislative Hearing).

### **III. BOARD COMMENTS/DISCUSSION**

### **IV. CITIZENS COMMENTS**

### **ADJOURN**





## Board/Committee Agenda Item

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**MEETING DATE:** 5/14/2019

**SUBJECT:** Approval of the Minutes of the April 16, 2019 PZB Meeting

**PREPARED BY:** Kenyata Curtis, Planning Assistant

**RECOMMENDED ACTION:**

Approve the Minutes of the April 16, 2019 PZB Minutes.

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### **Summary**

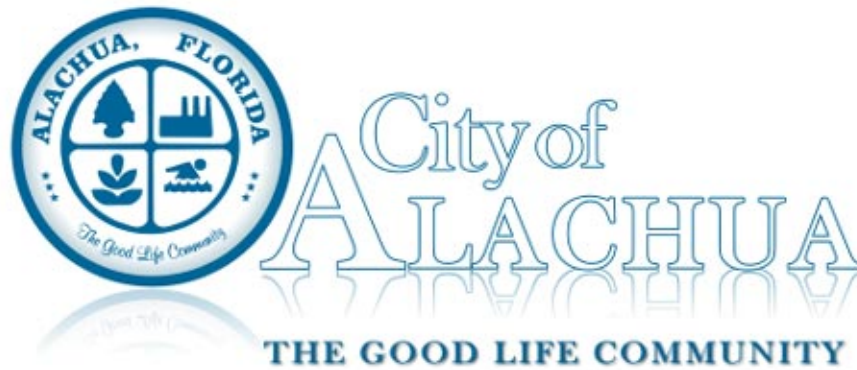
Approval of the Minutes of the April 16, 2019 PZB Minutes.

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**ATTACHMENTS:**

Description

- April 16, 2019 PZB Meeting Minutes



## **Planning and Zoning Board Minutes April 16, 2019**

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**Chair Gary Thomas**

**City Manager Adam Boukari**

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

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

**Meeting Date:** April 16, 2019

**Meeting Location:** James A. Lewis Commission Chambers

|                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>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.</b></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                           |
|-----------------------------------------------------------|
| <h2><b>PLANNING AND ZONING BOARD MEETING MINUTES</b></h2> |
|-----------------------------------------------------------|

### **CALL TO ORDER**

Chair Gary Thomas called the meeting to order. Vice Chair Anthony Wright and School Board Member Tina Certain were absent.

### **INVOCATION**

Member James Sajczuk led the invocation.

### **PLEDGE TO THE FLAG**

Led by the Board.

## **APPROVAL OF THE AGENDA**

**Member Sandy Burgess moved to approve the agenda; seconded by Member Virginia Johns.**

**Passed by unanimous consent.**

### **I. OLD BUSINESS**

None.

### **II. NEW BUSINESS**

- A. Approval of the Minutes of the March 12, 2019 PZB Meeting

**Member Burgess moved to approve the minutes; seconded by Member Johns.**

**Passed by unanimous consent.**

- B. Certificate of Appropriateness: A request by Debbie Herring of Florida Homes, Inc., applicant and agent for Equity Trust Co., property owner, for the approval of a Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot located within the Historic Overlay District, located at 13906 NW 145th Ave, Tax Parcel No. 03390-000-000 (Quasi-Judicial Hearing)

Department Director Kathy Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

**Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness; seconded by Member Burgess.**

**Motion Passed 4-0 in a roll call vote.**

- C. Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for Alachua Foundation Park Holding Company, LLC, and the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan for the construction of three (3) ±42,466 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ±14.53 acre subject property, located east of NW 119th Terrace and the Santa Fe College Perry Center; Tax Parcel Numbers 03191-010-001 and 03191-011-001; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW) (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

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

Robert Walpole, P.E., of CHW, Inc. accepted Staff's recommended conditions.

Member Burgess inquired about the expiration of Site Plans.

Principal Planner Tabor responded.

**Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 24 of the April 16, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Burgess.**

**Motion Passed 4-0 in a roll call vote.**

- D. Site Plan - San Felasco Tech City Phase 2: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct three (3) buildings – consisting of two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements, on a ±55.36 acre subject property, consisting of a ±12.06 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000; FLUM: Commercial and Industrial; Zoning: Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

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

**Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the six (6) conditions provided in Exhibit "A" and located on page 23 of the April 16, 2019, Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.**

**Motion Passed 4-0 in a roll call vote.**

- E. Land Development Regulations Text Amendment : A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amend Section 5.1.2, Table 5.1-2, Related to the Dimensional Standards within Residential Zoning Districts; amend Section 7.3.1 (B)(1), relating to required standard street improvements for subdivisions; amend Section 7.3.1 (B)(2), relating to design requirements for streets utilizing transitional swales; amend Section 10.2, creating a definition for “transitional swale”. (Legislative Hearing)

Department Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Chair Thomas inquired about the differences between the types of stormwater systems currently permitted and those proposed by the amendments.

Planner Hall, AICP, responded.

City Attorney Marian Rush responded.

Member Burgess inquired about swale designs and asked if culverts will be used to direct drainage.

Planner Hall, AICP, responded.

Forrest Eddleton, of Gmuer Engineering, LLC, provided information and availed himself for questions.

**Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations Text Amendment with a recommendation to approve; seconded by Member Burgess.**

**Motion Passed 4-0 in a roll call vote.**

### **III. BOARD COMMENTS/DISCUSSION**

Department Director Winburn stated the next meeting will be May 14, 2019 at 6:00 p.m.

### **IV. CITIZENS COMMENTS**

None.

### **ADJOURN**

**Member Burgess moved to adjourn; seconded by Member Johns.**

**Passed by unanimous consent.**

ATTEST:

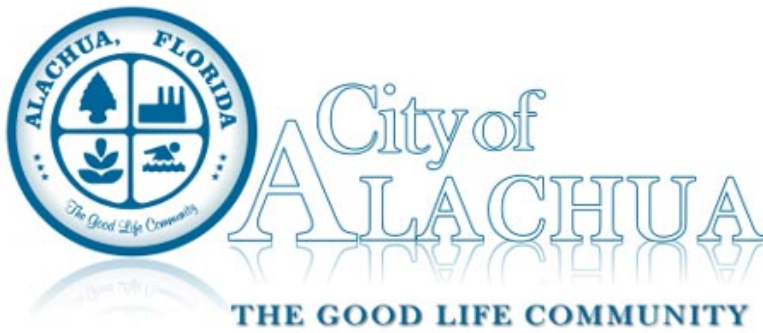
PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

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Presiding Officer

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Staff Liaison



## Board/Committee Agenda Item

**MEETING DATE:** 5/14/2019

**SUBJECT:** Site-Specific Amendment to the Official Zoning Atlas: a request by Clay Sweger, AICP, LEED-AP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC, property owner, a request to amend the Official Zoning Atlas from Commercial Intensive ("CI"), Light and Warehouse Industrial ("ILW") and Industrial Services and Manufacturing ("MP") (Alachua County) to Corporate Park ("CP") on the subject property on a ±82.40 acre subject property. Consisting of Parcel Numbers 05962-002-000, 05855-005-000, and a portion of 05855-004-000 (Quasi-Judicial Hearing).

**PREPARED BY:** Adam Hall, AICP, Planner

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval, 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

### Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Commercial Intensive ("CI"), Light and Warehouse Industrial ("ILW") and Industrial Services and Manufacturing ("MP") (Alachua County) to Corporate Park ("CP") on the subject property.

The subject property currently has the Industrial, Commercial and Rural Employment Center (Alachua County) Future Land Use Map designations. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to the Corporate Park Future Land Use designation. This application is currently under review by the Florida Department of Economic Opportunity under the Expedited State Review process.

The Corporate Park ("CP") Zone District is described as follows in Section 3.5.2 of the Land Development Regulations (LDRs):

*CP, Corporate Park District.*

*(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows*

*a developer to establish different combinations of uses on a site over time.*

*(2) Clustered residential development criteria. Development within the Corporate Park zoning district that consists of greater than 100 acres of contiguous land may provide clustered residential development. The amount of residential development available on any property zoned Corporate Park is further limited by subsections (a) and (b) below and as set forth in Table 5.1-3.*

*(a) Clustered residential development:*

*(i) Consist of at least 60 percent of the total allowed residential units within the contiguous area zoned Corporate Park.*

*(ii) Must be developed at a net density of six to 12 dwelling units per acre.*

*(b) For purposes of calculating available residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.*

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**ATTACHMENTS:**

Description

- ▢ Staff Report
- ▢ Exhibit "B"- Staff Supporting Materials
- ▢ Application and Supporting Materials
- ▢ Draft Ordinance
- ▢ Public Notice Materials for 05/14/19 PZB Hearing





# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

May 14, 2019

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                 | A request to amend the Official Zoning Atlas from Commercial Intensive ("CI"), Light and Warehouse Industrial ("ILW") and Industrial Services and Manufacturing ("MP")(Alachua County) to Corporate Park ("CP") on a ±82.40 acre subject property                                                                                                                                                                                               |
| <b>PROPERTY OWNER:</b>          | The Laser Investment Group, LLC.                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>LOCATION:</b>                | 13025 NW US Highway 441                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PARCEL ID<br/>NUMBER(S):</b> | 05962-002-000, 05855-005-000, and a portion of 05855-004-000                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>ACREAGE:</b>                 | ± 82.40                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PROJECT PLANNER:</b>         | <a href="#">Adam Hall, AICP</a>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>RECOMMENDATION:</b>          | Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.                                                                                                                                                                                                                                                          |
| <b>RECOMMENDED<br/>MOTION:</b>  | <i>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 proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.</i> |

## SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Commercial Intensive ("CI"), Light and Warehouse Industrial ("ILW") and Industrial Services and Manufacturing ("MP") (Alachua County) to Corporate Park ("CP") on the subject property.

The subject property currently has the Industrial, Commercial and Rural Employment Center (Alachua County) Future Land Use Map designations. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to the Corporate Park Future Land Use designation. This application is currently under review by the Florida Department of Economic Opportunity under the Expedited State Review process.

The Corporate Park ("CP") Zone District is described as follows in Section 3.5.2 of the Land Development Regulations (LDRs):

*CP, Corporate Park District.*

*(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.*

*(2) Clustered residential development criteria. Development within the Corporate Park zoning district that consists of greater than 100 acres of contiguous land may provide clustered residential development. The amount of residential development available on any property zoned Corporate Park is further limited by subsections (a) and (b) below and as set forth in Table 5.1-3.*

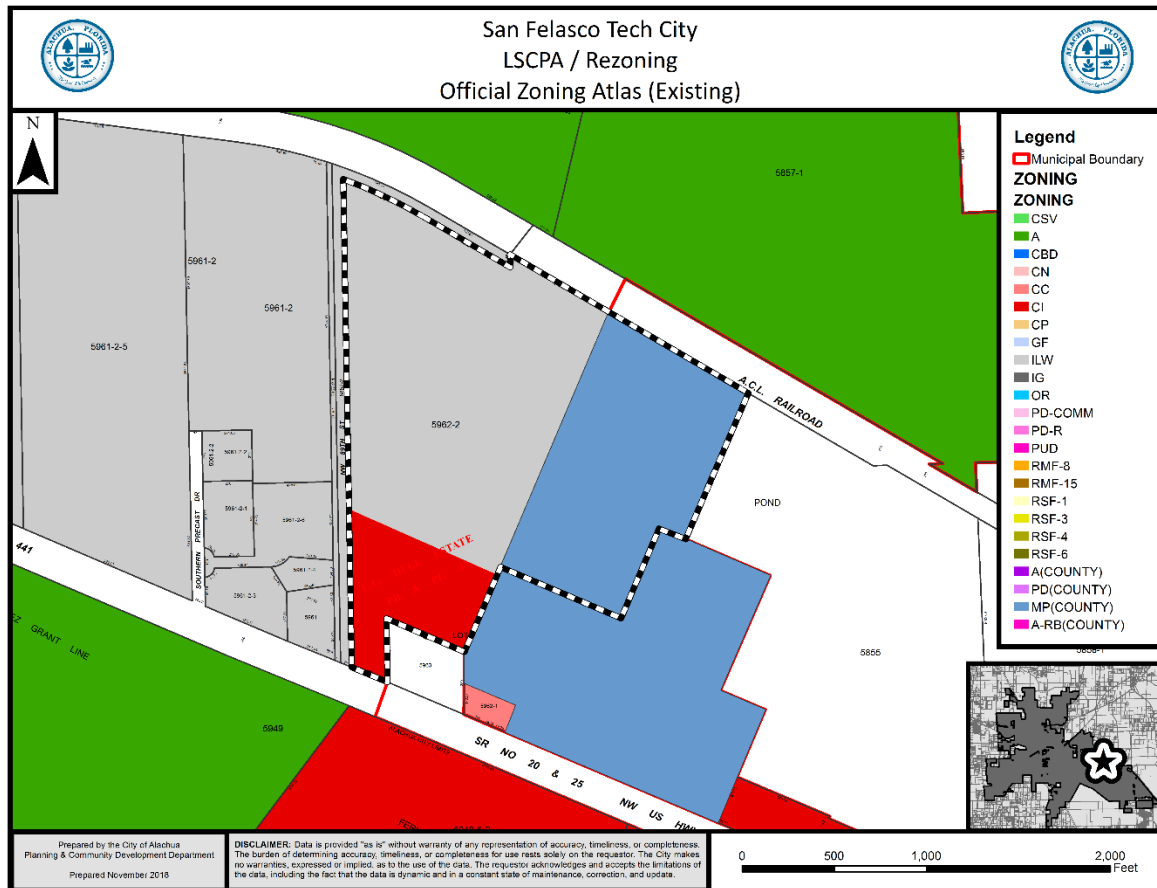
*(a) Clustered residential development:*

*(i) Consist of at least 60 percent of the total allowed residential units within the contiguous area zoned Corporate Park.*

*(ii) Must be developed at a net density of six to 12 dwelling units per acre.*

*(b) For purposes of calculating available residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.*

Staff Report:



## ZONING DESIGNATION COMPARISON

|                                                                                                                                                                                                                                                                                                                                             | Existing Districts                                                                                                                                          |                                                                                                                                                                               |                                                                                                                                                                                                        | Proposed District                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning District:</b>                                                                                                                                                                                                                                                                                                                     | Industrial Services and Manufacturing ("MP")(Alachua County)                                                                                                | Light and Warehouse Industrial ("ILW")                                                                                                                                        | Commercial Intensive ("CI")                                                                                                                                                                            | Corporate Park ("CP")                                                                                                                    |
| <b>Max. Gross Density:</b>                                                                                                                                                                                                                                                                                                                  | N/A                                                                                                                                                         | N/A                                                                                                                                                                           | N/A                                                                                                                                                                                                    | N/A                                                                                                                                      |
| <b>Floor Area Ratio:</b>                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                                                         | .50 (989, 247 square feet)                                                                                                                                                    | .75 (323, 433 square feet)                                                                                                                                                                             | .50 (1,792, 292 square feet)                                                                                                             |
| <b>Typical Uses*:</b>                                                                                                                                                                                                                                                                                                                       | Wholesaling, warehouse, storage, and distribution, building supply and lumber sales, manufactured and mobile home sales, light industrial, heavy industrial | Building, heating, plumbing contractors, general industrial service, automobile parts sales, automobile repair and servicing, parcel services, warehouse, light manufacturing | Restaurants, retail sales, business, financial and professional services, pharmacy, financial institution, large scale retail establishments, automobile rental and sales, gasoline sales, hotel/motel | Restaurants, general industrial services, light manufacturing, business, financial and professional services, sales, pharmacy, warehouse |
| <i>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</i> |                                                                                                                                                             |                                                                                                                                                                               |                                                                                                                                                                                                        |                                                                                                                                          |

## SURROUNDING USES

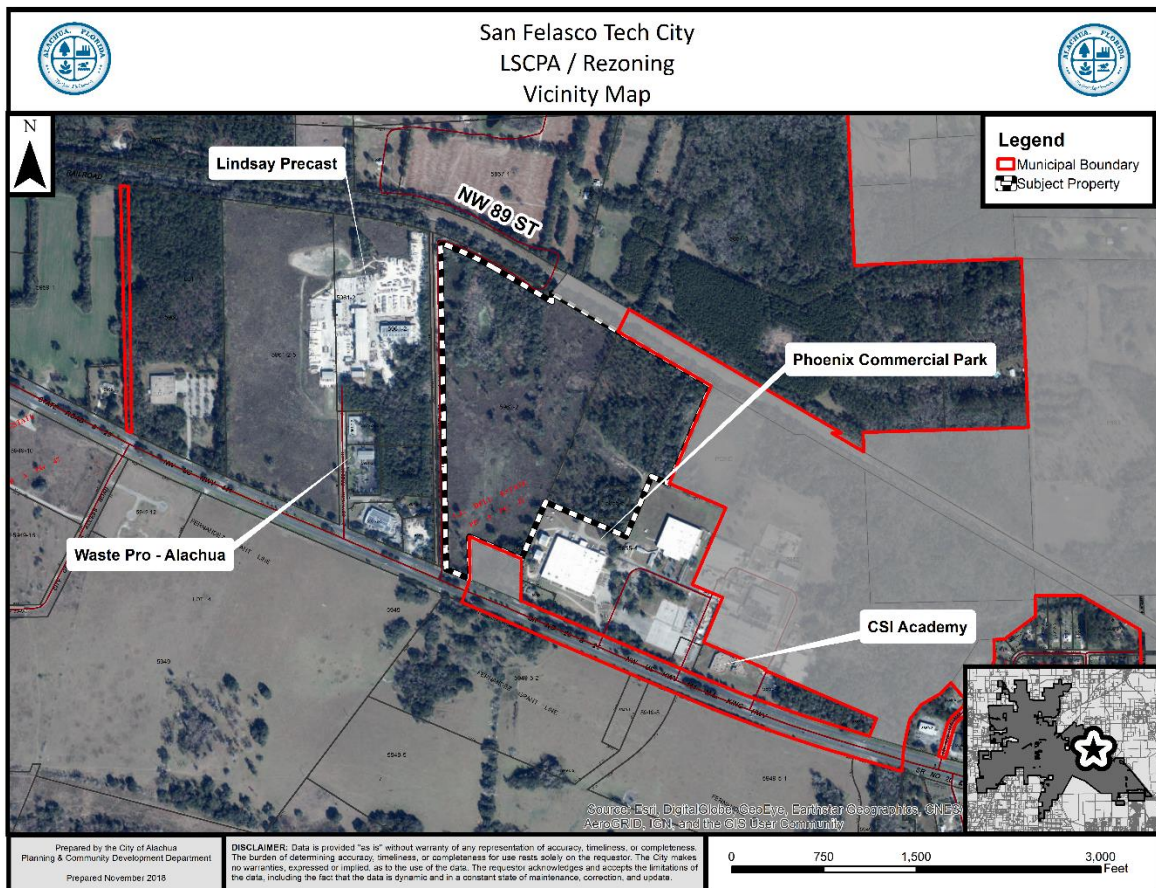
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

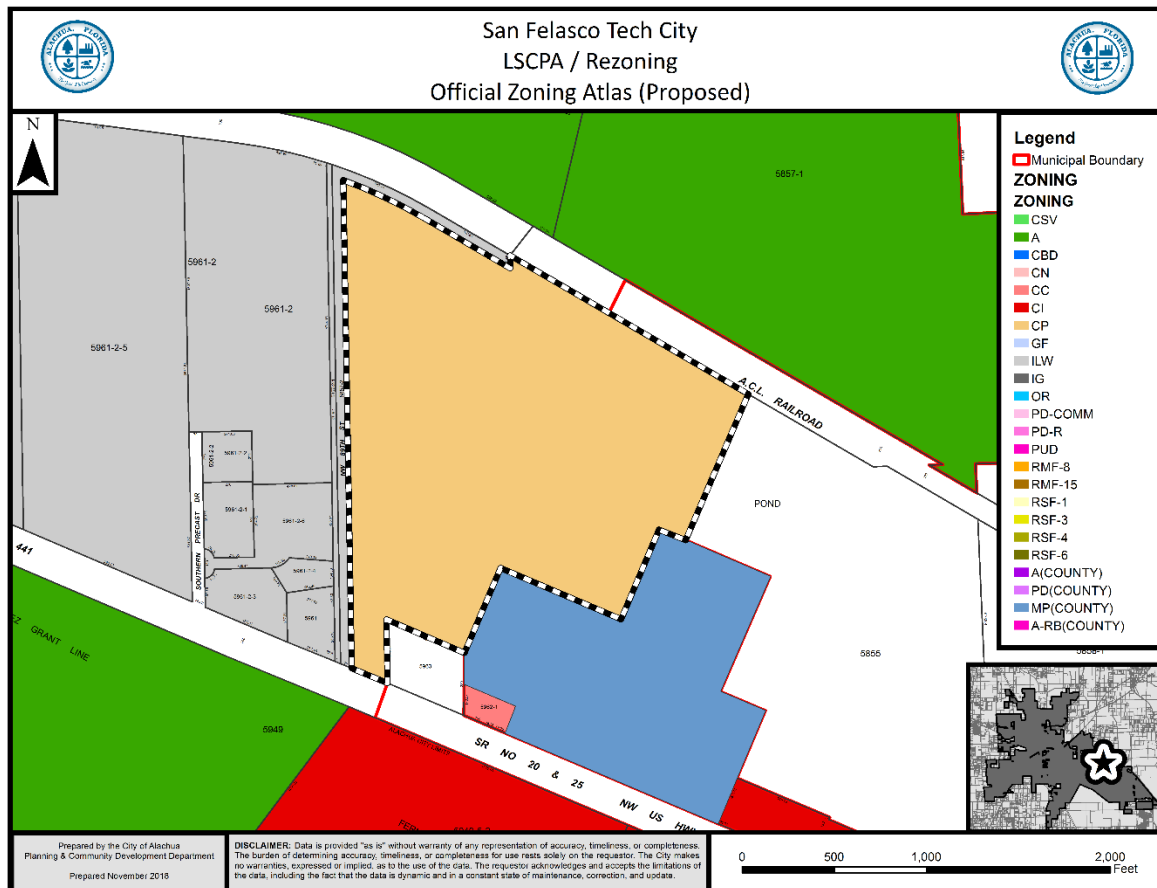
**Table 1. Surrounding Land Uses**

| Direction | Existing Use(s)                                      | FLUM Designation(s)                                                                            | Zoning District(s)                                                                                                             |
|-----------|------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| North     | Agriculture                                          | Agriculture                                                                                    | Agricultural ("A")                                                                                                             |
| East      | Industrial/ Vacant<br>Industrial                     | Rural Employment Center<br>(Alachua County)                                                    | Industrial Services and<br>Manufacturing ("MP")<br>(County)                                                                    |
| West      | Industrial                                           | Industrial                                                                                     | Light and Warehouse<br>Industrial ("ILW")                                                                                      |
| South     | Vacant Commercial,<br>Residential, and<br>Industrial | Commercial, Moderate<br>Density Residential and<br>Rural Employment Center<br>(Alachua County) | Commercial Intensive<br>("CI"), Community<br>Commercial ("CC"),<br>Industrial Services and<br>Manufacturing ("MP")<br>(County) |

**Map 2. Vicinity Map**



### Map 3. Proposed Amendment to the Official Zoning Atlas



**Table 2. Parcels Subject to this Application**

| Parcel No.                 | Existing Use(s)                                          | Existing Zoning Designation                                            | Proposed Zoning Designation | Acreage |
|----------------------------|----------------------------------------------------------|------------------------------------------------------------------------|-----------------------------|---------|
| A portion of 05855-004-000 | Industrial                                               | Industrial Services and Manufacturing ("MP")(County)                   | Corporate Park ("CP")       | ±25.81  |
| 05962-002-000              | Light industrial, office and retail (under construction) | Commercial Intensive ("CI") and Light and Warehouse Industrial ("ILW") | Corporate Park ("CP")       | ±55.17  |
| 05855-005-000              | Industrial                                               | Industrial Services and Manufacturing ("MP")(County)                   | Corporate Park ("CP")       | ±1.32   |



## NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 20, 2018 at the First Baptist Church of Alachua (14005 NW 146<sup>th</sup> Ave) to educate the owners of nearby land and any other interested members of the public about the proposed rezoning application. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. According to the minutes, there was 1 individual from the public that attended the meeting. A summary of the questions that were asked at the meeting has been provided by the applicant.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the Official Zoning Atlas of the City of Alachua from Industrial Services and Manufacturing ("MP") (County), Commercial Intensive ("CI"), and Light and Warehouse Industrial ("ILW") to Corporate Park ("CP"). Through a companion application, the applicant proposes to also amend the FLUM Designation from Rural Employment Center, Industrial, and Commercial to Corporate Park on the subject property. Table 3 below shows the existing and proposed FLUM designations and the proposed corresponding zoning designations.

**Table 3. Proposed Zoning Designation**

| Parcel No.                 | Existing FLUM                    | Proposed FLUM  | Proposed Zoning Designation | Consistent                          |
|----------------------------|----------------------------------|----------------|-----------------------------|-------------------------------------|
| A portion of 05855-004-000 | Rural Employment Center (County) | Corporate Park | Corporate Park ("CP")       | <input checked="" type="checkbox"/> |
| 05962-002-000              | Industrial and Commercial        | Corporate Park | Corporate Park ("CP")       | <input checked="" type="checkbox"/> |
| 05855-005-000              | Rural Employment Center (County) | Corporate Park | Corporate Park ("CP")       | <input checked="" type="checkbox"/> |

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

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

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis

and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

## **Future Land Use Element**

### Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential



development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

| Type of Use              | Manufacturing Area/Storage | Size of Building | Building Area Coverage |
|--------------------------|----------------------------|------------------|------------------------|
| Regional Warehouse       | None permitted             | 100,000 sq.ft    | 50%                    |
| Manufacturing / Assembly | 75% of total area          | 100,000 sq.ft    | 40%                    |

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

| Type of Flex             | Building Size  | Manufacturing                                    | Warehousing                           | Building Area Coverage |
|--------------------------|----------------|--------------------------------------------------|---------------------------------------|------------------------|
| Research and Development | 150,000 sq.ft. | 75% of total area (may include labs and offices) | 75% of total area                     | 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%                    |

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;

4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Clustering of residential uses.

***Analysis of Consistency with Objective 1.4:*** The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. The proposed allowable uses are similar to existing allowable uses. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

***Analysis of Consistency with Goal 3:*** A cemetery is identified to be on the subject property. The applicant has indicated in submittal materials that this area shall be avoided for any future development on the site.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on

the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

***Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e:*** A separate analysis of the environmental conditions can be found below in this report.

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

***Analysis of Consistency with Objective 5.2:*** Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

#### **GOAL 9: Water and Wastewater Service:**

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer

Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

***Analysis of Consistency with Goal 9 and Policy 9.2:*** Potable water is currently available to the property.

## **Transportation Element**

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

***Analysis of Consistency with Objective 1.1:*** An analysis of the impacts to transportation facilities has been provided within this report.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Analysis of Consistency with Policy 1.2.a:*** The subject property is currently served by the City's wastewater system. Future development, will be required to connect to

the existing system.

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

| <u>FACILITY TYPE</u> | <u>LEVEL OF SERVICE STANDARD</u> |
|----------------------|----------------------------------|
| Solid Waste Landfill | .73 tons per capita per year     |

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Analysis of Consistency with Policy 4.1.b:*** The subject property is not currently served by the City's potable water system, but may be located within the City's potable water service area. If located within the City's potable water service area, connection to the City's potable water system would be required at time of development.

## **Conservation and Open Space Element**

OBJECTIVE 1.3: Listed Species

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

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed

species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

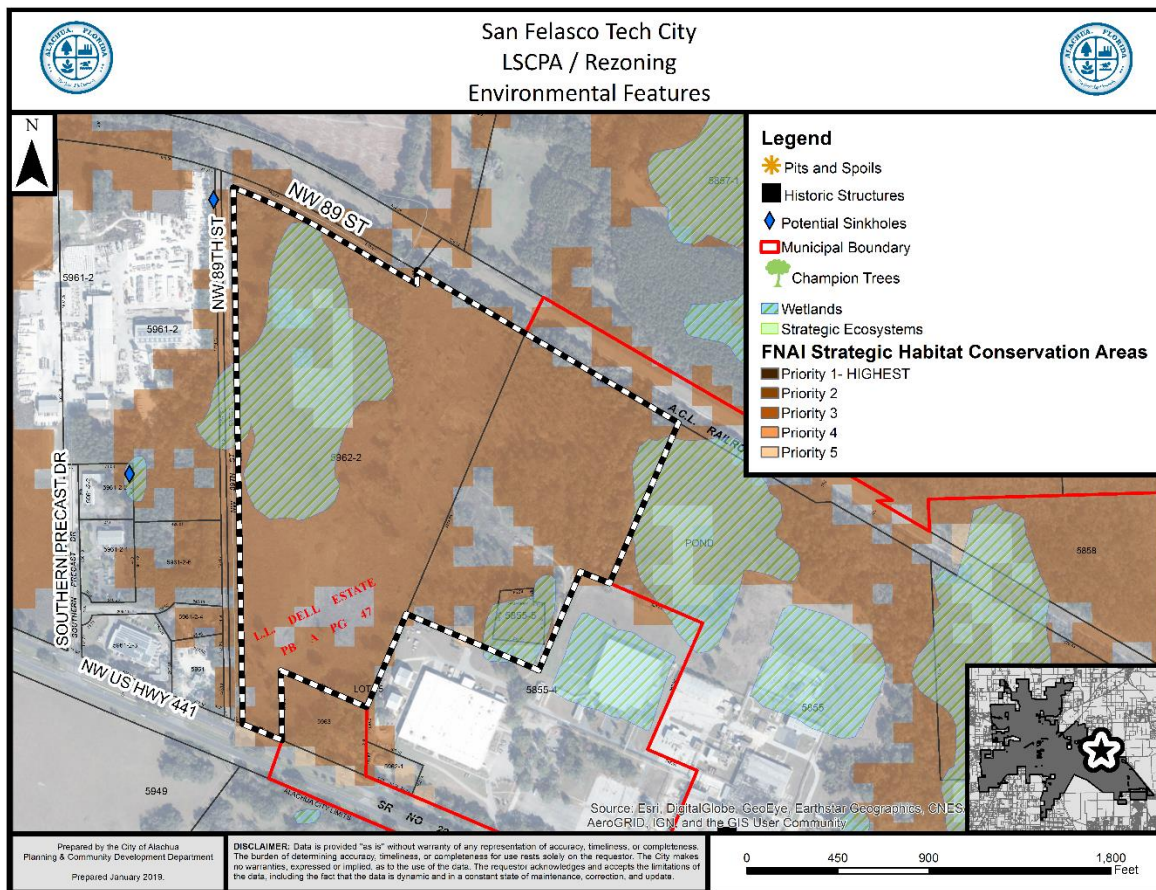
***Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e:***

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.



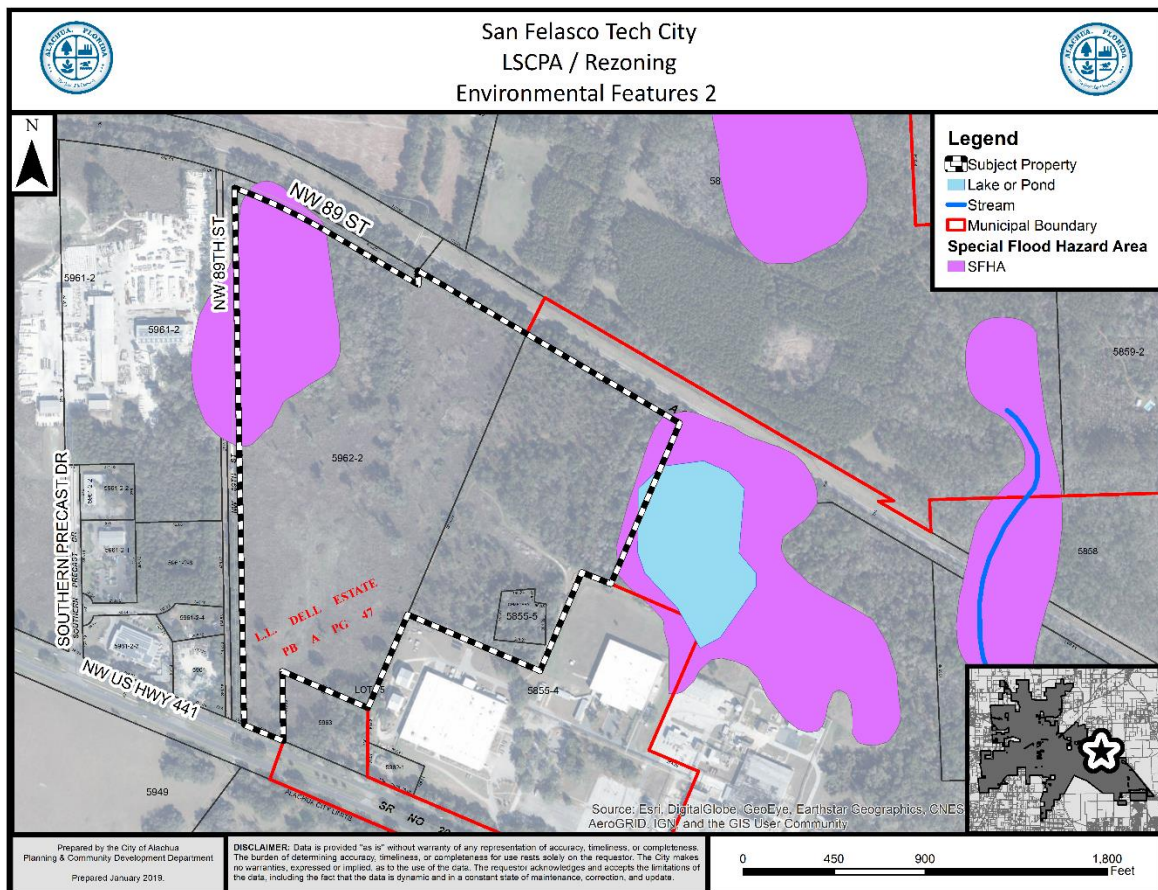
# ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1





## Map 5. Environmental Features 2



## Wetlands

According to National Wetlands Inventory, potential wetlands appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

**Evaluation:** Based on GIS analysis, potential wetlands appear to be located on the subject property. Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The

purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

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

## **Regulated Plant & Animal Species**

The applicant has provided an environmental assessment complete by Environmental Research Corporation. Gopher tortoise burrows have been identified on site, and a 100% burrow survey will be required prior to any future development of the subject property. The subject property is not known to contain any other 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:** Gopher tortoise burrows have been identified on site, and a 100% burrow survey will be required prior to any future development of the subject property. No other species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does contain lands identified in the PNA data layer as potentially important. If any other regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **Soil Survey**

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the

slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are seven (7) soil types found on the subject property:

| Soil Type                                   | Hydrologic Group | Drainage Class          | Small Commercial Buildings | % of Subject Property (may not total to 100% due to rounding) |
|---------------------------------------------|------------------|-------------------------|----------------------------|---------------------------------------------------------------|
| Fort Meade fine sand, 0 to 5 percent slopes | A                | Well drained            | Not limited                | 35.9%                                                         |
| Millhopper sand, 0 to 5 percent slopes      | A                | Moderately well drained | Not limited                | 15.40%                                                        |
| Monteocha loamy sand                        | A/D              | Very poorly drained     | Very limited               | 8.1%                                                          |
| Tavares sand, 0 to 5 percent slopes         | A                | Moderately well drained | Not limited                | 37.1%                                                         |
| Chipley sand                                | A                | Somewhat poorly drained | Not limited                | 0.6%                                                          |
| Lochloosa fine sand, 2 to 5 percent slopes  | A                | Somewhat poorly drained | Somewhat limited           | 0.1%                                                          |
| Bivans sand, 2 to 5 percent slopes          | C/D              | Poorly drained          | Very limited               | 2.7%                                                          |

**Evaluation:** A majority of the site (approximately 89%) is not limited for small commercial buildings. Most, if not all, of the areas identified as being very limited or somewhat limited are within areas that are precluded from development. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

## **Flood Potential**

Panels 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "A" designations (areas determined to be within the 500-year floodplain).

**Evaluation:** Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

### **Karst-Sensitive Features**

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

**Evaluation:** No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

### **Wellfield Protection Zone**

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

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

### **Historic Structures and Markers**

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory. A small cemetery is identified on site; the applicant has indicated that the area will be avoided and protected in future development plans. Florida Statutes (872.02) includes provisions related to disturbance of cemeteries.

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

## COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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 has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's proposed Future Land Use Designation.

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

**Evaluation and Findings:** An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with 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 proposed amendment would permit a range of uses including light industrial uses in a unified and campus like pattern. The amendment would permit this development to occur adjacent to existing industrial and commercial development.

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

**Evaluation and Findings:** The amendment would permit this development to occur adjacent to existing industrial and commercial development.

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

**Evaluation and Findings:** The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the proposed Future Land Use Map ("FLUM") Designation.

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

**Evaluation and Findings:** The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.



- (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 proposed amendment would permit a range of uses including light industrial uses in a unified and campus like pattern. The amendment would permit this development to occur adjacent to existing industrial and commercial development.

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

**Evaluation and Findings:** Chapter 163.3164(51), Florida Statutes, 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.” It is staff’s opinion 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 proposed amendment would permit a range of uses including light industrial uses in a unified and campus like pattern. The amendment would permit this development to occur adjacent to existing industrial and commercial development.

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

**Evaluation and Findings:** The subject property may be located within the City of Alachua’s utility service area and development will be required to connect to public utility infrastructure.

At the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

- (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.

## PUBLIC FACILITIES IMPACT

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

|                           | Existing Future Land Use Map Designations |                                     |                                     | Proposed Future Land Use Map Designation |
|---------------------------|-------------------------------------------|-------------------------------------|-------------------------------------|------------------------------------------|
| FLUM Designation:         | Rural Employment Center                   | Industrial                          | Commercial                          | Corporate Park                           |
| Max. Gross Density:       | N/A                                       | N/A                                 | N/A                                 | N/A                                      |
| Floor Area Ratio:         | N/A                                       | .50 FAR                             | .75 FAR                             | .50 FAR                                  |
| Maximum Density/Intensity | N/A                                       | 989,247 square feet non residential | 323,433 square feet non residential | 1,792,494 square feet non residential    |

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation. An exact description of existing development potential cannot be currently determined as the Alachua County Comprehensive Plan requires development of Rural Employment Centers through Planned Development Zoning, which would create density and intensity limits for the subject property.

***At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.*** If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

## Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2, 3</sup> | Segment Description                             | Lanes   | Functional Classification | Area Type   | LOS | Trip Distribution |
|--------------------------------|-------------------------------------------------|---------|---------------------------|-------------|-----|-------------------|
| 3 and 4 (106)                  | US 441 (from NW 126 <sup>th</sup> to SR 235)    | 4D      | Arterial                  | Urban Trans | D   | 100%              |
| 6 (106)                        | US 441 (from CR25A to NW 126 <sup>th</sup> Ave) | 4D      | Arterial                  | Urban Trans | D   | 60%               |
| 5 (107/1407)                   | US 441 (from SR235 to NCL)                      | 4D      | Arterial                  | Urban Trans | E   | 24%               |
| 8 (108)                        | SR 235 (from 235/241 Intersection to US 441)    | 2U Bays | Major Collector           | COMM        | D   | 8%                |
| 9 (109/4109)                   | SR 235 (from US 441 to NCL)                     | 2U Bays | Major Collector           | COMM        | D   | 8%                |

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

<sup>2</sup> For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

<sup>3</sup> 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<sup>1</sup>**

|                                            | Land Uses                                                                                 | AADT (Enter/Exit)       | AM Peak Hour (Enter/Exit) | PM Peak Hour (Enter/Exit) |
|--------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------|---------------------------|---------------------------|
| Proposed FLUM Designation (Corporate Park) | Shopping Center <sup>2</sup><br>(ITE Code 820 (10th ed.))<br>90,000 square feet           | 3,398<br>(1,699/1,699)  | 270<br>(146/124)          | 379<br>(190/189)          |
| Proposed FLUM Designation (Corporate Park) | Office <sup>3</sup><br>(ITE Code 710 (10th ed.))<br>807,000 square feet                   | 7,860<br>(3,930/3,930)  | 1,186<br>(1,044/142)      | 928<br>(167/761)          |
| Proposed FLUM Designation (Corporate Park) | General Light Industrial <sup>4</sup><br>(ITE Code 110 (10th ed.))<br>896,000 square feet | 4,444<br>(2,222/2,222)  | 824<br>(717/107)          | 744<br>(134/610)          |
| Total                                      | 1,793,000 square feet                                                                     | 15,702<br>(7,851/7,851) | 2,280<br>(1,907/373)      | 2,051<br>(491/1,560)      |

<sup>1</sup> Source: ITE Trip Generation, 10<sup>th</sup> edition

<sup>2</sup> Formulas: AADT – 37.75 trips per 1000 sqft (90 x 37.75 = 3,398) (50% entering/50% exiting); AM Peak Hour – 3.00 trips per 1000 sqft (90 x 3.00 = 270) (54% entering/46% exiting); PM Peak Hour – 4.21 trips per 1000 sqft (90 x 4.21 = 379) (50% entering/50% exiting).

<sup>3</sup> Formulas: AADT – 9.74 trips per 1000 sqft (807 x 9.74 = 7,860) (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1000 sqft (807 x 1.47 = 1,186) (88% entering/12% exiting); PM Peak Hour – 1.15 trips per 1000 sqft (807 x 1.15 = 928) (18% entering/82% exiting).

<sup>4</sup> Formulas: AADT – 4.96 trips per 1000 sqft (896 x 4.96 = 4,444) (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1000 sqft (896 x .92 = 824) (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1000 sqft (896 x .83 = 744) (18% entering/82% exiting).

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

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | US 441 (from NW 126 <sup>th</sup> to SR 235) <sup>1</sup> | US 441 (from CR25A to NW 126 <sup>th</sup> Ave) <sup>1</sup> | US 441 (from SR235 to NCL) <sup>1</sup> | SR 235 (from 235/241 Intersection to US 441) <sup>1</sup> | SR 235 (from US 441 to NCL) <sup>1</sup> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------|------------------------------------------|
| <b>Average Annual Daily Trips</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                           |                                                              |                                         |                                                           |                                          |
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 45,700                                                    | 45,700                                                       | 39,000                                  | 14,400                                                    | 14,400                                   |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 18,579                                                    | 18,579                                                       | 25,926                                  | 10,305                                                    | 7,537                                    |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,425                                                     | 23                                                           | 2,367                                   | 0                                                         | 29                                       |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 25,696                                                    | 27,098                                                       | 10,707                                  | 4,095                                                     | 6,834                                    |
| Increase/Decrease in Daily Trips Generated by Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 15,702                                                    | 9,421                                                        | 3,768                                   | 1,256                                                     | 1,256                                    |
| <b>Residual Capacity After Development's Impacts<sup>5</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 9,994                                                     | 17,677                                                       | 6,939                                   | 2,839                                                     | 5,578                                    |
| <sup>1</sup> 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.<br><sup>2</sup> Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.<br><sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).<br><sup>4</sup> Source: City of Alachua August 2018 Development Monitoring Report.<br><sup>5</sup> The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved. |                                                           |                                                              |                                         |                                                           |                                          |

**Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)**

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | US 441 (from NW 126 <sup>th</sup> to SR 235) <sup>1</sup> | US 441 (from CR25A to NW 126 <sup>th</sup> Ave) <sup>1</sup> | US 441 (from SR235 to NCL) <sup>1</sup> | SR 235 (from 235/241 Intersection to US 441) <sup>1</sup> | SR 235 (from US 441 to NCL) <sup>1</sup> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------|------------------------------------------|
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4,110                                                     | 4,110                                                        | 3,510                                   | 1,290                                                     | 1,290                                    |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,765                                                     | 1,765                                                        | 2,463                                   | 979                                                       | 716                                      |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 199                                                       | 2                                                            | 244                                     | 0                                                         | 2                                        |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2,146                                                     | 2,343                                                        | 803                                     | 311                                                       | 572                                      |
| Increase/Decrease in PM Peak Hour Trips Generated by Development <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2,051                                                     | 1,231                                                        | 492                                     | 164                                                       | 164                                      |
| <b>Residual Capacity After Development's Impacts<sup>5</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 154                                                       | 1,112                                                        | 711                                     | 147                                                       | 408                                      |
| <sup>1</sup> 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.<br><sup>2</sup> Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.<br><sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).<br><sup>4</sup> Source: City of Alachua August 2018 Development Monitoring Report. |                                                           |                                                              |                                         |                                                           |                                          |

**Evaluation:** This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order is made.

## Potable Water Impacts

**Table 6. Potable Water Impacts**

| System Category                                                                                                                                               | Gallons Per Day |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Current Permitted Capacity*                                                                                                                                   | 2,300,000       |
| Less Actual Potable Water Flows*                                                                                                                              | 1,236,000       |
| Reserved Capacity*                                                                                                                                            | 47,917          |
| Potential Potable Water Demand from Proposed Amendment **                                                                                                     | 268,874         |
| <b>Residual Capacity</b>                                                                                                                                      | <b>747,209</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                       | <b>67.51%</b>   |
| <i>Sources:</i><br><i>* City of Alachua August 2018 Development Monitoring Report</i><br><i>**15 gallons per 100 sqft x 1,792,494 square feet ( FAC64E-6)</i> |                 |

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

## Sanitary Sewer Impacts

**Table 7. Sanitary Sewer Impacts**

| System Category                                                                                                                                                   | Gallons Per Day |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Treatment Plant Current Permitted Capacity*                                                                                                                       | 1,500,000       |
| Less Actual Treatment Plant Flows*                                                                                                                                | 687,000         |
| Reserved Capacity*                                                                                                                                                | 43,889          |
| Projected Potential Wastewater Demand from Proposed Amendment **                                                                                                  | 268,874         |
| <b>Residual Capacity</b>                                                                                                                                          | <b>500,237</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                           | <b>66.66%</b>   |
| <i>Sources:</i><br><i>* City of Alachua August 2018 Development Monitoring Report</i><br><i>**15 gallons per 100 sqft gfa x 1,792,494 square feet ( FAC64E-6)</i> |                 |

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

## **Recreational Impacts**

**Evaluation:** There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

## **Solid Waste Impacts**

**Table 9. Solid Waste Impacts**

| <b>System Category</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Lbs Per Day</b> | <b>Tons Per Year</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------|
| Existing Demand <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 39,744.00          | 7,253.28             |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2,908.79           | 530.85               |
| Projected Solid Waste Demand from Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 21,507             | 3,925                |
| <b>New River Solid Waste Facility Capacity<sup>4</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>50 years</b>    |                      |
| <b>Sources:</b><br><sup>1</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida</i> , April 1, 2018; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year)<br><sup>2</sup> City of Alachua August 2018 Development Monitoring Report<br><sup>3</sup> Policy 2.1.a, CFNGAR Element (Formula: 12 lbs per 1,000 sqft gfa (1,792 x 12 = 3,925 tons per year)<br><sup>4</sup> New River Solid Waste Facility, April 2018 |                    |                      |

**Evaluation:** Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

## **Public School Impact**

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.

## Exhibit A- Table 4.1-1 Table of Allowed Uses

| Table 4.1-1. Table of Allowed Uses |                  |   |                     |   |   |                              |                   |   |                       |    |          |                                 |    |     |    |    |     |                         |                     |      |   |     |                                   |                  |  |
|------------------------------------|------------------|---|---------------------|---|---|------------------------------|-------------------|---|-----------------------|----|----------|---------------------------------|----|-----|----|----|-----|-------------------------|---------------------|------|---|-----|-----------------------------------|------------------|--|
| P = Permitted use                  |                  |   |                     |   |   | S = Special exception permit |                   |   |                       |    |          | A = Allowed in the PD districts |    |     |    |    |     | Blank cell = Prohibited |                     |      |   |     |                                   |                  |  |
| Use Category/Use Type              | CSV              | A | Residential         |   |   |                              |                   |   |                       |    | Business |                                 |    |     |    |    |     |                         | Planned Development |      |   |     | Use Specific Standards (Sec. 4.3) |                  |  |
|                                    |                  |   | Single-Family (RSF) |   |   |                              | Mobile Home (RMH) |   | Multiple Family (RMF) |    | OR       | CN                              | CC | CBD | CI | CP | ILW | IG                      | GF                  | COMM | R | TND |                                   | EC               |  |
|                                    |                  |   | 1                   | 3 | 4 | 6                            | 5                 | P | 8                     | 15 |          |                                 |    |     |    |    |     |                         |                     |      |   |     |                                   |                  |  |
| RESIDENTIAL USES                   |                  |   |                     |   |   |                              |                   |   |                       |    |          |                                 |    |     |    |    |     |                         |                     |      |   |     |                                   |                  |  |
|                                    | Household living |   |                     |   |   |                              |                   |   |                       |    |          |                                 |    |     |    |    |     |                         |                     |      |   |     |                                   |                  |  |
| Dwelling, live/work                |                  | P |                     |   |   |                              |                   |   | P                     | P  | P        | P                               | P  | P   |    | P  | P   |                         |                     | A    | A | A   | A                                 |                  |  |
| Dwelling, manufactured home        |                  | P | P                   | P | P | P                            | P                 | P | P                     | P  |          |                                 |    |     |    |    |     |                         |                     |      | A | A   | A                                 | 4.3.1(A)(1), (2) |  |
| Dwelling, mobile home              |                  | P |                     |   |   |                              | P                 | P |                       |    |          |                                 |    |     |    |    |     |                         |                     |      |   |     |                                   | 4.3.1(A)(1)      |  |
| Dwelling, multiple-family          |                  |   |                     |   |   | S                            |                   |   | P                     | P  | P        |                                 | P  | P   | P  | P  |     |                         |                     | A    | A | A   | A                                 | 4.3.1(A)(3)      |  |
| Dwelling, single-family attached   |                  |   |                     |   |   | P                            |                   |   | P                     | P  | P        |                                 |    | P   | P  | P  |     |                         |                     | A    | A | A   |                                   | 4.3.1(A)(3)      |  |



|                                                   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |                |
|---------------------------------------------------|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------------|
| Dwelling, single-family detached                  |  | P | P | P | P | P |   |   | P | P | P |   |   | P |   | P |   |   |   | A | A |   | 4.3.1(A)(4)    |
| Dwelling, townhouse                               |  |   |   | S | S | S |   |   | P | P | P |   |   |   | P | P |   |   |   | A | A | A | 4.3.1(A)(3)    |
| Dwelling, two- to four-family                     |  |   |   | S | S | P |   |   | P | P | P |   |   | P | P | P |   |   |   | A | A | A | 4.3.1(A)(3)    |
| Mobile home park                                  |  |   |   |   |   |   |   | P |   |   |   |   |   |   |   |   |   |   |   |   |   |   | 4.3.1(A)(1)    |
| Upper story dwelling                              |  |   |   |   |   |   |   |   | P | P | P | P | P | P | P | P |   |   |   | A |   | A | A              |
| Group living                                      |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |                |
| Co-housing                                        |  | P |   |   |   | P | P | P |   |   |   |   |   |   |   |   |   |   |   |   |   |   | 4.3.1(B)(1)    |
| Community residential home (6 or fewer residents) |  | P | P | P | P | P | P | P | P | P | P |   |   | P |   |   |   |   |   | A | A |   | 4.3.1(B)(2)(b) |
| Community residential home (7—14 residents)       |  |   |   |   | S | S |   |   | P | P | P |   |   |   |   |   |   |   |   |   |   |   | 4.3.1(B)(2)(c) |
| Dormitory                                         |  | P |   |   |   |   |   |   | S | P |   |   | P |   |   |   | S |   |   |   | A | A | 4.3.1(B)(3)    |
| Group home (15 or more residents)                 |  | S |   |   |   | S |   |   | S | S | S |   |   |   |   |   |   |   |   |   | A |   |                |
| Roominghouse                                      |  |   |   | S | S | S |   |   | P | P |   |   |   |   |   |   |   |   |   |   |   |   |                |
| PUBLIC AND INSTITUTIONAL USES                     |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |                |
| Community services                                |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |                |
| Community center                                  |  | S |   |   |   | S | S | S | S | S |   | P |   | P |   |   |   | P | A | A | A |   | 4.3.2(A)       |

|                                                            |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |          |
|------------------------------------------------------------|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------|----------|
| Cultural facility                                          |  |   |   |   |   |   |   |   | S | S | P | P | P | P |   | P |   |   | P | A | A | A | A | 4.3.2(A)    |          |
| Library                                                    |  |   |   |   |   | S |   |   | P | P | P | P | P | P |   |   |   |   | P | A | A | A | A | 4.3.2(A)    |          |
| Senior center                                              |  |   |   |   |   | S | P | P | P | P |   | P | P | P |   |   |   |   | P |   | A | A |   | 4.3.2(A)    |          |
| Youth club facility                                        |  |   |   |   |   | S | P | P | P | P |   | P | P | P |   |   |   |   | P |   | A | A |   | 4.3.2(A)    |          |
| Day care                                                   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |          |
| Adult care center                                          |  | S | S | S | S | S | S | S | S | S | S | S | S | S |   |   |   |   |   | A | A | A | A |             |          |
| Child care center                                          |  | S |   | S | S | S | S | S | P | P | P | P | P | P |   | P |   |   |   | A | A | A | A | 4.3.2(B)(1) |          |
| Day care home (up to and including 6 persons)              |  | S | S | S | S | S | S | S | S | S | P | P | P | P |   |   |   |   |   |   | A |   |   |             |          |
| Overnight child care center                                |  | S |   |   |   | S | S | S | P | P | P | P | P | P |   |   |   |   |   |   |   |   | A | 4.3.2(B)(1) |          |
| Educational facilities                                     |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |          |
| College or university                                      |  |   |   |   |   |   | S |   | P | P | S |   | P | P | P | P | P | P | P | A | A | A | A |             |          |
| School                                                     |  | P | S | S | S | P | P | P | P | P |   |   | P | P |   |   |   |   | P | A | A | A |   | 4.3.2(C)(1) |          |
| Vocational school                                          |  |   |   |   |   | S | S | S | P | P | S | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(C)(1) |          |
| Government facilities                                      |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |          |
| Government maintenance, storage, and distribution facility |  |   |   |   |   |   |   |   |   |   |   |   |   | S | S | P |   | P | P | P | A |   |   | A           | 4.3.2(D) |

|                                     |  |   |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
|-------------------------------------|--|---|--|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------|
| Government office                   |  |   |  |  |   |   |   |   |   | P |   | P | P | P | P |   |   | P | A |   | A | A | 4.3.2(D)    |
| Post office                         |  |   |  |  | S | S | S | S | S | P | P | P | P | P | P | P |   | P | A | A | A | A | 4.3.2(D)    |
| Health care facilities              |  |   |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
| Blood collection facility           |  |   |  |  |   |   |   |   |   |   |   |   |   | P | P | P | P |   | A |   |   | A |             |
| Birth center                        |  |   |  |  |   |   |   |   |   | P | S | P | P | P | P |   |   |   | A |   | A | A |             |
| Hospital                            |  | S |  |  |   |   |   | S | S |   |   | P | P |   |   | P |   | P | A |   | A | A | 4.3.2(E)(1) |
| Medical and dental clinic           |  |   |  |  |   |   |   |   |   | P | S | P | P | P | P |   |   |   | A |   | A | A |             |
| Medical and dental lab              |  |   |  |  |   |   |   |   |   |   |   | P |   | P | P | P | P |   | A |   |   | A |             |
| Medical marijuana dispensing        |  |   |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
| Outpatient facility                 |  |   |  |  |   |   |   | S | S |   | S | P | P | P |   |   |   |   | A |   | A | A | 4.3.2(E)(2) |
| Institutions                        |  |   |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
| Assisted living facility            |  | S |  |  | S | S |   |   | P | P | S |   |   |   |   |   |   |   | A | A | A | A |             |
| Auditorium                          |  |   |  |  |   |   |   |   |   |   |   | S | P | P | S | P | P |   | P | A |   | A | 4.3.2(F)(1) |
| Convention center                   |  |   |  |  |   |   |   |   |   |   |   | S | P | P | S | P | S |   | P | A |   | A | 4.3.2(F)(1) |
| Drug and alcohol treatment facility |  |   |  |  |   |   |   |   |   |   |   | P |   |   |   |   |   |   |   |   |   |   |             |
| Nursing home                        |  | S |  |  |   |   |   | S | S | P |   | P | P |   |   |   |   |   | A |   | A |   |             |

|                                                                                                                                                                                                       |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------|
| Psychiatric treatment facility                                                                                                                                                                        |   |   |   |   |   |   |   |   |   |   |   |   | P |   |   |   |   |   |   | A |   |   |   |             |
| Religious institution, with seating capacity less than 300 in sanctuary or main activity area                                                                                                         |   | P | S | S | S | P | P | P | P | P | P | P | P | P | P | P | P |   | P | A | A | A | A | 4.3.2(F)(2) |
| Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities |   | P | S | S | S | S | S | S | S | S | S | S | 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 | A | A | A | A |             |
| Botanical garden                                                                                                                                                                                      |   | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   | P | A | A | A | A |   |             |
| Cemetery, columbaria, mausoleum                                                                                                                                                                       |   | P |   |   |   | S | S | S | S | S |   |   | P |   | P |   |   | P |   |   |   |   |   |             |
| Community garden                                                                                                                                                                                      |   | P | P | P | P | P | P | P | P | P |   |   |   |   |   | P |   | P |   |   | A | A | A |             |
| Golf course, public                                                                                                                                                                                   |   | P | P | P | P | P | P | P | P | P |   |   |   |   |   | P | P |   | P | A | A | A | A |             |
| Park, private and public                                                                                                                                                                              | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A |             |
| Public square                                                                                                                                                                                         |   | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A |             |
| Recreational trail                                                                                                                                                                                    | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A |             |

|                                                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
|---------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------|
| Resource-based recreation uses, nonintensive                  | P | P | P | P | P | P | P | P | P | P | P | P | P |   |   | P | P |   | P | A | A | A | A |             |
| Resource-based recreation uses                                | S | S | P | P | P | P | P | P | P | P |   |   |   |   |   | P |   |   | P | A | A | A | A |             |
| Public safety                                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
| Fire and EMS                                                  |   | P |   | S | S | S | S | S | P | P | P | P | P | P | P | P | P |   | P | A | A | A | A | 4.3.2(G)    |
| Police station                                                |   | P |   | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(G)    |
| Substation for fire and City police                           |   | P |   |   | S | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(G)    |
| Transportation                                                |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
| Airport                                                       |   | S |   |   |   |   |   |   |   |   |   |   | S |   | S |   |   | S | P |   |   |   | A |             |
| Airplane landing strip                                        |   | S |   |   |   |   |   |   |   |   |   |   | S |   | S |   |   | S | P | A | A |   | A | 4.3.2(H)(1) |
| Helicopter landing facilities                                 |   | S |   |   |   |   |   |   | S | S |   |   | S | S | S | S | S | S | P | A |   |   | A | 4.3.2(H)(2) |
| Passenger terminal, surface transportation                    |   |   |   |   |   |   |   |   |   |   |   |   | S |   | P | P | P | P | P | A |   |   |   |             |
| Utilities                                                     |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
| Wireless communication tower and/or antenna, freestanding     | S | P | S | S | S | S | S | S | S | S | S | S | P | S | P | P | P | P | P | A | A | A | A | 4.3.2(I)(1) |
| Wireless communication antenna, collocation on existing tower | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | A | 4.3.2(I)(1) |

|                                                                |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |                     |             |
|----------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---------------------|-------------|
| Wireless communication antenna, placement on existing building | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 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 | 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),<br>(2) |             |





|                                                         |   |  |  |  |  |  |  |  |  |  |  |  |   |   |   |  |   |  |  |  |                     |
|---------------------------------------------------------|---|--|--|--|--|--|--|--|--|--|--|--|---|---|---|--|---|--|--|--|---------------------|
| Pet farm                                                | P |  |  |  |  |  |  |  |  |  |  |  |   |   |   |  |   |  |  |  | 4.3.3(A)(1)         |
| Sawmill                                                 | S |  |  |  |  |  |  |  |  |  |  |  |   |   |   |  |   |  |  |  | 4.3.3(A)(1),<br>(5) |
| Stable                                                  | P |  |  |  |  |  |  |  |  |  |  |  |   |   |   |  |   |  |  |  | 4.3.3(A)(1),<br>(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 <sup>1</sup>                      |  |   |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   | 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 | 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 |  |  |             |
| <sup>1</sup> 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  
APPLICATION FOR A  
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS  
ON BEHALF OF  
THE LASER INVESTMENT GROUP, LLC.**

**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

April 23, 2019

Mr. Clay Sweger, AICP, LEED AP  
EDA, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

Also sent by electronic mail to [csweager@edafl.com](mailto:csweager@edafl.com)

RE: Hearing to be scheduled for San Felasco Tech City Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Thompson:

On January 7, 2019 the City of Alachua received your revised application for the San Felasco Tech City Rezoning application which proposes the amendment of the Official Zoning Atlas from Commercial Intensive (CI), Light and Warehouse Industrial (ILW) and Industrial Services and Manufacturing (MP) (County) to Corporate Park (CP) on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000. On January 23, 2019 the City received your request to suspend review of the application until a later time. On April 22, 2019, the City received your request to resume review of the application.

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

You must provide 2 (two) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a cloud/ FTP link to the project planner *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 **May 14, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 30, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,

Adam Hall, AICP  
Planner

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

January 7, 2019

Adam Hall  
City of Alachua  
Planning and Zoning Community Development Department  
PO Box 9  
Alachua, FL 32616

**Re: San Felasco Tech City LSCPA/Rezoning**

Dear Mr. Hall:

The applicant's responses to the completeness review comments issued on December 20, 2018 are below. Included in this package are the following items:

- 3 Sets of Revised Rezoning Application Materials
- 3 Sets of Revised CPA Application Materials

**DEFICIENCIES TO BE ADDRESSED**

Unless otherwise noted, references to code Sections refer to Alachua County Land Development Regulations.

**LARGE SCALE COMPREHENSIVE PLAN AMENDMENT**

*1. Comprehensive Plan Consistency Analysis*

a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.

**RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.**

b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.

**RESPONSE: See revised consistency analysis, the area of the site designated a cemetery will be avoided and protected in future development plans.**

c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.



**RESPONSE:** Additional documentation is provided in the report, including a map of the flagged wetlands boundary for parcel 05962-002-000 and a previous site plan for Phoenix Commercial Park showing the wetland line accepted at the time of development.

d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.

**RESPONSE:** See revised consistency analysis, proposed development plans will comply with building size, building coverage, and use requirements.

2. *Concurrency Impact Analysis*

a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

**RESPONSE:** The report has been revised to account for the gross proposed development scenario under Corporate Park FLU.

b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.

**RESPONSE:** Trip generation tables have been revised as requested.

c. Per Section 2.4.14(H)(2) includes all road segments within 1/4 mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.

**RESPONSE:** Trip distribution has been revised to include additional road segments as requested.

3. *Miscellaneous*

a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.

**RESPONSE:** References to a master plan have been removed from the report.

b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.

**RESPONSE:** Revised printouts from the tax collector's office are included with this submittal. 2018 taxes have been paid.

c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

**RESPONSE:** The report has been revised to clarify that these are Alachua County designations.

#### **SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

1. *Comprehensive Plan Consistency Analysis*

a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.

**RESPONSE:** See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.

b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.

**RESPONSE:** See revised consistency analysis, the area of the site designated a cemetery will be avoided and protected in future development plans.

c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.

**RESPONSE:** Additional documentation is provided in the report, including a map of the flagged wetlands boundary for parcel 05962-002-000 and a previous site plan for Phoenix Commercial Park showing the wetland line accepted at the time of development.

d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.

**RESPONSE:** See revised consistency analysis, proposed development plans will comply with building size, building coverage, and use requirements.

2. *Concurrency Impact Analysis*

a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

**RESPONSE:** The report has been revised to account for the gross proposed development scenario under Corporate Park FLU.

b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.

**RESPONSE: Trip generation tables have been revised as requested.**

c. Per Section 2.4.14(H)(2) includes all road segments within 1/2 mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.

**RESPONSE: Trip distribution has been revised to include additional road segments as requested.**

3. *Analysis with Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas*

a. Please note and address consistency with Section 3.5.2(F)(2).

**RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.**

4. *Miscellaneous*

a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.

**RESPONSE: References to a master plan have been removed from the report.**

b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.

**RESPONSE: Revised printouts from the tax collector's office are included with this submittal. 2018 taxes have been paid.**

c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

**RESPONSE: The report has been revised to clarify that these are Alachua County designations.**

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** San Felasco Tech City LSCPA / Rezoning

**APPLICATION TYPE(S):** (1) Large Scale Comprehensive Plan Amendment  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

**APPLICANT/AGENT:** Clay Sweger, AICP, eda, inc.

**PROPERTY OWNER:** Laser Investment Group, LLC

**DRT MEETING DATE:** December 20, 2018

**DRT MEETING TYPE:** Applicant

**CURRENT FLUM DESIGNATION:** Commercial (±10.00 acres); Industrial (±45.4 acres);  
Rural Employment Center (County) (±27 acres);

**CURRENT ZONING:** Commercial Intensive (CI) (±10.00 acres); Light and Warehouse  
Industrial (ILW) (±45.4 acres); Industrial Services and Manufacturing (MP) (County) (±27  
acres)

**PROPOSED FLUM:** Corporate Park (±82.4 ac)

**PROPOSED ZONING:** Corporate Park (CP) (±82.4 ac)

**OVERLAY:** N/A

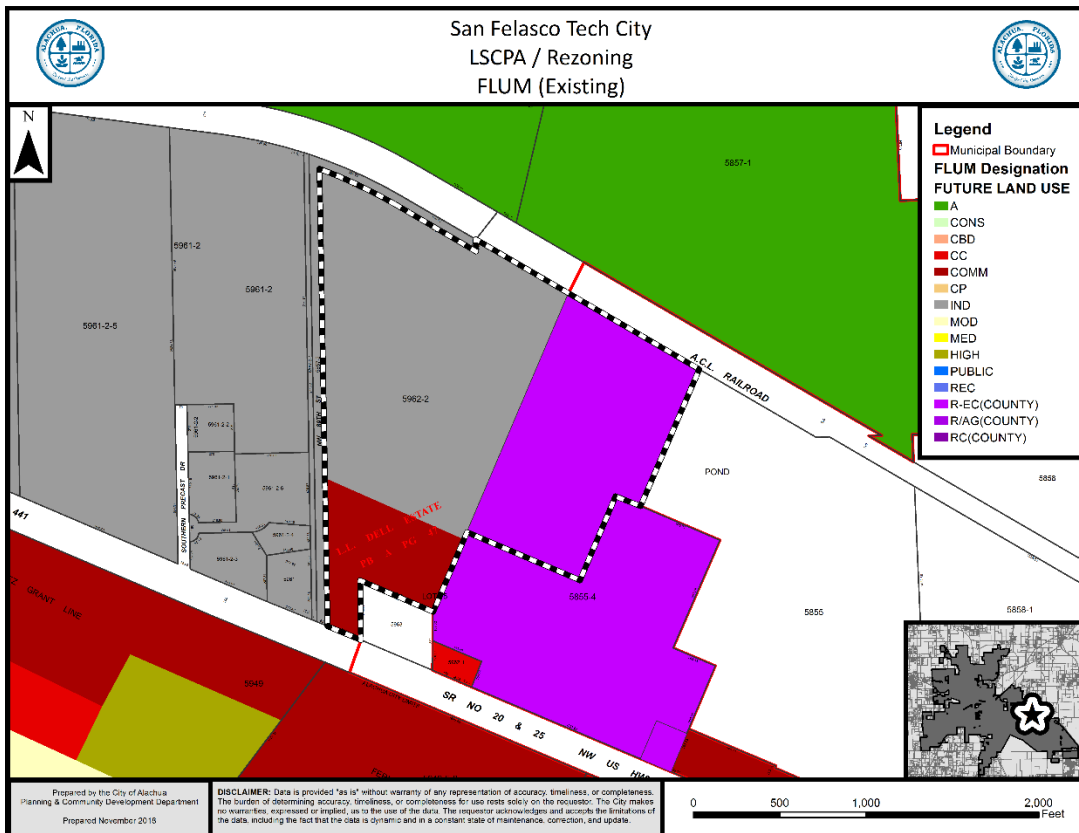
**ACREAGE:** ±82.30 acres

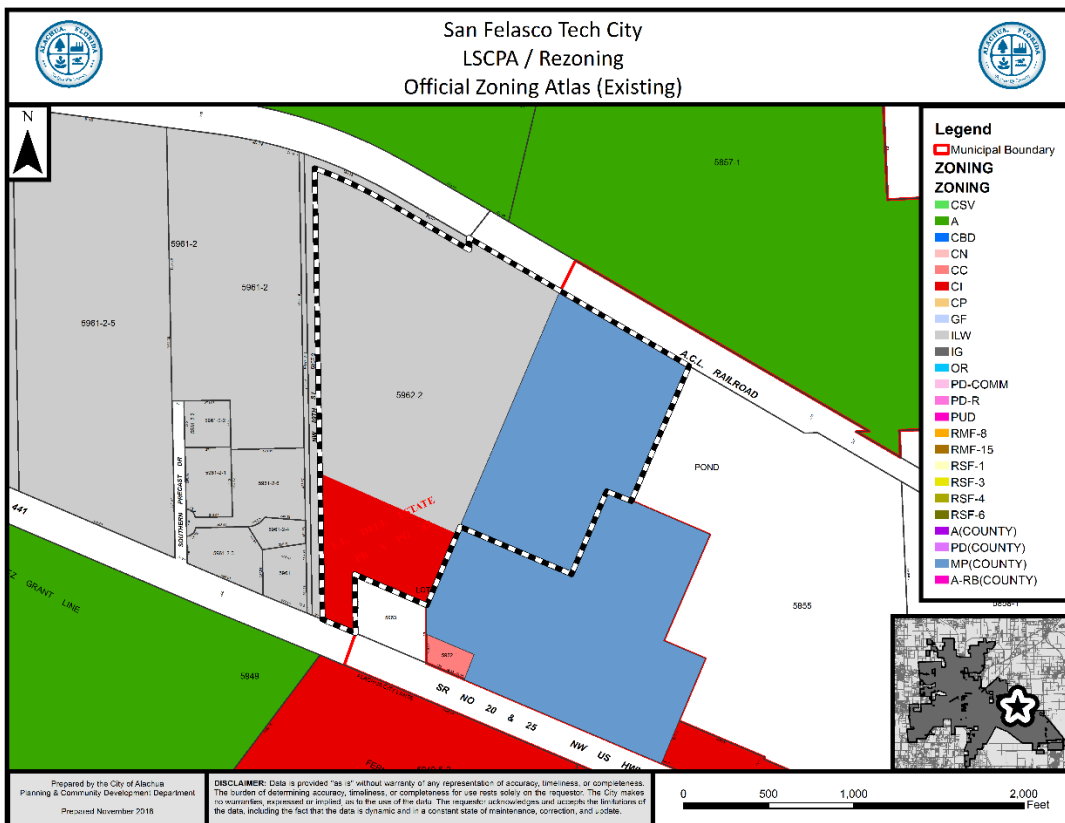
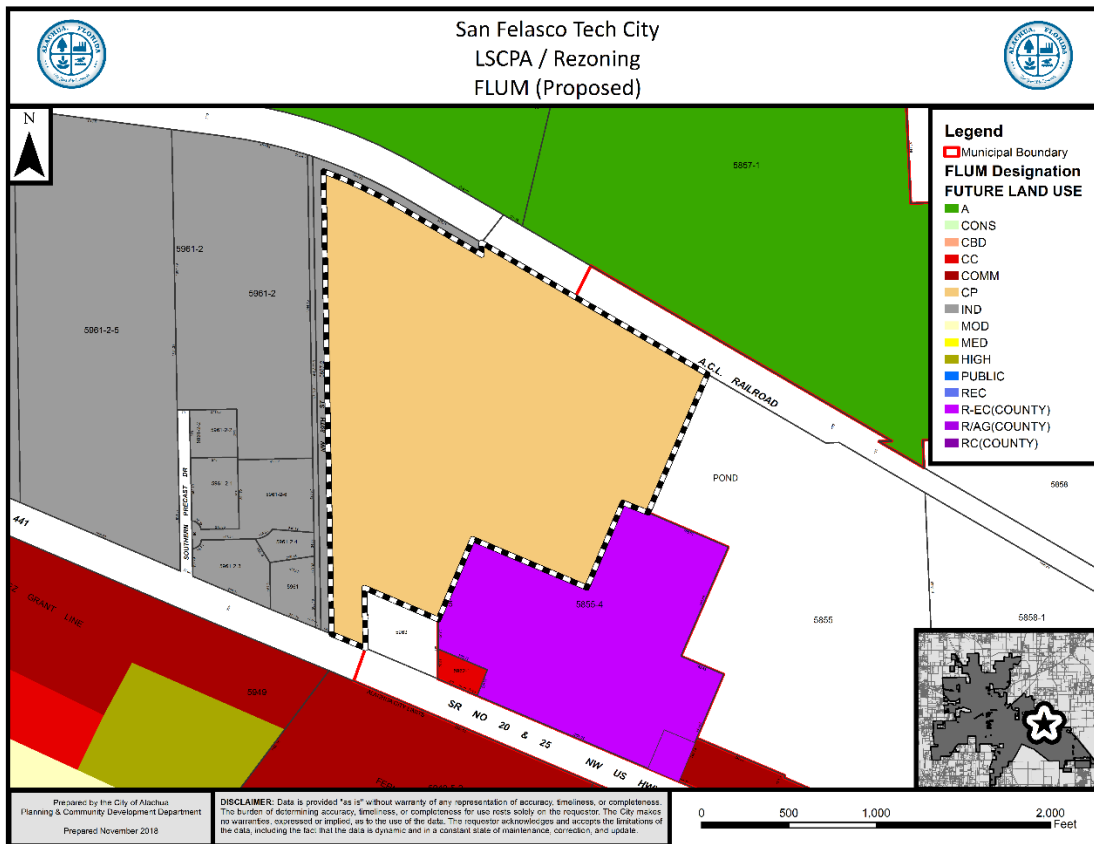
**PARCELS:** 05962-002-000, 05855-005-000, and a portion of 05855-004-000

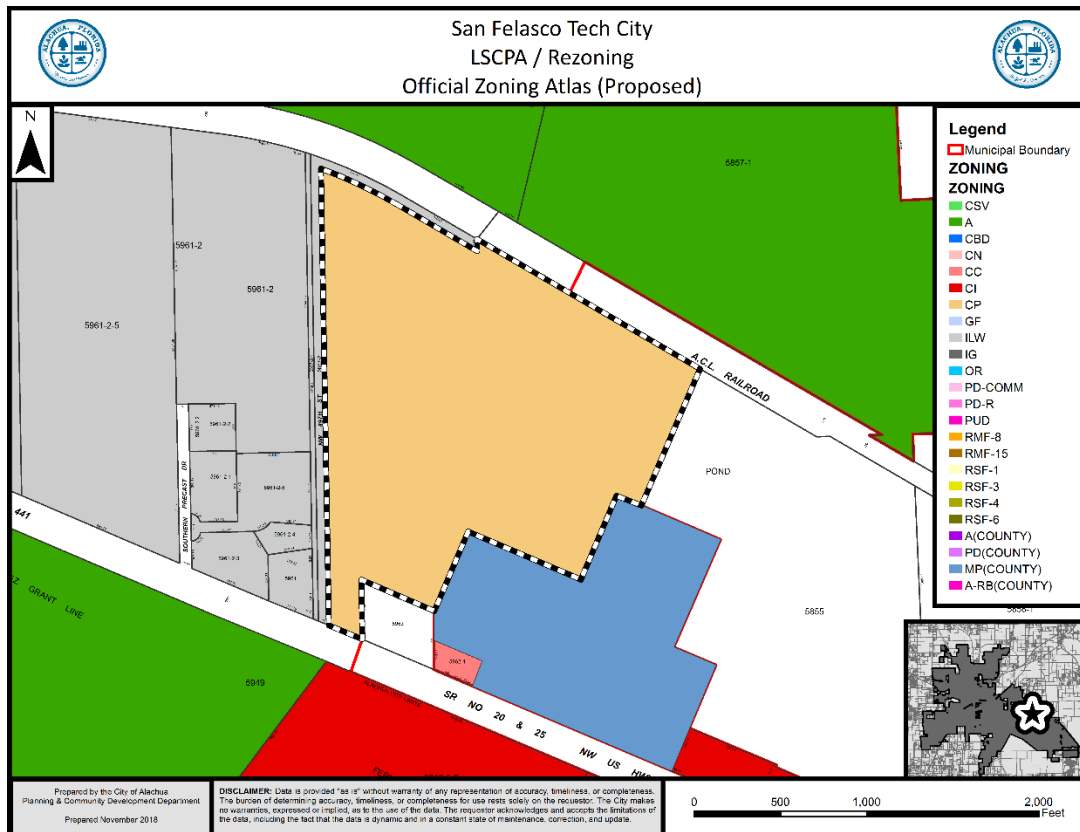
**PROJECT SUMMARY:** (1) A request to amend the Future Land Use Map (FLUM) from  
Commercial (±9.9 ac), Industrial (±45.4 ac), and Rural Employment Center (County) (±27ac)  
to Corporate Park (±82.3 ac)

(2) A request to amend the Official Zoning Atlas from Commercial Intensive (CI) (±9.9 ac),  
Light and Warehouse Industrial (ILW) (±45.4 ac), and Industrial Services and Manufacturing  
(MP) (County) (±27 ac) to Corporate Park (CP) (±82.3 ac)

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the  
insufficiencies identified below must be received by the Planning Department on or before  
**4:00 PM on MONDAY, JANUARY 7, 2019.**







## Deficiencies to be Addressed

### Large Scale Comprehensive Plan Amendment

1. *Comprehensive Plan Consistency Analysis*
  - a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.
  - b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.
  - c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.
  - d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.
2. *Concurrency Impact Analysis*
  - a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

- b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.
  - c. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
3. *Miscellaneous*
- a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.
  - b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.
  - c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

### **Site-Specific Amendment to the Official Zoning Atlas**

- 1. *Comprehensive Plan Consistency Analysis*
  - a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.
  - b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.
  - c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.
  - d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.
- 2. *Concurrency Impact Analysis*
  - a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
  - b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.
  - c. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.



3. *Analysis with Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas*
  - a. Please note and address consistency with Section 3.5.2(F)(2).
4. *Miscellaneous*
  - a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a “master plan”. Please clarify the meaning of this statement. The closest regulatory analogue for a “master planned” development would be one of the various Planned Development zoning districts provided in the City’s Land Development Regulations.
  - b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.
  - c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF MONDAY, JANUARY 7, 2019.**



# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

December 5, 2018

*Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)*

Mr. Clay Sweger, AICP, LEED AP  
EDA, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Completeness Review for:

- San Felasco Tech City Large Scale Comprehensive Plan Amendment (LSCPA)
- San Felasco Tech City Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On November 28, 2018 the City of Alachua received your applications for the San Felasco Tech City LSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Commercial, Industrial and Rural Employment Center (County) to Corporate Park on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000 and the amendment of the Official Zoning Atlas from Commercial Intensive (CI), Light and Warehouse Industrial (ILW) and Industrial Services and Manufacturing (MP) (County) to Corporate Park (CP) on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please submit this information by 5 PM on Tuesday, December 11, 2018 to ensure adequate staff time to review.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter, if necessary.

Please address the following for each application:

1. Mailing Labels

Please provide 6 sets of labels for persons and organizations registered to be notified. This list can be found here:

[http://www.cityofalachua.com/images/Departments/Planning\\_Community\\_Dev/Public\\_Notice\\_Mailing\\_List\\_2018\\_10\\_02.xls](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2018_10_02.xls).

2. Property Taxes

Property taxes appear to be outstanding for 05962-002-000, 05855-005-000, and 05855-004-000. Prior to scheduling public hearings, evidence of payment of taxes will be required.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,



Adam Hall, AICP  
Planner

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

January 7, 2019

Adam Hall  
City of Alachua  
Planning and Zoning Community Development Department  
PO Box 9  
Alachua, FL 32616

**Re: San Felasco Tech City LSCPA/Rezoning**

Dear Mr. Hall:

The applicant's responses to the completeness review comments issued on December 20, 2018 are below. Included in this package are the following items:

- 3 Sets of Revised Rezoning Application Materials
- 3 Sets of Revised CPA Application Materials

#### **DEFICIENCIES TO BE ADDRESSED**

Unless otherwise noted, references to code Sections refer to Alachua County Land Development Regulations.

#### **LARGE SCALE COMPREHENSIVE PLAN AMENDMENT**

*1. Comprehensive Plan Consistency Analysis*

a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.

**RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.**

b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.

**RESPONSE: See revised consistency analysis, the area of the site designated a cemetery will be avoided and protected in future development plans.**

c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.

**RESPONSE:** Additional documentation is provided in the report, including a map of the flagged wetlands boundary for parcel 05962-002-000 and a previous site plan for Phoenix Commercial Park showing the wetland line accepted at the time of development.

d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.

**RESPONSE:** See revised consistency analysis, proposed development plans will comply with building size, building coverage, and use requirements.

2. *Concurrency Impact Analysis*

a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

**RESPONSE:** The report has been revised to account for the gross proposed development scenario under Corporate Park FLU.

b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.

**RESPONSE:** Trip generation tables have been revised as requested.

c. Per Section 2.4.14(H)(2) includes all road segments within 1/4 mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.

**RESPONSE:** Trip distribution has been revised to include additional road segments as requested.

3. *Miscellaneous*

a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.

**RESPONSE:** References to a master plan have been removed from the report.

b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.

**RESPONSE:** Revised printouts from the tax collector's office are included with this submittal. 2018 taxes have been paid.

c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

**RESPONSE:** The report has been revised to clarify that these are Alachua County designations.

#### **SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

1. *Comprehensive Plan Consistency Analysis*

a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.

**RESPONSE:** See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.

b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.

**RESPONSE:** See revised consistency analysis, the area of the site designated a cemetery will be avoided and protected in future development plans.

c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.

**RESPONSE:** Additional documentation is provided in the report, including a map of the flagged wetlands boundary for parcel 05962-002-000 and a previous site plan for Phoenix Commercial Park showing the wetland line accepted at the time of development.

d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.

**RESPONSE:** See revised consistency analysis, proposed development plans will comply with building size, building coverage, and use requirements.

2. *Concurrency Impact Analysis*

a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

**RESPONSE:** The report has been revised to account for the gross proposed development scenario under Corporate Park FLU.

b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.

**RESPONSE: Trip generation tables have been revised as requested.**

c. Per Section 2.4.14(H)(2) includes all road segments within 1/2 mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.

**RESPONSE: Trip distribution has been revised to include additional road segments as requested.**

3. *Analysis with Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas*

a. Please note and address consistency with Section 3.5.2(F)(2).

**RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.**

4. *Miscellaneous*

a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.

**RESPONSE: References to a master plan have been removed from the report.**

b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.

**RESPONSE: Revised printouts from the tax collector's office are included with this submittal. 2018 taxes have been paid.**

c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

**RESPONSE: The report has been revised to clarify that these are Alachua County designations.**

**FOR PLANNING USE ONLY**

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

**A. PROJECT**

1. Project Name: San Felasco Tech City Rezoning
2. Address of Subject Property: 13000 Block of US 441
3. Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Corporate Park
6. Existing Zoning Designation: CI, ILW & MP
7. Proposed Zoning Designation: Corporate Park (CP)
8. Acreage: 82.3 (+/-)

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Principal  
 Company (if applicable): eda engineers-surveyors-planners, inc.  
 Mailing address: 2404 NW 43rd St.  
 City: Gainesville State: FL ZIP: 32605  
 Telephone: ( ) 352-373-3541 FAX: ( ) 352-373-7249 e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner\*:  
 Name of Owner (title holder): The Laser Investment Group, LLC  
 Mailing Address: 3201 SW 42nd Street, Ste 2  
 City: Gainesville State: FL ZIP: 32608

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENTS**

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



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

- 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.

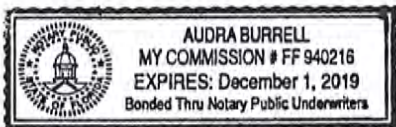
  
Signature of Applicant

Clay Sweger / President  
Typed or printed name and title of applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of November, 2018, by Clay Sweger

ROTARY SE



Signature of Notary Public, State of Florida





# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 13000 Block of US 441  
Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000  
Acreage: 82.3 (+/-)

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitch Glaeser Title: CEO  
Company (if applicable): The Laser Investment Group, LLC  
Mailing Address: 3201 SW 42nd Street, Ste 2  
City: Gainesville State: FL ZIP: 32608  
Telephone: 352-538-0072 FAX: N/A e-mail: mitch@glaeseronline.com

## C. AUTHORIZED AGENT

Name: Clay Sweger Title: Principal  
Company (if applicable): eda engineers-surveyors-planners, inc.  
Mailing address: 2404 NW 43rd St.  
City: Gainesville State: FL ZIP: 32606  
Telephone: 352-373-3541 FAX: 352-373-5249 e-mail: csweger@edafl.com

## D. REQUESTED ACTION:

Rezoning, land use change, and development plan.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Mitch Glaeser  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

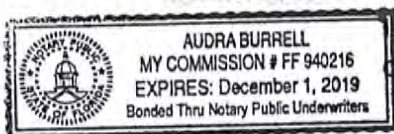
Mitch Glaeser  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21 day of November, 2018 by Mitch Glaeser

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



Audra Burrell  
Signature of Notary Public, State of Florida

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

**FOR PLANNING USE ONLY**

Case #: \_\_\_\_\_  
 Application Fee: \$ \_\_\_\_\_  
 Filing Date: \_\_\_\_\_  
 Acceptance Date: \_\_\_\_\_  
 Review Type: Admin

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

## A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Principal / Dir. of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

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

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

Name of Owner (title holder): The Laser Investment Group, LLC

Mailing Address: 3201 SW 42nd Street

City: Gainesville State: FL ZIP: 32608

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

## B. PROJECT

1. Project Name: San Felasco Tech City

2. Address of Subject Property: 13000 block of US Hwy 441

3. Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000

4. Section 20 Township 08 Range 19 Grant N/A Acreage: \_\_\_\_\_

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Corporate Park (CP) - Proposed

7. Zoning Designation: Corporate Park (CP) - Proposed

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 41

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

### **Preliminary Development Order**

☐ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

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

☐ Revised

### **Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrence 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/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

Elementary: Irby

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014



**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 | 41 | units | x | .159 | Elementary School Multiplier* | 6 | Student Stations** |
| Middle School     | 41 | units | x | .080 | Middle School Multiplier*     | 3 | Student Stations** |
| High School       | 41 | units | x | .112 | High School Multiplier*       | 5 | 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](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

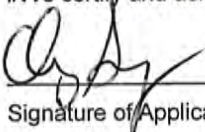
\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

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

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

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

  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

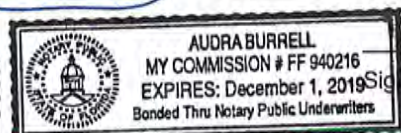
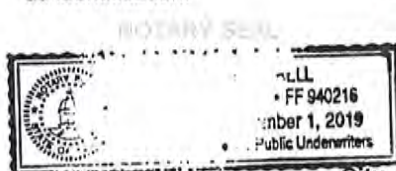
Clay Sweger / PRINCIPAL  
 Typed or printed name and title of applicant

\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of November, 2018, by Clay Sweger

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



Audrey Burrell  
 Signature of Notary Public, State of Florida

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



## Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved based upon the following findings:**

**Elementary SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

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: \_\_\_\_\_



AERIAL PHOTO





## LEGAL DESCRIPTION

### Parcel Number 05962-002-000

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 159.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 25 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.65 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

#### Easement Parcel #1

Commence at the Half Mile corner or the North line of section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the southerly right-of-way line of the seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius at 2764.93 feet; thence run southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.29 feet to the Northerly right-of-way line at U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line at said property 2715.11 feet to the P.O.B., being and lying in Section 30, Township 8 South, Range 19 East, Alachua county, Florida.

#### Easement Parcel #1

Commence at the Half Mile corner on the North line or Section 19, Township 8 south, Range 19 East and run South 499.11 feet to the southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 18" East along said southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue southeasterly along said southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.11 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the southwest and having a radius at 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run south 08 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run north 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.



## LEGAL DESCRIPTION

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### Parcel Numbers 05855-005-000 & 05855-004-000

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet;

thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Alachua, Alachua County, Florida and containing an area of 26.98 acres more or less.

Parcel: 05962-002-000

Search Date: 11/12/2018 at 8:25:07 PM

|                          |                                                            |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>         | LASER INVESTMENT GROUP LLC (THE)                           | <b>Legal:</b> | COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672 |
| <b>Mailing:</b>          | 3201 SW 42ND ST STE 2<br>GAINESVILLE, FL 32608             |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Location:</b>         | 13025 NW US HWY 441 ALACHUA<br>13051 NW US HWY 441 ALACHUA |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Sec-Twn-Rng:</b>      | 20-08-19                                                   |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Property Use:</b>     | 01000 - Vacant Comm                                        |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Tax Jurisdiction:</b> | Alachua - 1700                                             |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Area:</b>             | 8-19 Rural                                                 |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Subdivision:</b>      | L L Dell Estate                                            |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|      | Property    | Land           | Land       | Building | Misc  | Total      | Deferred | County   | School   | County | School | County  | School  |
|------|-------------|----------------|------------|----------|-------|------------|----------|----------|----------|--------|--------|---------|---------|
| Year | Use         | Assessed Value | Just Value | Value    | Value | Just Value | Value    | Assessed | Assessed | Exempt | Exempt | Taxable | Taxable |
| 2018 | Vacant Comm | 367400         | 367400     | 0        | 0     | 367400     | 11020    | 356380   | 367400   | 0      | 0      | 356380  | 367400  |
| 2017 | Vacant Comm | 367400         | 367400     | 0        | 0     | 367400     | 43410    | 323990   | 367400   | 0      | 0      | 323990  | 367400  |
| 2016 | Vacant Comm | 367400         | 367400     | 0        | 0     | 367400     | 72860    | 294540   | 367400   | 0      | 0      | 294540  | 367400  |
| 2015 | Vacant Comm | 312000         | 312000     | 0        | 0     | 312000     | 44230    | 267770   | 312000   | 0      | 44230  | 267770  | 267770  |
| 2014 | Vacant Comm | 312000         | 312000     | 0        | 0     | 312000     | 68570    | 243430   | 312000   | 0      | 68570  | 243430  | 243430  |
| 2013 | Vacant Comm | 312000         | 312000     | 0        | 0     | 312000     | 90700    | 221300   | 312000   | 0      | 90700  | 221300  | 221300  |
| 2012 | Vacant Comm | 312000         | 312000     | 0        | 0     | 312000     | 110810   | 201190   | 312000   | 0      | 110810 | 201190  | 201190  |
| 2011 | Vacant Comm | 182900         | 182900     | 0        | 0     | 182900     | 0        | 182900   | 182900   | 0      | 0      | 182900  | 182900  |
| 2010 | Vacant Comm | 182900         | 182900     | 0        | 0     | 182900     | 0        | 182900   | 182900   | 0      | 0      | 182900  | 182900  |
| 2009 | Vacant Comm | 182900         | 182900     | 0        | 0     | 182900     | 0        | 182900   | 182900   | 0      | 0      | 182900  | 182900  |
| 2008 | Vacant Comm | 182900         | 182900     | 0        | 0     | 182900     | 0        | 182900   | 0        | 0      | 0      | 182900  | 0       |

Land

| Use               | Zoning Type | Zoning Desc | Unit Type                              | Units                                      |
|-------------------|-------------|-------------|----------------------------------------|--------------------------------------------|
| Vacant Commercial | ILW         |             | Acre                                   | 45.42                                      |
| Vacant Commercial | CI          |             | Acre                                   | 10                                         |
|                   |             |             | 2018 Certified Land Just Value: 367400 | 2018 Certified Land Assessed Value: 367400 |

Sale

| Date       | Price  | Vac/Imp | Qualified | OR Book | OR Page | Instrument |
|------------|--------|---------|-----------|---------|---------|------------|
| 08/30/2018 | 886800 | V       | Q         | 4627    | 0672    | WD         |
| 11/06/2008 | 100    | I       | U         | 3842    | 1386    | WD         |
| 09/26/2001 | 100    | V       | U         | 2388    | 2693    | SD         |



Parcel: 05855-005-000

Search Date: 11/13/2018 at 8:57:46 AM

|                          |                                  |                                                                       |                                                                                                                                                                                                                                                                               |
|--------------------------|----------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>         | PHOENIX COMMERCIAL PARK LLLP *   | <b>Legal:</b>                                                         | COM SE COR SEC W 3541.64 FT N 2048.36 FT POB N 10 DEG 05 MIN 28 SEC E 240.91 FT N 86 DEG 10 MIN 59 SEC E 165.24 FT S 04 DEG 25 MIN 58 SEC W 66.89 FT S 80 DEG 03 MIN 43 SEC E 60.38 FT S 02 DEG 00 MIN 35 SEC W 201.32 FT N 83 SEC 14 MIN 26 SEC W 256.07 FT POB OR 3946/1377 |
| <b>Mailing:</b>          | PO BOX 1000<br>ALACHUA, FL 32616 | <i>A Now OWNED BY THE LASER INVESTMENT GROUP, LLC.<br/>(SEE DEED)</i> |                                                                                                                                                                                                                                                                               |
| <b>Location:</b>         |                                  |                                                                       |                                                                                                                                                                                                                                                                               |
| <b>Sec-Twn-Rng:</b>      | 20-08-19                         |                                                                       |                                                                                                                                                                                                                                                                               |
| <b>Property Use:</b>     | 00000 - Vacant                   |                                                                       |                                                                                                                                                                                                                                                                               |
| <b>Tax Jurisdiction:</b> | Alachua - 1700                   |                                                                       |                                                                                                                                                                                                                                                                               |
| <b>Area:</b>             | Lithium Industrial Area          |                                                                       |                                                                                                                                                                                                                                                                               |
| <b>Subdivision:</b>      | Placeholder                      |                                                                       |                                                                                                                                                                                                                                                                               |

|      | Property | Land           | Land       | Building | Misc  | Total      | Deferred | County   | School   | County | School | County  | School  |
|------|----------|----------------|------------|----------|-------|------------|----------|----------|----------|--------|--------|---------|---------|
| YeaR | Use      | Assessed Value | Just Value | Value    | Value | Just Value | Value    | Assessed | Assessed | Exempt | Exempt | Taxable | Taxable |
| 2018 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |
| 2017 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |
| 2016 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |
| 2015 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |
| 2014 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |
| 2013 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |
| 2012 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |
| 2011 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |
| 2010 | Vacant   | 5900           | 5900       | 0        | 0     | 5900       | 0        | 5900     | 5900     | 0      | 0      | 5900    | 5900    |

Land

| Use      | Zoning Type | Zoning Desc | Unit Type                            | Units                                    |
|----------|-------------|-------------|--------------------------------------|------------------------------------------|
| Cemetery | MP          |             | Acre                                 | 1.32                                     |
|          |             |             | 2018 Certified Land Just Value: 5900 | 2018 Certified Land Assessed Value: 5900 |

Sale

| Date       | Price | Vac/Imp | Qualified | OR Book | OR Page | Instrument |
|------------|-------|---------|-----------|---------|---------|------------|
| 03/31/2010 | 100   | V       | U         | 3946    | 1377    | QD         |
| 01/29/1987 | 100   | V       | U         | 1651    | 2521    | QD         |



Parcel: 05855-004-000 (PORTION OF)

Search Date: 11/13/2018 at 8:58:38 AM

|                          |                                      |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------|--------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>         | PHOENIX COMMERCIAL PARK LLP *        | <b>Legal:</b>                                                             | COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 66 DEG 00 MIN 17 SEC W 58.98 FT POB N 23 DEG 59 MIN 25 SEC E 664.68 FT N 66 DEG 04 MIN 35 SEC W 265.85 FT N 24 DEG 28 MIN 46 SEC E 680.88 FT N 65 DEG 49 MIN 12 SEC W 500.01 FT N 24 DEG 11 MIN 00 SEC E 870.43 FT N 58 DEG 45 MIN 42 SEC W 881.26 FT S 23 DEG 50 MIN 23 SEC W 2014.63 FT S 01 DEG 33 MIN 25 SEC W 169.02 FT S 66 DEG 13 MIN 12 SEC E 305.43 FT S 22 DEG 09 MIN 10 SEC W 158.74 FT S 66 DEG 00 MIN 17 SEC E 1251.02 FT POB (LESS COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG W 867.12 FT N 15 DEG W 187.96 FT N 24 DEG E 626.55 FT N 24 DEG E 41.51 FT N 16 DEG E 129.54 FT POB N 02 DEG E 200.81 FT N 79 DEG W 58.29 FT N 02 DEG E 66.89 FT S 86 DEG W 165.25 FT S 10 DEG W 240.68 FT S 83 DEG E 255.69 FT POB OR 3527/1217 |
| <b>Mailing:</b>          | PO BOX 1000<br>ALACHUA, FL 32616     | <p>A PORTION NOW OWNED BY THE LASER INVESTMENT GROUP, LLC. (SEE DEED)</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Location:</b>         | 12871 NW US HWY 441 ALACHUA          |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12887 NW US HWY 441 ALACHUA          |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12895 NW US HWY 441 ALACHUA          |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12895 NW US HWY 441 - STE 10 ALACHUA |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12895 NW US HWY 441 - STE 20 ALACHUA |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12895 NW US HWY 441 - STE 30 ALACHUA |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12895 NW US HWY 441 - STE 40 ALACHUA |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12895 NW US HWY 441 - STE 50 ALACHUA |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12895 NW US HWY 441 - STE 60 ALACHUA |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12895 NW US HWY 441 - STE 70 ALACHUA |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12953 NW US HWY 441 ALACHUA          |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | 12967 NW US HWY 441 ALACHUA          |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Sec-Twn-Rng:</b>      | 20-08-19                             |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Property Use:</b>     | 05500 - Tmbr Si 80-89                |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Tax Jurisdiction:</b> | Alachua - 1700                       |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Area:</b>             | Lithium Industrial Area              |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Subdivision:</b>      | Placeholder                          |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|      | Property      | Land           | Land       | Building | Misc   | Total      | Deferred | County   | School   | County | School | County  | School  |
|------|---------------|----------------|------------|----------|--------|------------|----------|----------|----------|--------|--------|---------|---------|
| Year | Use           | Assessed Value | Just Value | Value    | Value  | Just Value | Value    | Assessed | Assessed | Exempt | Exempt | Taxable | Taxable |
| 2018 | Tmbr Si 80-89 | 600700         | 1382600    | 2601300  | 250100 | 4234000    | 0        | 3452100  | 3452100  | 0      | 0      | 3452100 | 3452100 |
| 2017 | Tmbr Si 80-89 | 596800         | 1382600    | 2644000  | 252100 | 4278700    | 0        | 3492900  | 3492900  | 0      | 0      | 3492900 | 3492900 |
| 2016 | Tmbr Si 80-89 | 596800         | 1382600    | 2686800  | 252700 | 4322100    | 0        | 3536300  | 3536300  | 0      | 0      | 3536300 | 3536300 |
| 2015 | Tmbr Si 80-89 | 596800         | 1885500    | 2743500  | 233300 | 4862300    | 0        | 3573600  | 3573600  | 0      | 0      | 3573600 | 3573600 |
| 2014 | Tmbr Si 80-89 | 597100         | 1885500    | 2791300  | 233900 | 4910700    | 0        | 3622300  | 3622300  | 0      | 0      | 3622300 | 3622300 |
| 2013 | Tmbr Si 80-89 | 597100         | 1885500    | 2814800  | 239200 | 4939500    | 0        | 3651100  | 3651100  | 0      | 0      | 3651100 | 3651100 |
| 2012 | Tmbr Si 80-89 | 597100         | 1885500    | 2929300  | 243900 | 5058700    | 0        | 3770300  | 3770300  | 0      | 0      | 3770300 | 3770300 |
| 2011 | Tmbr Si 80-89 | 175000         | 291000     | 3043600  | 248800 | 3583400    | 0        | 3467400  | 3467400  | 0      | 0      | 3467400 | 3467400 |
| 2010 | Light Mfg     | 291000         | 291000     | 3151200  | 253600 | 3695800    | 0        | 3695800  | 3695800  | 0      | 0      | 3695800 | 3695800 |
| 2009 | Light Mfg     | 291000         | 291000     | 3230400  | 258200 | 3779600    | 0        | 3779600  | 3779600  | 0      | 0      | 3779600 | 3779600 |
| 2008 | Light Mfg     | 291000         | 291000     | 3290200  | 263500 | 3844700    | 0        | 3844700  | 0        | 0      | 0      | 3844700 | 0       |

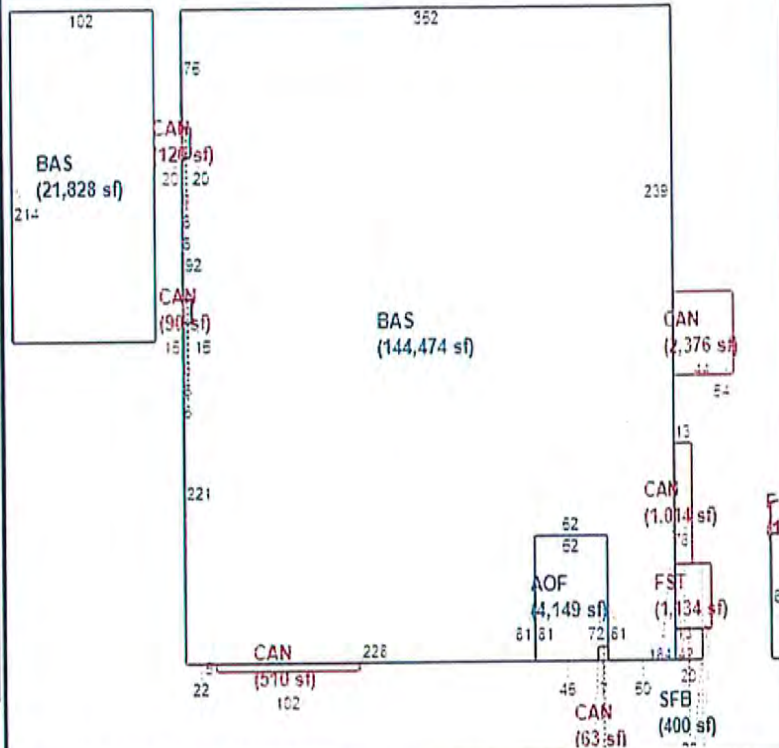
#### Land

| Use                 | Zoning Type | Zoning Desc | Unit Type                               | Units                                      |
|---------------------|-------------|-------------|-----------------------------------------|--------------------------------------------|
| Light Manufacturing | MP          |             | Acre                                    | 35.92                                      |
| Timber 2-N          | MP          |             | Acre                                    | 26                                         |
|                     |             |             | 2018 Certified Land Just Value: 1382600 | 2018 Certified Land Assessed Value: 600700 |

#### Building

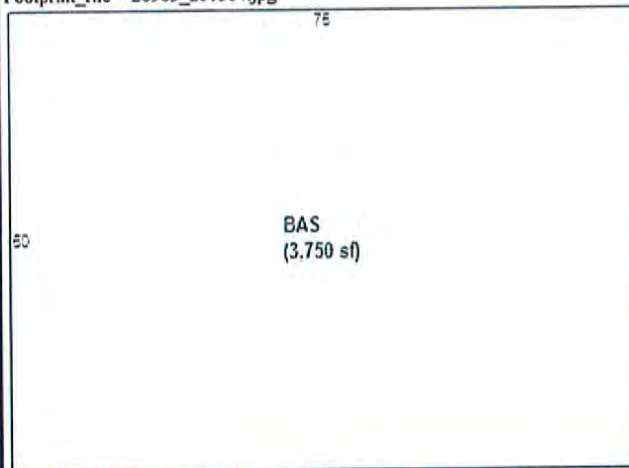
|                      |           |                                  |
|----------------------|-----------|----------------------------------|
| Actual Year Built    | 1981      | Footprint_file = 26985_26985.jpg |
| Effective Year Built | 1981      |                                  |
| Building Quality     | Average   |                                  |
| Building Style       | Warehouse |                                  |
| Building Use         | Mfg Light |                                  |
| Bedrooms:            |           |                                  |
| Baths:               |           |                                  |
| Stories:             | 1.0       |                                  |

|                          |                 |
|--------------------------|-----------------|
| Exterior Wall 1:         | Concrete Block  |
| Exterior Wall 2:         | Pre-Finish Metl |
| Interior Wall 1:         | Minimum/Mason   |
| Interior Wall 2:         | N/A             |
| Floor Cover 1:           | Fin Concrete    |
| Floor Cover 2:           | N/A             |
| Roof Cover:              | Tar & Gravel    |
| Roof Structure:          | Rigid Fr/Joist  |
| AC:                      | None            |
| Heating Type:            | None            |
| Heating System:          | None            |
| Total Square Feet:       | 183162          |
| Heated Square Feet:      | 176763          |
|                          |                 |
| Area Type                | Square Footage  |
| AOF (AVERAGE OFFICE)     | 10061           |
| BAS (BASE AREA)          | 166302          |
| CAN (CANOPY)             | 4173            |
| FST (FINISHED STORAGE)   | 2226            |
| SFB (SEMI-FINISHED BASE) | 400             |



|                      |                   |
|----------------------|-------------------|
| Actual Year Built    | 1995              |
| Effective Year Built | 1995              |
| Building Quality     | Average           |
| Building Style       | Warehouse         |
| Building Use         | Warehouse Storage |
| Bedrooms:            |                   |
| Baths:               |                   |
| Stories:             | 1.0               |
| Exterior Wall 1:     | Pre-Finish Metl   |
| Exterior Wall 2:     | N/A               |
| Interior Wall 1:     | Minimum/Mason     |
| Interior Wall 2:     | N/A               |
| Floor Cover 1:       | Fin Concrete      |
| Floor Cover 2:       | N/A               |
| Roof Cover:          | Modular Metal     |
| Roof Structure:      | Steel Fr/Truss    |
| AC:                  | None              |
| Heating Type:        | None              |
| Heating System:      | None              |
| Total Square Feet:   | 3750              |
| Heated Square Feet:  | 3750              |
|                      |                   |
| Area Type            | Square Footage    |
| BAS (BASE AREA)      | 3750              |

Footprint\_file = 26985\_201584.jpg



|                      |           |
|----------------------|-----------|
| Actual Year Built    | 1996      |
| Effective Year Built | 1996      |
| Building Quality     | Average   |
| Building Style       | Warehouse |

Footprint\_file = 26985\_201585.jpg

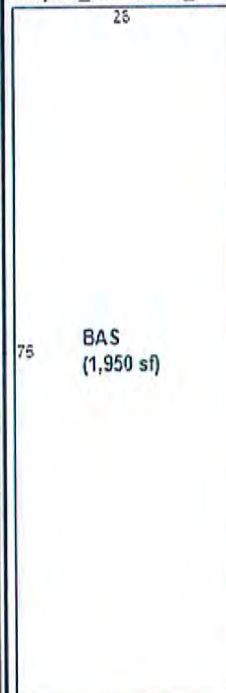


|                            |                       |
|----------------------------|-----------------------|
| <b>Building Use</b>        | Warehouse Storage     |
| <b>Bedrooms:</b>           |                       |
| <b>Baths:</b>              |                       |
| <b>Stories:</b>            | 1.0                   |
| <b>Exterior Wall 1:</b>    | Pre-Finish Metl       |
| <b>Exterior Wall 2:</b>    | N/A                   |
| <b>Interior Wall 1:</b>    | Minimum/Mason         |
| <b>Interior Wall 2:</b>    | N/A                   |
| <b>Floor Cover 1:</b>      | Fin Concrete          |
| <b>Floor Cover 2:</b>      | N/A                   |
| <b>Roof Cover:</b>         | Modular Metal         |
| <b>Roof Structure:</b>     | Steel Fr/Truss        |
| <b>AC:</b>                 | None                  |
| <b>Heating Type:</b>       | None                  |
| <b>Heating System:</b>     | None                  |
| <b>Total Square Feet:</b>  | 4800                  |
| <b>Heated Square Feet:</b> | 4800                  |
| <b>Area Type</b>           | <b>Square Footage</b> |
| <b>BAS (BASE AREA)</b>     | 4800                  |



|                             |                       |
|-----------------------------|-----------------------|
| <b>Actual Year Built</b>    | 1983                  |
| <b>Effective Year Built</b> | 1983                  |
| <b>Building Quality</b>     | Average               |
| <b>Building Style</b>       | Warehouse             |
| <b>Building Use</b>         | Warehouse Storage     |
| <b>Bedrooms:</b>            |                       |
| <b>Baths:</b>               |                       |
| <b>Stories:</b>             | 1.0                   |
| <b>Exterior Wall 1:</b>     | Pre-Finish Metl       |
| <b>Exterior Wall 2:</b>     | None                  |
| <b>Interior Wall 1:</b>     | None                  |
| <b>Interior Wall 2:</b>     | Minimum/Mason         |
| <b>Floor Cover 1:</b>       | Fin Concrete          |
| <b>Floor Cover 2:</b>       | N/A                   |
| <b>Roof Cover:</b>          | Minimum               |
| <b>Roof Structure:</b>      | Steel Fr/Truss        |
| <b>AC:</b>                  | None                  |
| <b>Heating Type:</b>        | None                  |
| <b>Heating System:</b>      | None                  |
| <b>Total Square Feet:</b>   | 1950                  |
| <b>Heated Square Feet:</b>  | 1950                  |
| <b>Area Type</b>            | <b>Square Footage</b> |
| <b>BAS (BASE AREA)</b>      | 1950                  |

Footprint\_file = 26985\_201586.jpg

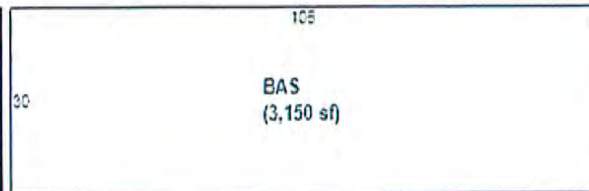


|                             |           |
|-----------------------------|-----------|
| <b>Actual Year Built</b>    | 1993      |
| <b>Effective Year Built</b> | 1993      |
| <b>Building Quality</b>     | Average   |
| <b>Building Style</b>       | Warehouse |

Footprint\_file = 26985\_201587.jpg



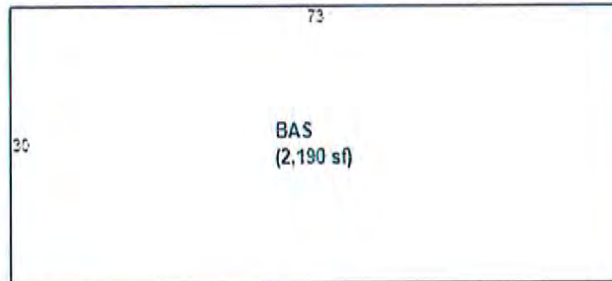
|                     |                   |
|---------------------|-------------------|
| Building Use        | Warehouse Storage |
| Bedrooms:           |                   |
| Baths:              |                   |
| Stories:            | 1.0               |
| Exterior Wall 1:    | Concrete Block    |
| Exterior Wall 2:    | Pre-Finish Metl   |
| Interior Wall 1:    | Minimum/Mason     |
| Interior Wall 2:    | N/A               |
| Floor Cover 1:      | Fin Concrete      |
| Floor Cover 2:      | N/A               |
| Roof Cover:         | Minimum           |
| Roof Structure:     | Steel Fr/Truss    |
| AC:                 | None              |
| Heating Type:       | None              |
| Heating System:     | None              |
| Total Square Feet:  | 3150              |
| Heated Square Feet: | 3150              |
| Area Type           | Square Footage    |
| BAS (BASE AREA)     | 3150              |



|                      |                   |
|----------------------|-------------------|
| Actual Year Built    | 1997              |
| Effective Year Built | 1997              |
| Building Quality     | Average           |
| Building Style       | Warehouse         |
| Building Use         | Warehouse Storage |
| Bedrooms:            |                   |
| Baths:               |                   |
| Stories:             | 1.0               |
| Exterior Wall 1:     | Pre-Finish Metl   |
| Exterior Wall 2:     | N/A               |
| Interior Wall 1:     | Minimum/Mason     |
| Interior Wall 2:     | N/A               |
| Floor Cover 1:       | Fin Concrete      |
| Floor Cover 2:       | N/A               |
| Roof Cover:          | Modular Metal     |
| Roof Structure:      | Steel Fr/Truss    |
| AC:                  | Central           |
| Heating Type:        | Forced - No Dt    |
| Heating System:      | Electric          |
| Total Square Feet:   | 2454              |
| Heated Square Feet:  | 2190              |
| Area Type            | Square Footage    |
| BAS (BASE AREA)      | 2190              |
| CAN (CANOPY)         | 264               |

Footprint\_file = 26985\_201588.jpg

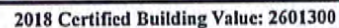
CAN  
(264 sf)



|                      |           |
|----------------------|-----------|
| Actual Year Built    | 1996      |
| Effective Year Built | 1996      |
| Building Quality     | Average   |
| Building Style       | Warehouse |

Footprint\_file = 26985\_201589.jpg

|  |                                        |
|--|----------------------------------------|
|  | 2018 Certified Building Value: 2601300 |
|--|----------------------------------------|



| Description        | Unit Type | Units  |
|--------------------|-----------|--------|
| 3800 - Drive/Walk  | UNITS     | 13016  |
| 4680 - Paving 1    | SF        | 301845 |
| 4420 - Lights      | UNITS     | 3      |
| 4420 - Lights      | UNITS     | 10     |
| 4440 - Load Dock   | SF        | 4860   |
| 4440 - Load Dock   | SF        | 960    |
| 4440 - Load Dock   | SF        | 2730   |
| 5121 - SP 1        | SF        | 300    |
| 5121 - SP 1        | SF        | 420    |
| 4601 - OP 1        | SF        | 452    |
| 5221 - Stg 1       | SF        | 108    |
| 5140 - Spill Ctrl  | SF        | 1232   |
| 5022 - Shed 2      | SF        | 468    |
| 4900 - Rtn Wall    | SF        | 330    |
| 4820 - Ramp        | SF        | 600    |
| 3541 - Canopy 1    | SF        | 1599   |
| 5160 - Spr System  | UNITS     | 1      |
| 3800 - Drive/Walk  | UNITS     | 19848  |
| 4230 - Guard House | SF        | 480    |



|                                            |       |        |
|--------------------------------------------|-------|--------|
| 3883 - Fence CL                            | SF    | 20040  |
| 3885 - Fence W1                            | SF    | 1080   |
| 3900 - Fire Pro/Comm-Interior              | SF    | 178739 |
| 3900 - Fire Pro/Comm-Interior              | SF    | 100312 |
| 3840 - Elevator                            | UNITS | 1      |
| 5106 - Solar Comm <11W                     | UNITS | 50000  |
| 2018 Certified Miscellaneous Value: 250100 |       |        |

**Sale**

| Date       | Price   | Vac/Imp | Qualified | OR Book | OR Page | Instrument |
|------------|---------|---------|-----------|---------|---------|------------|
| 01/08/2007 | 4500000 | I       | Q         | 3527    | 1217    | WD         |

**Permit**

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

| Permit Number | Permit Type | Issue Date | Final Date | Appraisal Date | Comment                   |
|---------------|-------------|------------|------------|----------------|---------------------------|
| 2017010074    | FS          | 01/05/2017 |            | 09/27/2017     | RELOCATE 6 FIRE SPRINKLER |
| 2015060408    | ADD         | 06/22/2015 |            | 12/02/2015     | COMPLETION PERMIT FOR     |
| 2015070294    | MISC        | 07/24/2015 | 08/31/2015 | 12/02/2015     | SOLAR PANELS              |
| 2012120256    | RRC         | 12/18/2012 | 01/28/2013 | 02/06/2014     | RECOVER EXISTING ROOF     |
| 2011080292    | ADD         | 08/31/2011 |            | 03/16/2012     | INTERIOR REMODEL FOR EN   |
| 2011080089    | ME          | 08/08/2011 | 01/04/2012 | 03/16/2012     | NEW A/C                   |
| 2011090307    | FS          | 09/27/2011 |            | 03/16/2012     | RELOC 5 HEADS/NEW HEAD    |
| 2010070357    | IND         | 07/30/2010 |            | 03/16/2012     | NEW 30' X 30' STORAGE     |
| 2010100167    | ME          | 10/13/2010 | 02/01/2011 | 03/16/2012     | INSTALL BOILER IN STG     |
| 2009010168    | FA          | 01/26/2009 |            | 12/25/2009     | FIRE ALARM-BATHROOMS      |
| 2008040130    | ADD         | 09/24/2008 | 12/25/2008 | 12/25/2008     | SEPARATE BUILDING INTO    |
| 2007080310    | CME         | 08/24/2007 | 12/03/2008 | 02/26/2009     | PHOENIX COMMERCIAL PAR    |
| 2007100048    | FS          | 10/04/2007 | 05/13/2008 | 03/14/2008     | ADD FIRE SPRKR HEADS      |
| 2007030299    | RRC         | 03/21/2007 | 04/10/2008 | 02/26/2009     | RE-ROOF & INSULATION      |

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3154191 3 PG(S)

10/18/2018 11:31 AM  
BOOK 4637 PAGE 2216  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt# 856311  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$2,646.00  
Intang. Tax: \$0.00

Prepared by and return to:

Ramona M. Chance  
Attorney at Law  
Ramona M. Chance  
4703 NW 53rd Avenue Suite A-1  
Gainesville, FL 32653  
352-335-3189  
File Number: 18-085  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 17<sup>th</sup> day of October, 2018 between Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership whose post office address is PO Box 1000, Alachua, FL 32616, grantor, and The Laser Investment Group, LLC, a Florida limited liability company whose post office address is 3201 SW 42 Street, Suite 2, 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:

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet; thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Parcel Identification Number: 05855-004-000 and 05855-005-000

A Legal Description Sketch prepared by EDA Engineers-Surveyors-Planners, Inc. is attached as Exhibit A and incorporated by reference.

DoubleTime®



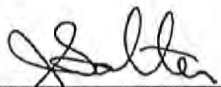
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2017.

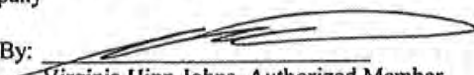
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

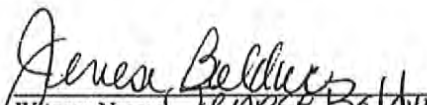
  
Witness Name: JAMES D. SALTER

Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership

By: Virginia H. Johns LLC, a Florida limited liability company

By:   
Virginia Hipp Johns, Authorized Member

(Corporate Seal)

  
Witness Name: Jenese Bolduc

By: Lisa H. Albertson LLC, a Florida limited liability company

By:   
Lisa Hipp Albertson, Authorized Member

(Corporate Seal)

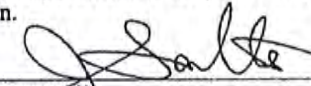
State of Florida  
County of Alachua

The foregoing instrument was sworn to and subscribed before me this 17<sup>th</sup> day of October, 2018 by Virginia Hipp Johns, Authorized Member of Virginia H. Johns LLC, Florida limited liability company and Lisa Hipp Albertson, Authorized Member of Lisa H. Albertson LLC, a Florida limited liability company, General Partners of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the corporation and the partnership. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



JAMES D. SALTER  
Commission # GG 207760  
Expires May 30, 2022  
Bonded Title Budget Notary Services

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



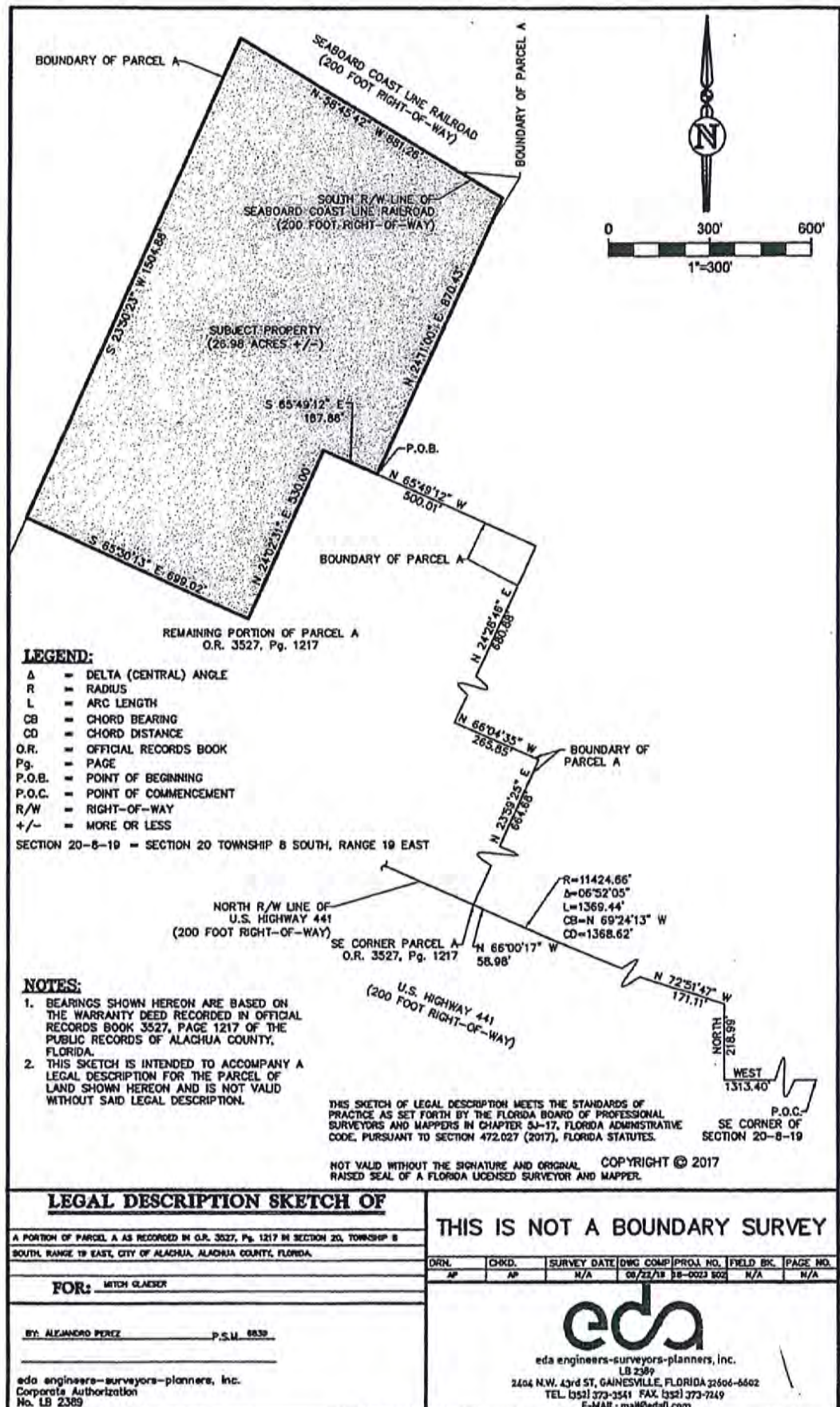


Exhibit "A"

①

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3145469 5 PG(S)  
August 31, 2018 04:37:14 PM  
Book 4627 Page 672  
J. K. JESS IRBY, ESQ. CLERK OF COURT  
ALACHUA COUNTY, Florida

Prepared by and return to:  
**JAMES F. GRAY, ESQ.**  
**JAMES F. GRAY, P.A.**  
3615 B NW 13th Street  
Gainesville, FL 32609  
352-371-6303  
File Number: **SPERRING 18**

Doc Stamp-Deed: \$6,207.60  


Parcel Identification No. **05962-002-000**

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of August, 2018 between **TOM R. AND ASSOCIATES, LLC**, a Florida limited liability company whose post office address is 11 SE Second Avenue, Gainesville, FL 32601 of the County of Alachua, State of Florida, grantor\*, and **THE LASER INVESTMENT GROUP, LLC**, a Florida limited liability company whose post office address is 3201 SW 42nd Street, Suite 2, Gainesville, FL 32608 of the County of Alachua, State of Florida, grantee\*,

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

**See Legal Description attached hereto as EXHIBIT A.**

**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

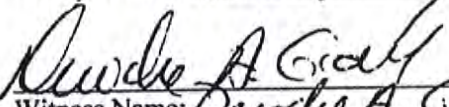
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

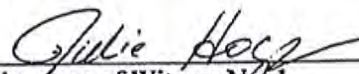


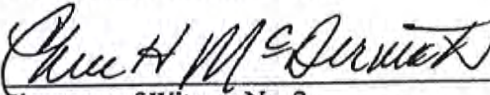
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

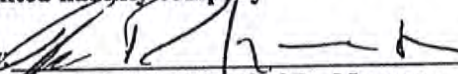
  
 Witness Name: James F. Gray

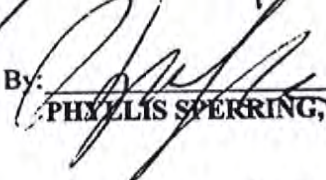
  
 Witness Name: Derrick A. Gray

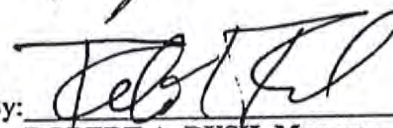
  
 Signature of Witness No. 1  
Julie Hogg  
 Printed Name of Witness No. 1

  
 Signature of Witness No. 2  
Cheri H. McDermott  
 Printed Name of Witness No. 2

**TOM R. AND ASSOCIATES, LLC, a Florida  
 limited liability company**

By:   
**TOM R. SPERRING, SR., Manager**

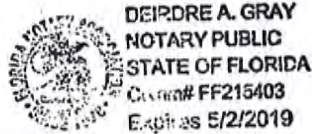
By:   
**PHYLLIS SPERRING, Manager**

By:   
**ROBERT A. RUSH, Manager**

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by TOM R. SPERRING, SR., and PHYLLIS SPERRING, Managers of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who are ☒ personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



Deirdre A. Gray  
Notary Public

Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by ROBERT A. RUSH, Manager of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who is ☒ personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Andrea Moore  
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021



## LEGAL DESCRIPTION

### EXHIBIT A

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.



**Easement Parcel #1**

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

**Easement Parcel #2**

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.



## 2018 Roll Details — Real Estate Account At 12871 NW US HWY 441

[Print this page](#)

Real Estate Account #05855 004 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2007

PAID

[Apply for the 2019 Installment Payment Plan](#)[Get Bills by Email](#)**PAID** 2018-11-28 \$79,102.04

Receipt #18-0035974

Owner: PHOENIX COMMERCIAL PARK LLP

PO BOX 1000

ALACHUA, FL 32616

Situs: 12871 NW US HWY 441

Account number: 05855 004 000

Alternate Key: 1026721

Millage code: 1700

Millage rate: 22.5620

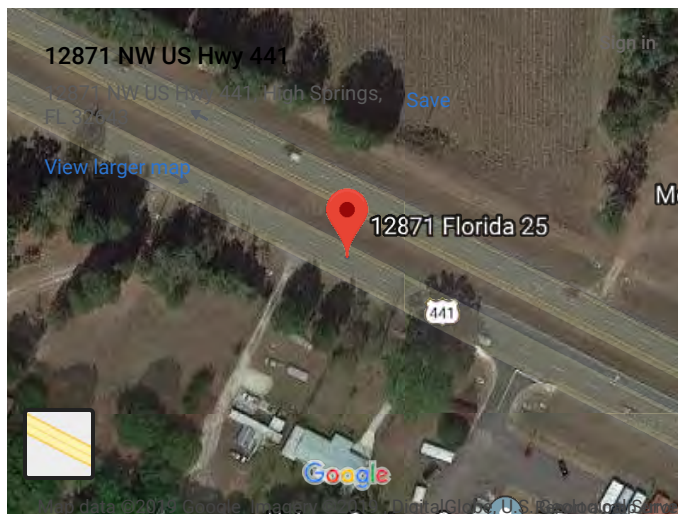
Assessed value: 3,452,100

School assessed value: 3,452,100

Unimproved land value: 600,700

Flags

Corrected



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$77,886.28

Non-ad valorem: \$4,511.68

Total Discountable: 82397.96

No Discount NAVA: 0.00

Total tax: \$82,397.96

Legal description

Location

**Book, page, item:** 3527-1217-

**Geo number:** 20-08-19-05855004000

**Range:** 19

**Township:** 08

**Section:** 20

**Neighborhood:** 233300.51

**Use code:** 05500

**Total acres:** 61.920



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COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65  
DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01  
DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT  
S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08

MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57  
Location

**Book, page, item:** 4627-0672-

**Geo number:** 20-08-19-05962002000

**Range:** 19

**Township:** 08

**Section:** 20

**Neighborhood:** 233300.00

**Use code:** 01000

**Total acres:** 55.420



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## 2018 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #05855 005 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2010

PAID

[Apply for the 2019 Installment Payment Plan](#)[Get Bills by Email](#)**PAID** 2018-11-30 \$207.79

Receipt #18-0041927

Owner: PHOENIX COMMERCIAL PARK LLLP

PO BOX 1000

ALACHUA, FL 32616

Situs: Unassigned Location RE

Account number: 05855 005 000

Alternate Key: 1026722

Millage code: 1700

Millage rate: 22.5620

Assessed value: 5,900

School assessed value: 5,900

Unimproved land value: 5,900



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$133.11

Non-ad valorem: \$83.34

Total Discountable: 216.45

No Discount NAVA: 0.00

Total tax: \$216.45

### Legal description

COM SE COR SEC W 3541.64 FT N 2048.36 FT POB N 10 DEG 05 MIN 28 SEC E 240.91 FT N 86 DEG 10 MIN 59 SEC E  
165.24 FT S 04 DEG 25 MIN 58 SEC W 66.89 FT S 80 DEG 03 MIN 43 SEC E 60.38 FT S 02 DEG 00 MIN 35 SEC W  
201.32 FT N 83 SEC 14 MIN 26 SEC W 256.07 FT POB OR 3946/1377

Location

**Book, page, item:** 3946-1377-

**Geo number:** 20-08-19-05855005000

**Range:** 19

**Township:** 08

**Section:** 20

**Neighborhood:** 233300.51

**Use code:** 00000

**Total acres:** 1.320



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## NEIGHBORHOOD MEETING NOTICE



Date: November 20, 2018  
Time: 6:00 p.m.  
Place: First Baptist Church of Alachua  
Room 210  
14005 NW 146th Ave  
Alachua, FL 32615  
Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed Future Land Use Map (FLUM) amendment for parcel number 05962-002-000 from Industrial (I) and Commercial (C) to Corporate Park (CP) and FLUM amendment for parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Rural Employment Center to Corporate Park (CP).

A proposed rezoning of tax parcel number 05962-002-000 from Industrial, Light and Warehousing (ILW) and Commercial, Intensive (CI) to Corporate Park (CP) and rezoning of parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Manufacturing and Processing Industrial (MP) to Corporate Park (CP) will also be discussed.

The meeting will also include discussion of the proposed Development Plan for Phase 2 of San Felasco Tech City on parcel number 05962-002-000.

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.







Gainesville Mayor Lauren Poe points to the crowd as it is announced that the GRU referendum did not pass, during a party for the local Democrats at Cypress and Grove Brewery, in Gainesville on Tuesday. (BRAD MCCLENNIST/STAFF PHOTOGRAPHER)

## GRU

From Page A1

vote out officials when they aren't happy with their decision making.

"It's the most democratic system," Poe said. "Removing that power from the people have would radically change that. I think most voters realized changing governance of GRU ... was not in their best interest."

The referendum was a result of a House bill pushed by state Rep. Chuck Clemens, R-Newberry, after several failed attempts from state Sen. Keith Perry, R-Gainesville. The

bill called for the creation of a five-member board called the GRU Authority and would have been appointed by city commissioners. They would have made all policy decisions related to GRU and would have had the power to lower the city's general fund transfer — money received from GRU — by about \$1 million annually.

The entire city commission opposed the idea of taking away their control, primarily because the utility and city government are tied together through various departments, including human resources and equal employment opportunity.

Several local and statewide organizations, including the Sierra Club,

Florida Municipal Electric Association, NAACP and the League of Women Voters, also opposed the referendum.

Poe said the referendum has lingered in the back of city officials' minds for years.

Now that it's over, he said the city will double down on helping lower-income residents with their utility bills and will work on keeping rates low.

"A lot of people worked very hard on this for more than four years now," Poe said. "It's been a major distraction and it's been a major anchor around our staff and our elected officials for many, many years. We're turning the page."

## DESANTIS

From Page A1

the final week of the campaign.

The president injected himself into the race in December when, while taxiing on Air Force One on the runway at Palm Beach International Airport, he tweeted that DeSantis "would make a GREAT Governor of Florida."

Even with Trump's blessing, DeSantis lagged behind Agriculture Commissioner Adam Putnam in the race for the Republican nomination until Trump bestowed his "full endorsement" on DeSantis in late June and then appeared with DeSantis at a rally in Tampa on July 31.

After winning the Republican nomination largely on the strength of Trump's endorsement, DeSantis turned to Trump's top 2016 Florida strategist to jump-start his general campaign when it stalled in September. Then last week, seeking to give a final shot of energy to voters in deep-red regions of the state, Trump appeared with DeSantis at rallies in Lee County and in Pensacola.

In a state where Republicans have controlled the governor's mansion since Jeb Bush was inaugurated in 1999, DeSantis pledged to continue the low-tax, reduced-regulation policies of Gov. Rick Scott, who could not seek re-election because of term limits and on Tuesday night was poised to oust Democratic Sen. Bill Nelson.

DeSantis also pledged to address the state's toxic blue-green algae crisis and aggressively pursue Everglades restoration and repairs to the Herbert Hoover Dike around Lake Okechobee.

Mainly, however, DeSantis defined himself

as a contrast to the liberal Gillum. Gillum called for a \$1 billion tax hike on corporations, expanding Medicaid, imposing tougher gun control laws, legalizing marijuana, raising the minimum wage to \$15 an hour and bringing a "conclusion" to school vouchers.

DeSantis began the general election on the defensive. In a Fox News interview the morning after he won the GOP nomination, DeSantis said Gillum's proposals would harm the state's economy and he urged Florida voters not to "monkey this up" by electing Gillum.

Gillum accused DeSantis of using a racist term and said Trump followers "no longer do whistle calls. They're now using full bullhorns."

DeSantis also came under fire for speaking at conferences organized by conservative activist David Horowitz, who once said the country's "only serious race war" is against whites. When DeSantis was asked about the Horowitz conferences during an October debate, his angry reaction created one of the campaign's viral moments.

"How the hell am I supposed to know every single statement that somebody makes? ... I am not going to bow down to the altar of political correctness. I am not going to let the media smear me," DeSantis said.

Gillum replied: "My grandmother used to say a hit dog will holler. And it hollered through this room."

But Gillum would also find himself on the defensive over an FBI investigation into corruption in Tallahassee. Gillum said the FBI assured him he was not the target of the investigation, but documents released in October placed him close to the action.

The documents showed that an undercover FBI agent posing

as a developer had given Gillum a ticket to the Broadway show "Hamilton" and had accompanied him on boat tour by the Statue of Liberty during a 2016 trip to New York. The undercover agent also appears to have paid for the \$4,000 catering bill for a 2016 fundraiser for Gillum's political committee.

DeSantis also hammered Gillum for his ties to the Dream Defenders, a group whose website says "Police and prisons have no place in justice" and calls for "an end to the current prison and policing system." The Dream Defenders also support the "Boycott, Divestment and Sanctions" movement against Israel.

Gillum said he opposes the group's calls for reducing spending on police and sanctioning Israel. He signed the Dream Defenders' "Freedom Pledge," which states support for the group's broader agenda — but Gillum's campaign said the candidate was only expressing support for a pledge not to accept campaign contributions from private prison companies.

While DeSantis owed his Republican nomination to Trump, Gillum won a crowded Democratic primary race with a significant boost from Vermont Sen. Bernie Sanders, the self-described Democratic socialist. Gillum called himself "the most unapologetically progressive" candidate in the five-candidate Democratic field and staked out some positions beyond the reach of state government, such as his call for Trump's impeachment or his endorsement of Sanders' "Medicare for all" plan.

DeSantis is a former Navy lawyer who served in Iraq and was elected three times to a Jacksonville-area congressional seat before stepping down in September to focus on the governor's race.

## PERRY

From Page A1

Enneking, an anesthesiologist at UF, said she was disappointed with the defeat but said she was proud of the support her campaign gathered statewide and nationally. She called Perry to concede before Alachua County totals were in.

"I told him I hope he represents the district well," she said. "I left it all on the field. There's not many more things that we could've done."

Leading into the primary race, Enneking battled roughly \$100,000 in dark money mailers and commercials

that attacked her, while supporting her lesser-funded opponent. The money led back to the GOP.

Soon after, independent candidate Charles Goston, a registered Democrat, began receiving mysterious money into a committee from a newly created Washington, D.C., organization. The bulk of Goston's individual funding came from Republican lobbyists in Tallahassee. Goston said last week that he didn't know where the money came from and that it didn't concern him.

Goston pulled in about 4,200 votes districtwide. The margin between Perry and

Enneking was less than that.

Some, including the Enneking campaign, suggested Goston was in the race simply to split the Democratic vote to help Perry win re-election, though Goston denies that was his motive.

Perry said he's sure that Goston being in the race played a role in his victory, but isn't sure how much of a factor it was.

"I'm disappointed for the kids," Enneking said. "I wasn't doing this for my future. I'm doing it for them ... Our job is to hold people accountable, and that tomorrow comes and we keep it at."



Kayser Enneking, who ran for Florida State Senate District 8 seat, tries to smile as she is consoled by supporters after she conceded her race on Election Day, during a watch party for the Democratic Party at Cypress and Grove Brewery on Tuesday. (BRAD MCCLENNIST/STAFF PHOTOGRAPHER)

## SENATE

From Page A1

and the red tide and blue-green algae outbreaks that heightened focus on Florida's environment.

While Scott occasionally distanced himself from Trump — refusing to join the president in downplaying the death toll following Hurricane Maria in Puerto Rico — he generally played up his bond with the White House.

That connection strengthened in the race's closing days, with Scott joining the president for appearances in Fort Myers and Pensacola in a late push to turn out the Republican base.

Scott and Trump had earlier toured Lynn Haven, on Florida's battered Panhandle, following last month's Hurricane Michael, with the president praising Scott and the governor saying that he had spoken with the White House every day since the Category 4 storm blasted the state.

The hurricane prompted Scott to step away from the Senate campaign to deal with recovery.

Still, with only one TV debate occurring between Scott and Nelson, the Senate fight has been mostly a clash of scorched-earth advertising.

Florida's Senate race saw \$96 million spent on TV, according to the Wesleyan Media Project, second in the nation to all campaign spending and behind only \$133 million

in the Florida governor's race.

Nelson hitched his hopes to Democratic gubernatorial candidate Andrew Gillum, whose campaign stops drew big crowds and was generally credited for helping drive better-than-expected turnout among Democratic and independent voters heading into Tuesday.

Nelson, at 76, is almost twice as old as Gillum, 39.

Age was an issue in the Senate race, with the 65-year-old Scott airing TV spots that said Nelson has been in Washington too long. One early ad used the 1970s-era Ford Pinto as a milepost to track Nelson's political career.

Nelson cast himself as free-thinking senator, although Congressional Quarterly said he voted with his party 89 percent of the time since elected to the chamber.

Keeping with a theme advanced nationally by Democrats this fall, Nelson blasted Scott for the state's part in a lawsuit led by 18 Republican attorneys general and a pair of GOP governors that looks to block the Affordable Care Act.

Nelson also blasted Scott for refusing to support expanding Medicaid

under the law.

Trump, in his visit to Fort Myers last week, called Nelson a "far-left Democrat," who votes with liberal Senate Democratic Leader Chuck Schumer and "the radical agenda of Nancy Pelosi."

When Nelson touted his support for wide-ranging immigration reform in their only debate — on Spanish-language Telemundo — Scott dismissed him for getting nothing done. Scott has taken a harder stance on immigration, supporting efforts to require local police and sheriff's deputies to help the federal government crack down on undocumented residents.

On gun safety, the pair also sparred in that TV debate — with Nelson supporting a ban on assault-style rifles, high-capacity magazines and broader background checks, while casting Scott as a tool of the gun lobby.

Scott has been a favorite of the NRA, but this year drew criticism from the organization for enacting a law that increased the state's age for buying any gun to 21, following the massacre at Parkland's Marjory Stoneman Douglas High School.

### PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed Future Land Use Map (FLUM) amendment for parcel number 05962-002-000 from Industrial (I) and Commercial (C) to Corporate Park (CP) and FLUM amendment for parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Rural Employment Center to Corporate Park (CP).

A proposed rezoning of tax parcel number 05962-002-000 from Industrial, Light and Warehouse (ILW) and Commercial, Intensive (CI) to Corporate Park (CP) and rezoning of parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Manufacturing and Processing Industrial (MPI) to Corporate Park (CP) will also be discussed.

The meeting will also include discussion of the proposed Development Plan for Phase 2 of San Felasco Tech City on parcel number 05962-002-000.

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 at 6:00 p.m. on November 20, 2018, at First Baptist Church of Alachua, Room 210, 14805 NW 146th Ave., Alachua, FL 32615.

Contact: Clay Swager, AICP, LEED AP, eda engineers-surveyors-planners, Inc. Phone: (352) 373-3541

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Viagra users:  
Generic 100 mg  
blue pills or Generic  
20 mg yellow pills.  
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\$99 + S/H.  
Guaranteed no  
prescription necessary.  
Call (855) 894-3518

92060-503-901

05961-000-000  
HIGHWAY 441 HOLDINGS LLC  
100 AMBERWOOD COURT  
LONGWOOD, FL 32779

05855-002-000  
TOM R & ASSOCIATES LLC  
11 SE 2ND AVE  
GAINESVILLE, FL 32601

05961-002-003  
DESIGN CABINET & FURNITURE INC  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-004  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-006  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615

05857-001-001  
LOWE MICHAEL S TRUSTEE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05857-002-000  
F&R HOLDINGS OF GAINESVILLE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05949-005-002  
HIPP INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA, FL 32615

05963-000-000  
WERSHOW, J F  
204 SE 1ST ST  
GAINESVILLE, FL 32601

05857-002-001  
F&R HOLDINGS OF GAINESVILLE  
220 NW 122ND ST  
GAINESVILLE, FL 32607-1107

05949-005-000  
PINKOSON & PINKOSON & UPSHAW  
2820 NW 38TH DR  
GAINESVILLE, FL 32605-2680

05949-005-001  
PINKOSON & PINKOSON & UPSHAW  
2820 NW 38TH DR  
GAINESVILLE, FL 32605-2680

05962-001-000  
SPERRING & SPERRING SR, TRUSTE  
2928 NW 22ND ST  
GAINESVILLE, FL 32605

05855-000-000  
LITHIUM NICKEL ASSET HOLDING  
3 EXPRESSWAY PLAZA  
ROSLYN HEIGHTS, NY 11577

05962-002-000  
LASER INVESTMENT GROUP LLC  
(THE)  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

05857-001-000  
F&R HOLDINGS OF GAINESVILLE  
50 PARTRIDGE WAY  
SHELBURNE, VT 05482

92060-517-900  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPARTMENT J-  
910  
JACKSONVILLE, FL 32202-4423

05949-001-000  
DUKE ENERGY FLORIDA INC  
550 S TRYON ST TAX DEPT - DEC41B  
CHARLOTTE, NC 28202

05855-004-000  
PHOENIX COMMERCIAL PARK LLP  
PO BOX 1000  
ALACHUA, FL 32616

05855-005-000  
PHOENIX COMMERCIAL PARK LLLP  
PO BOX 1000  
ALACHUA, FL 32616

05949-000-000  
U OF F FOUNDATION INC  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

05961-002-000  
TRIPLE L LLC  
PO BOX 641  
CANAL FULTON, OH 44164



Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
9210 NW 59th Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

President  
TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
Assistant Director Planning  
PO Box 115050  
Gainesville, FL 32611

Craig Parenteau  
FL Department of Environmental  
Protection  
4801 Camp Ranch Road

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

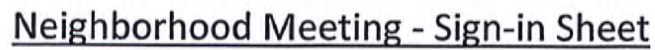
Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Michele L. Lieberman  
Interim County Manager  
12 SE 1st Street  
Gainesville, FL 32601

Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615

[illegible]

## Neighborhood Meeting Minutes

**Project:** Proposed Development Plan

**Meeting Date & Time:** November 20, 2018 at 6:00 PM

**Location:** First Baptist Church of Alachua  
14005 NW 146 Ave  
Alachua, FL 32615

**Community Participants:** 1

**Attendees:** As listed on attached sign in sheet  
Ashley Scannella, eda

### **Project Representatives:**

**Engineer/Planner:** Sergio Reyes

**Owner/Developer:** Mitch Glaeser

### **Meeting Minutes:**

Sergio introduced eda and the project. San Felasco Tech City is under construction with Phase 1, and this meeting is for Phase 2. We have to do a land use and zoning change for the property. This map indicates what it is today, and we want to change all this area to Corporate Park. This area to the southeast is Phoenix Park, and we want to make it part of the project. It used to be part of the county, and it was recently annexed into the city. Corporate park will let us build mixed-use development- what that means is commercial buildings and housing, all together. The second reason for this meeting is to show you the next phase. There will be two more of those buildings, and that stormwater basin will get a little bit bigger.

Q: At the first neighborhood meeting for Phase 1, you indicated that the entrance would be via 441.

A: Yes. That's being constructed today as part of Phase 1.

Q: The construction crews are using the whole lot beside the road, putting equipment there and parking there.

A: I will definitely let the contractor know- that's good to know.

Q: We've had some troubles with the trucks coming in and out. Concrete trucks, hauling machinery- stopping in the middle of the road.

A: I will tell the contractor tomorrow to ensure that you have unrestricted access to your property and the roads.

Q: I told Randy, the main superintendent, that some of the trucks aren't paying attention coming and going. It's very dangerous. When will you start construction on the entranceway?

A: The entrance will take a little while- probably middle or end of January. The water and sewer have to go through there- the city is in the process of completing that, and it has to be put in place before they do the entrance. The general contractor is Scherer Construction.

Mitch: I don't know if we could get that apron widened?

Sergio: Maybe temporarily.

Mitch: Taking that fence down where the gate is would help. I'll put in writing that I'll replace the fence, but I think taking it down temporarily will help.

Q: Where will you be taking trees down for the sewer line? Leaving just a few trees would leave them in danger of falling down.

A: It's a 25 ft area, and we have to take trees down within 10 feet of that area. There are regulations for all that. Many of those trees are on your property, but I'll take down whatever I can.



# ***Rezoning Application Justification Report***



**Project Request:** A proposed rezoning from Industrial, Light and Warehousing (ILW), Commercial, Intensive (CI) and Alachua County Manufacturing and Processing Industrial (MP) to Corporate Park (CP).

**Location:** Parcel Numbers 05962-002-000, 05855-005-000 & a portion of 05855-004-000.

**Prepared By:** eda engineers-surveyors-planners, inc.

**Agents for:** The Laser Investment Group, LLC

**Date:** November 29, 2018 (revised January 7, 2019)

## Background / Statement of Proposed Change

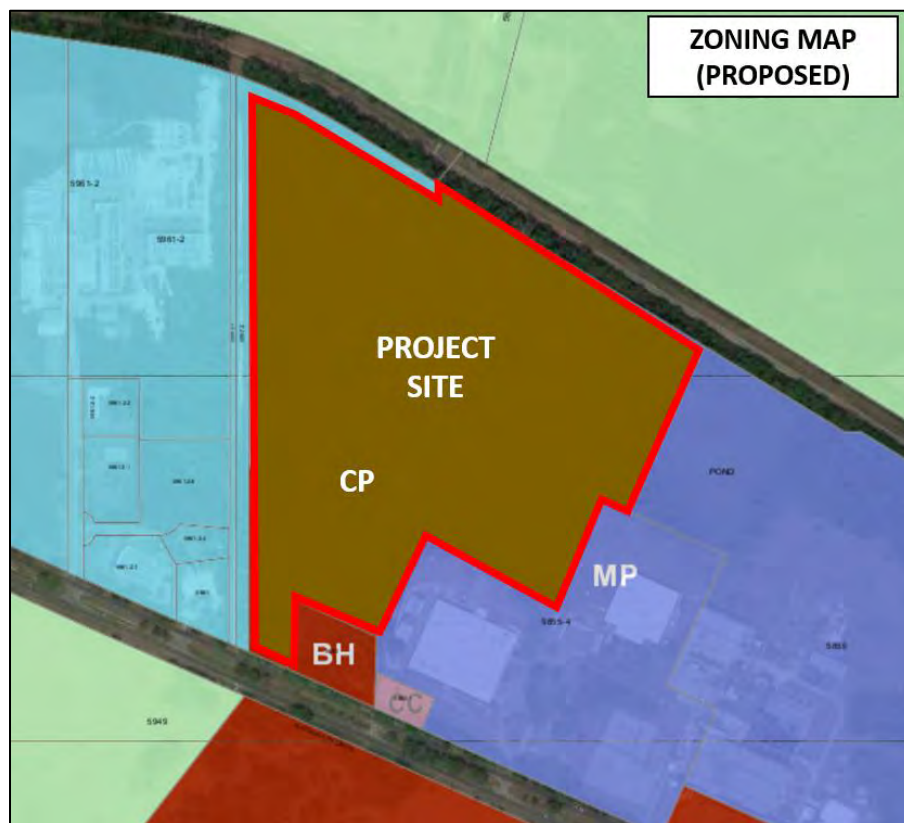
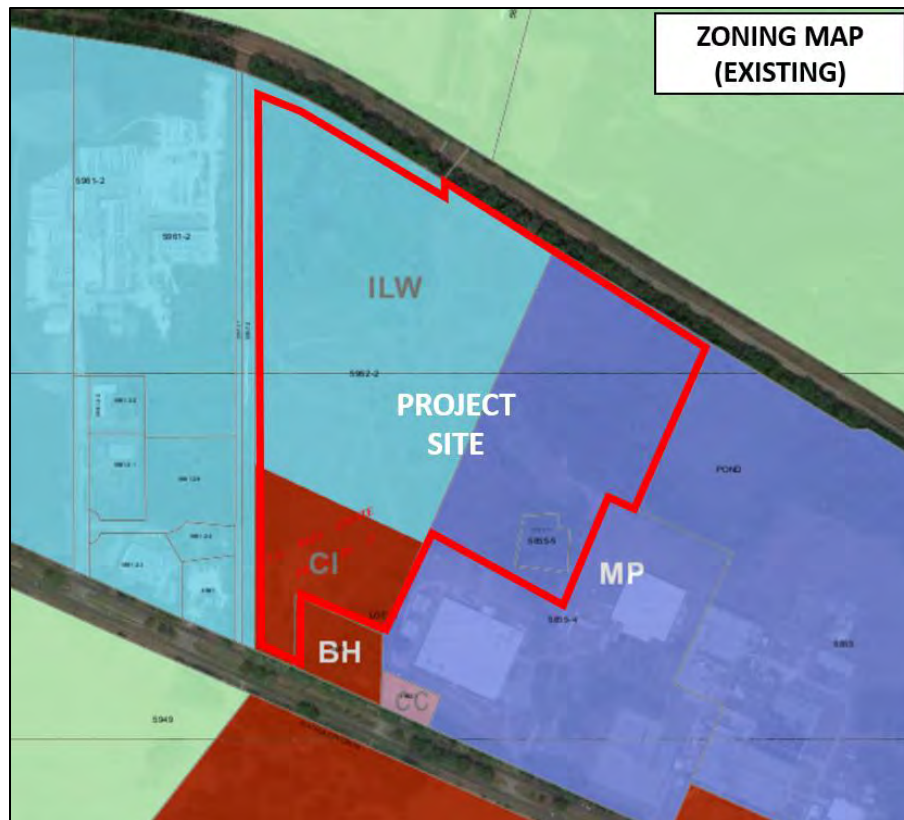
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The subject property constitutes approximately 82.3 acres on three tax parcels located to the north of US Hwy 441, west of Phoenix Commercial Park, south of the CSX railway and east of Lindsay Precast (see exhibit below).



The proposal includes tax parcels 05962-002-000, 05855-005-000 and a portion of 05855-004-000, which are located within Section 20, Township 8, Range 19. The proposed zoning change area is approximately 82.3 acres in size and is owned by The Laser Investment Group, LLC. The property owner wishes to expand upon the proposed San Felasco Tech City project, which has already received Development Plan approval by the City of Alachua for Phase 1. The proposed zoning change will provide a unified/singular land use designation for the entire property which will facilitate this key economic development project in the City of Alachua.

Specifically, the proposed zoning change from CI, ILW & Alachua County MP to Corporate Park is proposed. The following exhibits illustrates the existing and proposed zoning designations on the subject property. This will allow for the property to be developed with a mix of commercial, office, and light industrial uses in a corporate park setting which is consistent with the City's vision for economic development along the US 441 Corporate Corridor.





### **Proposed Zoning Designation - Corporate Park (CP)**

As stated in City of Alachua Land Development Code, the Corporate Park zoning district is defined as follows:

*Sec. 3.5. - Business districts.*

*3.5.2 Business district specific purposes.*

*(F) CP, Corporate Park District.*

- (1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.*

### **Comprehensive Plan Consistency**

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This zoning change application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan.

The following Goals, Objectives and Policies are also applicable to the proposed zoning change application:

#### **Future Land Use Element:**

**Consistency:** As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

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

**Consistency:** The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and surrounding Comprehensive Plan Future Land Use Map designations, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The development of this property will also support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.



*Objective 1.4: Corporate Park*

*The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:*

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,*
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.*

**Consistency:** There is currently very little land with the Corporate Park zoning designation. The addition of this land with the proposed Corporate Park designation will encourage economic development activity of the right type (mixed use, employment) and the right location (along the US Hwy 441 corridor). The Corporate Park designation provides more flexibility in design and uses than most standard zoning designations and is therefore a productive tool that should be used by the City to produce positive growth.

*Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.*

*Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.*

**Consistency:** The proposed San Felasco Tech City development will utilize most of the uses indicated above and through a unified campus-like development, which will set the standard for mixed use development in the City.

*Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.*

**Consistency:** This application does not include 100 acres, as required for residential development.

*Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.*

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

| <b>Type of Use</b>              | <b>Manufacturing Area/Storage</b> | <b>Size of Building</b> | <b>Building Area Coverage</b> |
|---------------------------------|-----------------------------------|-------------------------|-------------------------------|
| <i>Regional Warehouse</i>       | <i>None permitted</i>             | <i>100,000 sq.ft</i>    | <i>50%</i>                    |
| <i>Manufacturing / Assembly</i> | <i>75% of total area</i>          | <i>100,000 sq.ft</i>    | <i>40%</i>                    |

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

| <b>Type of Flex</b>             | <b>Building Size</b>  | <b>Manufacturing</b>                                    | <b>Warehousing</b>                           | <b>Building Area Coverage</b> |
|---------------------------------|-----------------------|---------------------------------------------------------|----------------------------------------------|-------------------------------|
| <i>Research and Development</i> | <i>150,000 sq.ft.</i> | <i>75% of total area (may include labs and offices)</i> | <i>75% of total area</i>                     | <i>50%</i>                    |
| <i>Office Showroom</i>          | <i>150,000 sq.ft.</i> | <i>None permitted</i>                                   | <i>60% warehousing / 20% retail showroom</i> | <i>50%</i>                    |
| <i>Multitenant</i>              | <i>120,000 sq.ft.</i> | <i>None permitted</i>                                   | <i>60% retail / 40% warehousing</i>          | <i>50%</i>                    |

**Consistency:** Proposed development plans will comply with building size, building coverage, and use requirements.

*Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:*

- 1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
- 2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;*
- 3. Open space provisions and balance of proportion between gross floor area and site size;*
- 4. Adequacy of pervious surface area in terms of drainage requirements;*
- 5. Placement of signage;*
- 6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties*

*by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*

*7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;*

*8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*

*9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;*

*10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

*11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.*

*12. Clustering of residential uses.*

**Consistency:** The proposed San Felasco Tech City development is proposed on the subject property and will adhere to the CP design standards indicated above, which include protection of natural resources, provision of usable open spaces, and enhanced interconnectivity and pedestrian amenities.

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

**Consistency:** Any future development on the subject property as a mixed use corporate park shall be consistent with this goal, based on the exiting design standards outlined throughout the Code and Comprehensive Plan. The site shall discourage urban sprawl due to its immediate proximity to the urban center of the City and future development would employ standards for aesthetics and provision of open space.

*Goal 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.*

**Consistency:** The area of the site designated a cemetery will be avoided and protected in future development plans.

*Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.*

**Objective 4.1** *Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.*

**Consistency:** Future development on this site as a mixed use, corporate park is infill in nature based on the existing development patterns in the immediate area as indicated on the existing City of Alachua future land use and zoning maps. The property is located in the urban area of the City with utilities available to serve the site.

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

**Consistency:** As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

#### Housing Element

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

#### Transportation Element:

**Consistency:** The proposed zoning change and the subsequent list of potential allowable uses and density will not result in an increase in traffic impacts (based on land use maximum development scenarios between existing and proposed designations) and will not exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

#### Community Facilities and Natural Groundwater Aquifer Recharge Element:

**Consistency:** Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

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

*Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.*

*Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*



*Goal 3: 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.*

*Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.*

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

*Conservation & Open Space Element:*

**Consistency:** The proposed zoning change is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

*Objective 1.1: Conservation Designations*

**Consistency:** There are areas that have been mapped as wetlands and as such, shall be protected from development and placed into a conservation status as part of future development.

*Objective 1.2: Native Communities and Ecosystems*

*Objective 1.3: Listed Species*

**Consistency:** There are FNAI Priority areas shown on the property. This area contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

An environmental assessment has been completed by Environmental Research Corporation and is included with this submittal. The assessment includes the final statement *"From review of the published GIS databases and based on the results of the site-specific field survey, there are NO aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as Figure 17. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site."*

*Objective 1.4: Air Quality*

**Consistency:** The subject property is proposed as a corporate park style development (no heavy industrial activities) and as such will not create any detriment to the air quality.

*Objective 1.5: Soils*

**Consistency:** As described in the 'Suitability Analysis' section of this application, soil conditions do not pose any impediments to development due to existing site conditions.

*Objective 1.6: Mineral Resources*

**Consistency:** There are no known mineral resources within the subject property.

*Objective 1.7: Geological Resources*

**Consistency:** There are no known geological resources within the subject property.

*Objective 1.8: Hazardous Materials*

**Consistency:** There shall be no hazardous materials within the subject property.

*Objective 1.9: Agriculture and Silviculture*

**Consistency:** There are no active agriculture and silvicultural operations within the subject property.

*Objective 1.10: Wetlands*

**Consistency:** According to field research, there are wetlands located on portions of the subject property. All wetlands that are identified on the subject property at the time of site development will be specifically mapped and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

*Objective 1.11: Open and Green Space*

**Consistency:** The required open and green space requirements shall be met upon development of the site.

*Objective 1.12: Water Resources*

**Consistency:** Future development/redevelopment on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

*Intergovernmental Coordination Element:*

**Consistency:** The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed.

*Capital Improvements Element:*

**Consistency:** Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during any future development plan review process, it must be demonstrated that any necessary required capital improvements agreed upon by the City and developer shall be provided.

**Compliance with LDC Section 3.5.2(F)(2)**

*(2) Clustered residential development criteria. Development within the Corporate Park zoning district that consists of greater than 100 acres of contiguous land may provide clustered residential development. The amount of residential development available on any property zoned Corporate Park is further limited by subsections (a) and (b) below and as set forth in Table 5.1-3.*

*(a) Clustered residential development:*

*(i) Consist of at least 60 percent of the total allowed residential units within the contiguous area zoned Corporate Park.*

*(ii) Must be developed at a net density of six to 12 dwelling units per acre.*

*(b) For purposes of calculating available residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.*

**Consistency: This application does not include 100 acres, as required for residential development.**

#### **Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas**

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

##### **2.4.2(E)      Standards for Site Specific Amendments to Official Zoning Atlas**

###### **(1)      Competent Substantial Evidence Provided**

*The applicant has provided competent substantial evidence that is made part of the record of the hearing that:*

###### **(a)      Consistent with Comprehensive Plan**

**Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed rezoning is consistent with the permitted density prescribed in the underlying Corporate Park Future Land Use Designation.**

###### **(b)      Consistent with Ordinances**

**Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.**

**If the property is rezoned to CP, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.**

(c) *Logical Development Pattern*

**Consistency:** The rezoning request will create a logical development pattern. It will allow the for development of the property at a density & intensity rate appropriate for the utilization of available urban services area within the City. This supports a logical infill pattern, which is urbanized in nature. In addition, the subject property has centralized public utilities presently serving the site. The proposed zoning will thus be a logical extension of this current development pattern.

(d) *Pre-Mature Development*

**Consistency:** This rezoning request will not result in a pre-mature development pattern. The property is presently surrounded by existing development on the west and east sides, abutting US 441 and is located in the urbanized area of Alachua. This request will allow for an infill development on the property.

(e) *Incompatible with Adjacent Lands*

**Consistency:** This zoning change request will not result in any incompatibility with adjacent lands as the allowable uses (per zoning) and adjacent uses are primarily non-residential in nature.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses districts for the surrounding properties:





The existing land uses of the subject property and adjacent properties are as follows:

*North:* Undeveloped Land  
*East:* Industrial (Phoenix Commercial Park)  
*West:* Industrial (Multiple)  
*South:* Single Family & Undeveloped Commercial

The subject property will be developed in a complementary manner to the mix of non-residential and residential development pattern in the area. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible to the adjacent development.

In addition, the zoning change request will create a logical development pattern. It will allow the for development of the property with a mix of non-residential uses clustered within the core of the urban services area within the City. This supports a logical infill pattern. In addition, the subject property has centralized public utilities presently available to serve the site. The proposed zoning change will thus be a logical extension of this current development pattern along the US 441 corridor.

*(f) Adverse Effect on Local Character*

**Consistency:** The proposed rezoning will not result in an adverse effect on the local character of the area. The subject property is located in the urbanized area of the City in an area that is urbanizing in character and has for a long period of time had urban land use designations. The rezoning will still promote development at a density & intensity that is consistent with the existing underlying Future Land Use designation of Corporate Park.

*(g) Not Deviate from Pattern of Development*

**Consistency:** The proposed rezoning is consistent with existing urbanizing land use pattern in the area and the densities allowed in the underlying Future Land Use Designation.

*(h) Encourage Sprawl*

**Consistency:** The subject property is located in the urbanized area of the City of Alachua. This rezoning will promote infill (not sprawl) due to its location on a developed property in the urban service area of the City. The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

**Urban Sprawl Indicators**

This land use change application has been analyzed to determine whether the rezoning 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.*

**Consistency:** This proposed land use change is in a geographic area that is primarily developed in the City of Alachua. The property is located in the urban core and is in an area with a majority of surrounding properties already developed. In addition, the property that is under consideration will protect from development any regulated natural resources (wetlands) on site.

2. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

**Consistency:** The subject property is abutting existing developed properties to the east and west that are currently served by existing public and/or centralized utilities. Connection to this public infrastructure is feasible and would be required.

3. *Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.*

**Consistency:** The subject property does not contain any active agricultural or silviculture areas and thus preserves those areas and activities.

4. *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

**Consistency:** The proposal will allow the development of the site as a mixed use property providing a mix of employment opportunities for city residents within the same property, thus supporting the balance of commercial and industrial non-residential demands. In addition, any future redevelopment on this property would be considered infill in nature.

(i) *Spot Zoning*

**Consistency:** The proposed rezoning will not create spot zoning for two primary reasons. First, the proposed zoning requests a change from non-residential zoning districts to another. Second, the proposed rezoning is consistent with the density and intensity in the underlying Future Land Use designation of Corporate Park, which applies to the subject property.

(j) *Public Facilities*

**Consistency:** As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any development of the property will not create a negative impact on these facilities. There are existing public facilities and services available to serve the property, which primarily is an existing developed site served by utilities.

(k) *No Adverse Effect on the Environment*

**Consistency:** As demonstrated in the Suitability Analysis section of this report (see below), there is ample area for development and the on-site environmental resources located on the site will be protected from development and as such, no adverse effect on the environment due to this rezoning.

### **Public Facilities Analysis (Concurrency Impact Analysis)**

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A zoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the zoning category.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, 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 the maximum development scenario, any proposed development allowed in the proposed Corporate Park zoning designation will operate within the level of service standards outlined in the Code.

Impacts on Public Facilities that result from the proposed zoning change are based on the following proposed development scenario:

#### **Proposed Max. Development Scenario**

- Corporate Park: 82.3 ac. x 0.5 FAR = 1,792,494 SF

Totals: 89,625 SF Commercial (Assume 5%)  
806,622 SF Office (Assume 45%)  
896,247 SF Light Industrial (Assume 50%)

#### Traffic:

#### **Trip Generation**

| Land Use                                      | Units | Daily |               | PM Peak |              |
|-----------------------------------------------|-------|-------|---------------|---------|--------------|
| (ITE)                                         | ksf   | Rate  | Trips         | Rate    | Trips        |
| <b>Proposed rezoning development scenario</b> |       |       |               |         |              |
| Shopping Center (ITE 130)                     | 90    | 37.75 | 3,398         | 4.21    | 379          |
| Office (ITE 710)                              | 807   | 9.74  | 7,860         | 1.15    | 928          |
| General Light Industrial (ITE 110)            | 896   | 4.96  | 4,444         | 0.83    | 744          |
|                                               |       |       |               |         |              |
| <b>Total</b>                                  |       |       | <b>15,702</b> |         | <b>2,051</b> |

Source: ITE Trip Generation 10<sup>th</sup> Edition

### Trip Distribution\*

| Trip Distribution | Segment                  | ADT    | PM Peak |
|-------------------|--------------------------|--------|---------|
| 100%              | US Hwy 441 (106, 3/4)    | 15,702 | 2,051   |
| 60%               | US Hwy 441 (106, 6)      | 9,421  | 1,231   |
| 24%               | US Hwy 441 (107/1407, 5) | 3,768  | 492     |
| 8%                | SR 235 (108,8)           | 1,256  | 164     |
| 8%                | SR 235 (109/4109, 9)     | 1,256  | 164     |

\*Segments with impacts that exceed 5% MSV

### Level of Service Analysis / Affected Roadway Segments (ADT)

| Traffic System Category             | US 441,<br>Segment 3/4 | US 441,<br>Segment 6 | US 441,<br>Segment 5 | SR 235,<br>Segment 8 | SR 235,<br>Segment 9 |
|-------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
| Maximum Service Volume              | 45,700                 | 45,700               | 39,000               | 14,400               | 14,400               |
| Existing Traffic and Reserved Trips | 20,004                 | 18,602               | 29,118               | 10,305               | 7,537                |
| Project Trips (Net ADT)             | 15,702                 | 9,421                | 3,768                | 1,256                | 1,256                |
| Available Capacity                  | 9,994                  | 17,677               | 6,114                | 2,839                | 5,607                |

*Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to October 2018*

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

| Traffic System Category             | US 441,<br>Segment 3/4 | US 441,<br>Segment 6 | US 441,<br>Segment 5 | SR 235,<br>Segment 8 | SR 235,<br>Segment 9 |
|-------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
| Maximum Service Volume              | 4,110                  | 4,110                | 3,510                | 1,290                | 1,290                |
| Existing Traffic and Reserved Trips | 1,964                  | 1,767                | 2,769                | 979                  | 718                  |
| Project Trips (Net PM Peak)         | 2,051                  | 1,231                | 492                  | 164                  | 164                  |
| Available Capacity                  | 154                    | 1,112                | 249                  | 147                  | 408                  |

*Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to October 2018*

The tables above indicate that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity (net impacts) on the project site.

Sanitary Sewer:

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

*Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.*

*Maximum Development Scenario Project Impact:* As shown in the following table, based on generic non-residential calculations using a maximum development scenario, 1,792,494 SF of non-residential may occur  $15 \text{ GPD} / 100 \text{ SF} \times 1,792,494 \text{ SF} = 268,874 \text{ GPD}$ ). Adequate capacity is available to support this development, as demonstrated below:

**Sanitary Sewer Impact per Net Change**

|                       |             |
|-----------------------|-------------|
| Sanitary Sewer Impact | 268,874 GPD |
|-----------------------|-------------|

*Per City of Alachua Comprehensive Plan CFNGR Policy 1.1.d (250 GPD/Unit)*

**Sanitary Sewer Impacts**

| <u>System Category</u>                     | <u>GPD</u> |
|--------------------------------------------|------------|
| Treatment Plant Current Permitted Capacity | 1,500,000  |
| Less Actual Treatment Plant Flows          | 687,000    |
| Reserved Capacity                          | 43,889     |
| Project Demand                             | 268,874    |
| Residual Capacity                          | 500,237    |

*Source:*

*City of Alachua Public Services Department, October 2018*

Potable Water:

*Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.*

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

*Maximum Development Scenario Project Impact:* As shown in the following table, based on generic non-residential calculations using a maximum development scenario, 1,792,494 SF of non-residential may occur  $(15 \text{ GPD} / 100 \text{ SF} \times 1,792,494 \text{ SF} = 268,874 \text{ GPD})$ . Adequate capacity is available to support this development, as demonstrated below:

**Potable Water Impact per Net Change**

|                      |             |
|----------------------|-------------|
| Potable Water Impact | 268,874 GPD |
|----------------------|-------------|

*Non-Residential: Per 64E-6, F.A.C. (15 gpd / 100 SF x 1,000 SF)*



### Potable Water Impacts

| <u>System Category</u>          | <u>GPD</u> |
|---------------------------------|------------|
| Current Permitted Capacity      | 2,300,000  |
| Less Actual Potable Water Flows | 1,236,000  |
| Reserved Capacity <sup>2</sup>  | 47,917     |
| Project Demand                  | 268,874    |
| Residual Capacity               | 747,209    |

Source:

*City of Alachua Public Services Department, October 2018*

### Solid Waste:

*Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Maximum Development Scenario Project Impact:* Non-residential uses (based on 1,792,494 SF of non-residential equate to  $(1,792,494 \text{ SF} / 1,000 \text{ SF} \times 12) \times 365 / 2,000 = 3925$  tons) The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

### **Solid Waste Impact per Net Change**

|                                  |           |
|----------------------------------|-----------|
| Net Change in Solid Waste Impact | 3925 Tons |
|----------------------------------|-----------|

### Stormwater:

Any future development on the subject property will be required to provide on-site stormwater management for all proposed impervious areas, designed in compliance with all applicable City and Water Management District Standards. In addition, permitting with the Suwannee River Water Management District shall be required prior to any construction activity to ensure compliance with all applicable requirements.

### **Compatibility with Adjacent Lands**

---

Compatibility with adjacent land uses is a key factor when considering a proposed zoning change and rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses districts for the surrounding properties:



The existing land uses of the subject property and adjacent properties are as follows:

*North:* Undeveloped Land  
*East:* Industrial (Phoenix Commercial Park)  
*West:* Industrial (Multiple)  
*South:* Single Family & Undeveloped Commercial

The subject property will be developed in a complementary manner to the mix of non-residential and residential development pattern in the area. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible to the adjacent development.

In addition, the zoning change request will create a logical development pattern. It will allow the for development of the property with a mix of non-residential uses clustered within the core of the urban services area within the City. This supports a logical infill pattern. In addition, the subject property has centralized public utilities presently available to serve the site. The proposed zoning change will thus be a logical extension of this current development pattern along the US 441 corridor.

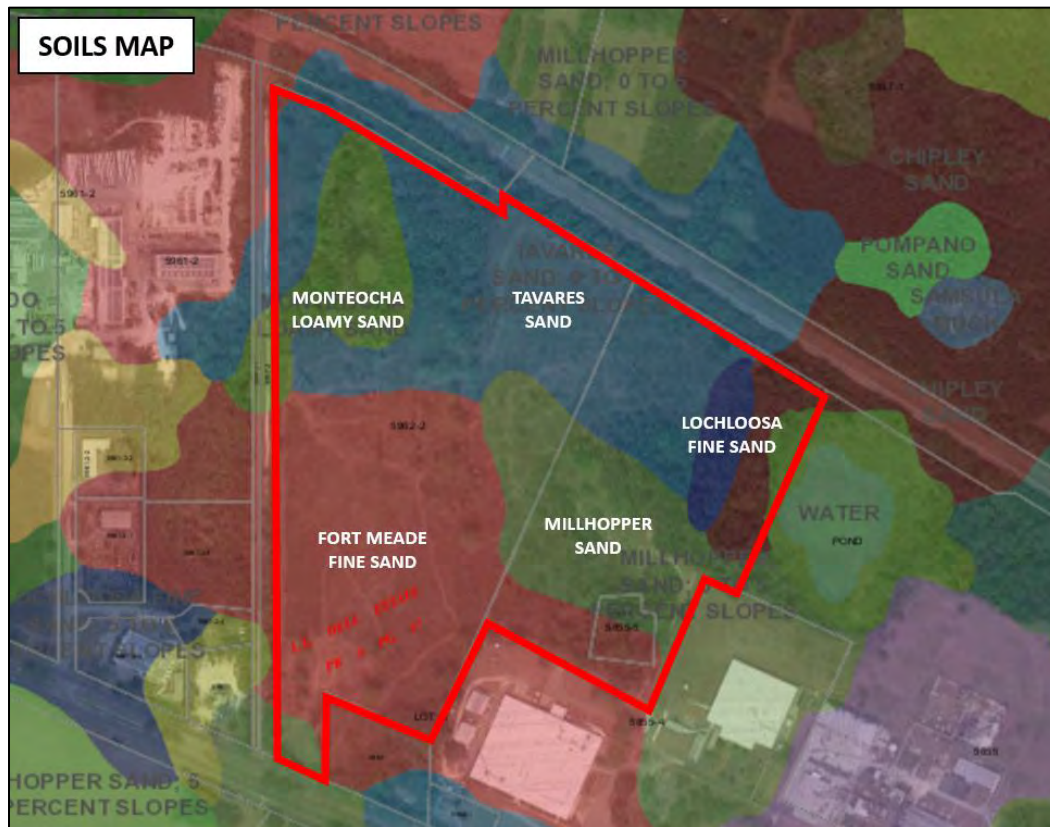
### **Suitability Analysis**

---

The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested zoning change:

**Soils:**

The following exhibit illustrates the soil types for the subject property and the immediate area:



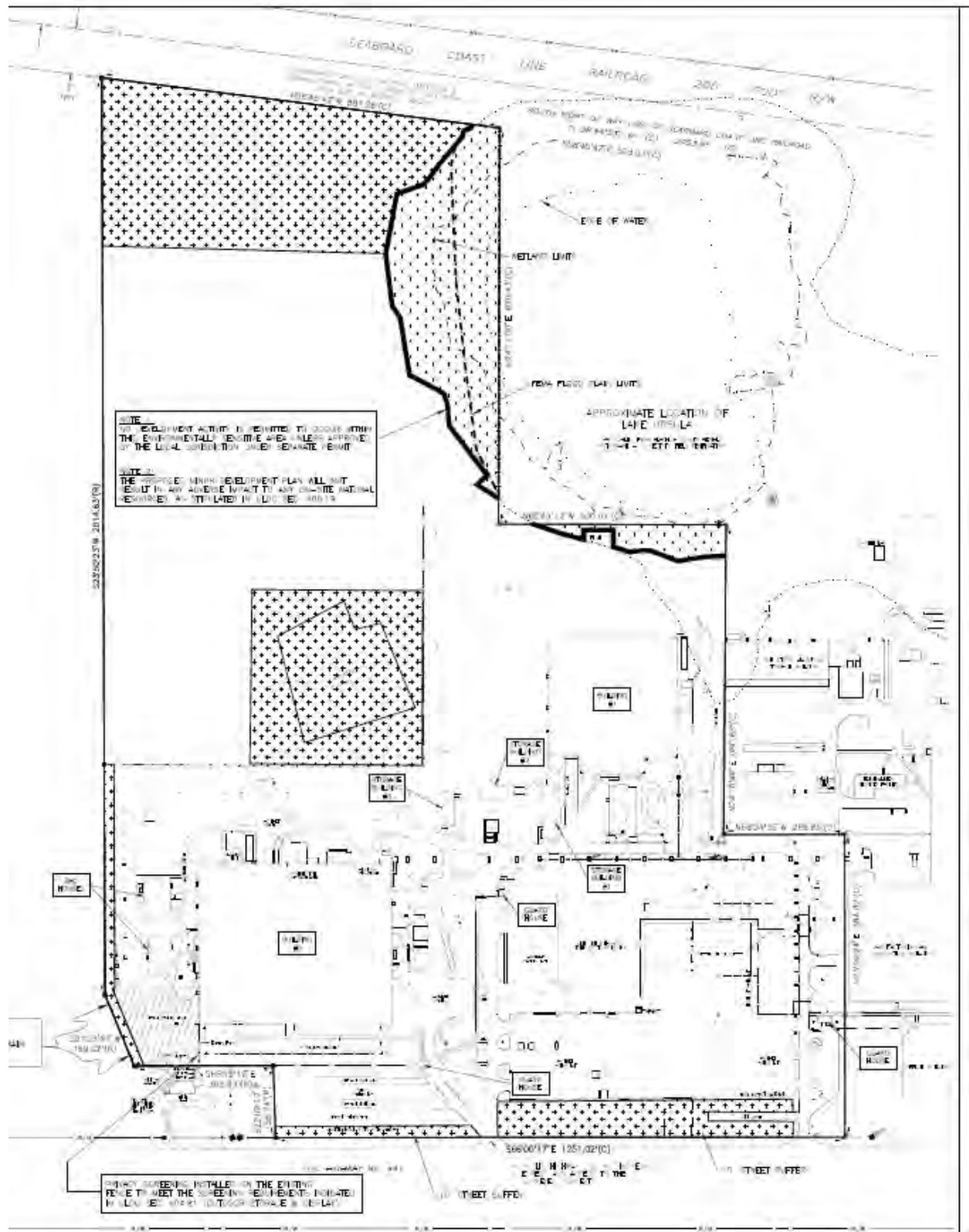
As shown, the parcel has Montechocha Loamy Sand, Tavares Sand, Lochloosa Fine Sand, Fort Meade Fine Sand and Millhopper Sand. According to the *Soil Survey of Alachua County Florida*, these soils range between 0-5 percent slopes and are suitable for development. The least suitable soils are the Montechocha Loamy Sand, which are coincident with the on-site wetland area, which will not be developed. Therefore, soil conditions do not pose any impediments to development due to existing site conditions.

**Wetlands / Surface Waters / Creeks / 100-year Flood Zone:**

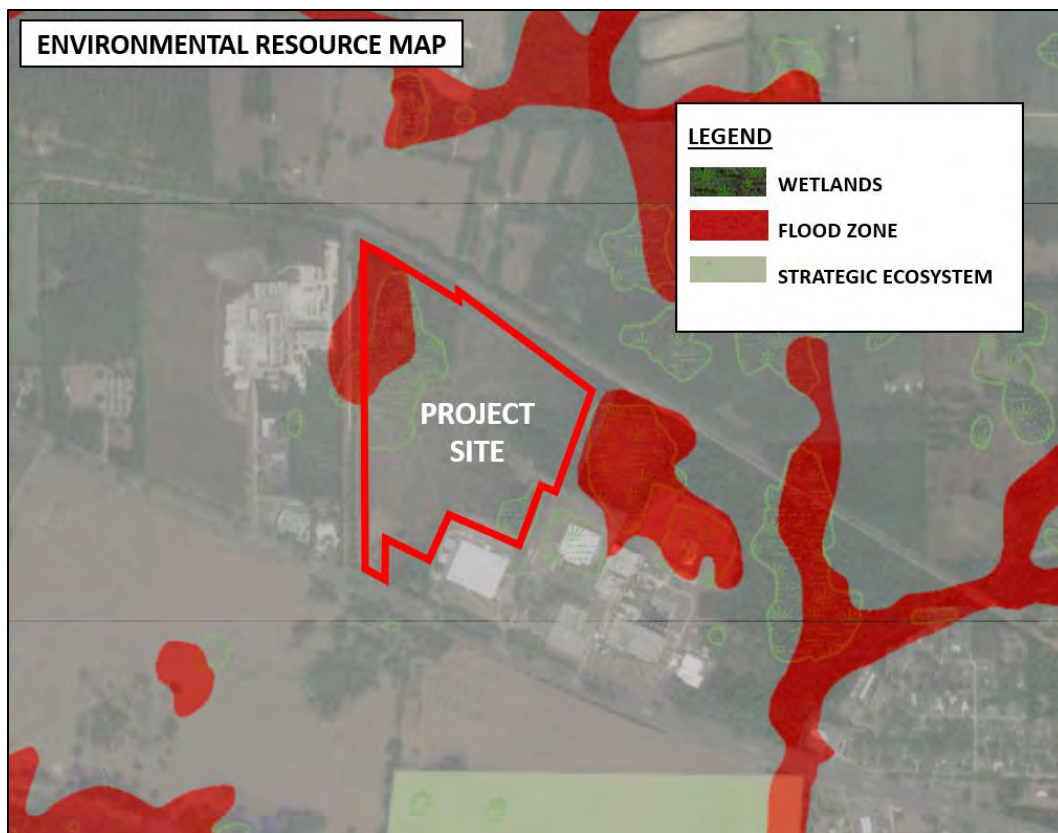
There are wetlands and 100-year flood zone areas located on portions of the project site as shown below. Parcel 05962-002-000 has a wetland boundary map, flagged by Environmental Resource Corporation (below), and a previous site plan for Phoenix Commercial Park is included below that shows the wetland line accepted at the time of development.











These areas have been specifically analyzed by the land owner and any future development will avoid these areas (based on specific field location of the wetlands) and be protected based on the regulations prescribed in the City Code and Comprehensive Plan. The 100-year flood zone area located on the project site coincides with the wetland area and will therefore, also be protected from development.

*Topography:*

The following topographic map illustrates the existing contours on the property. The developable central portion of the property is relatively flat and is suitable for development. The lower-lying areas in the northwest and northeastern portions coincide with the existing on-site wetlands and will be therefore, development will avoid these areas.

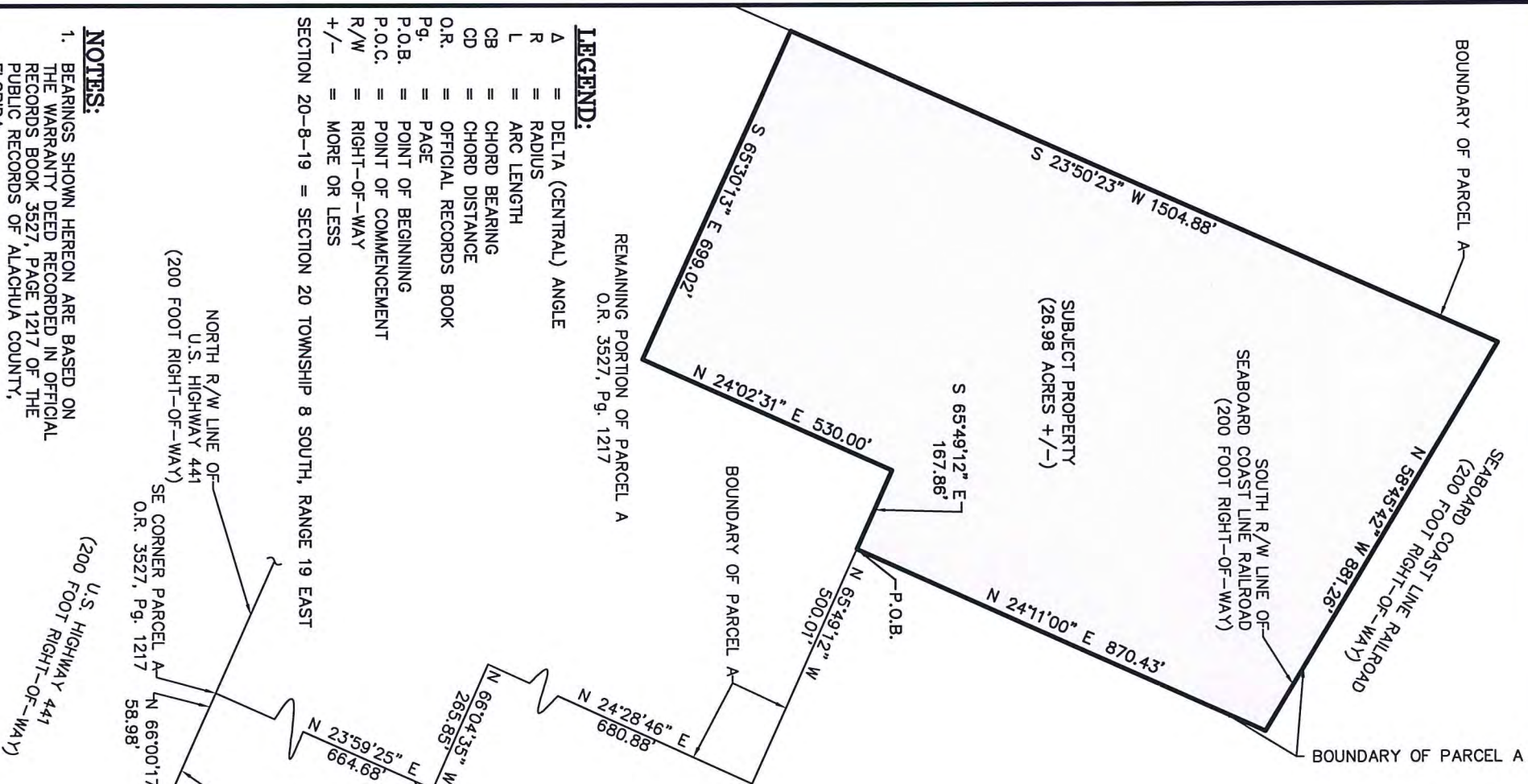
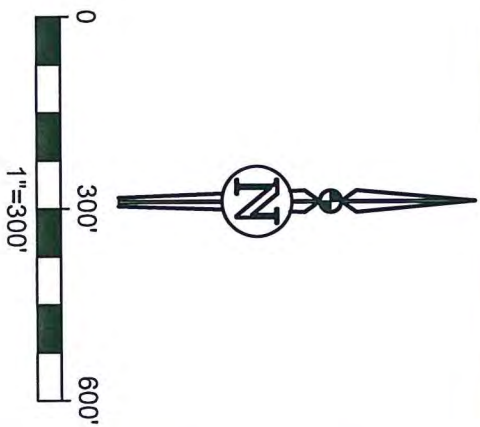




## Plotted Jun 18, 2018 - 08:06:09 - operez

V-001





- LEGEND:**
- Δ = DELTA (CENTRAL) ANGLE
  - R = RADIUS
  - L = ARC LENGTH
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - O.R. = OFFICIAL RECORDS BOOK
  - Pg. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT-OF-WAY
  - +/- = MORE OR LESS

SECTION 20-8-19 = SECTION 20 TOWNSHIP 8 SOUTH, RANGE 19 EAST

**NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THIS SKETCH IS INTENDED TO ACCOMPANY A LEGAL DESCRIPTION FOR THE PARCEL OF LAND SHOWN HEREON AND IS NOT VALID WITHOUT SAID LEGAL DESCRIPTION.

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF PARCEL A AS RECORDED IN O.R. 3527, Pg. 1217 IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

**FOR:** MITCH GLAESER

BY: ALEJANDRO PEREZ P.S.M. 6839

eda engineers-surveyors-planners, inc.  
Corporate Authorization  
No. LB 2389

**THIS IS NOT A BOUNDARY SURVEY**

| DRN. | CHKD. | SURVEY DATE | DWG COMP | PROJ. NO.   | FIELD BK. | PAGE NO. |
|------|-------|-------------|----------|-------------|-----------|----------|
| AP   | AP    | N/A         | 06/22/18 | 18-0023 S02 | N/A       | N/A      |



eda engineers-surveyors-planners, inc.  
LB 2389  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL. (352) 373-3541 FAX. (352) 373-7249  
E-MAIL: mail@edafi.com

**ORDINANCE 19-XX**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE (CI), LIGHT AND WAREHOUSE INDUSTRIAL (ILW), AND INDUSTRIAL SERVICES AND MANUFACTURING (MP) (ALACHUA COUNTY) TO CORPORATE PARK (CP) ON AN APPROXIMATELY ±82.40 ACRE PROPERTY; LOCATED IN THE 13000 BLOCK OF NW US HIGHWAY 441 ; CONSISTING OF TAX PARCEL NUMBERS 05962-002-000, 05855-005-000, AND A PORTION OF 05855-004-000; 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 May 2, 2019, 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 May 14, 2019, 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 May 30, 2019, and on June 13, 2019, the City advertised public hearings to be held before the City Commission; and

**WHEREAS**, on June 10, 2019, and on June 24, 2019, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

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

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

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



**Section 1. Findings of Fact and Conclusions of Law**

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

**Section 2. Official Zoning Atlas Amended**

The Official Zoning Atlas is hereby amended from Commercial Intensive (CI), Light and Warehouse Industrial (ILW), and Industrial Services and Manufacturing (MP)(Alachua County) for Tax Parcel Numbers 05962-002-000, 05855-005-000, and a portion of Tax Parcel 05855-004--000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

**Section 3. Ordinance to be Construed Liberally**

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

**Section 4. Repealing Clause**

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

**Section 5. Severability**

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

**Section 6. Effective Date**

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

**PASSED** on First Reading the 10<sup>th</sup> day of June 2019.

**PASSED** and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 24<sup>th</sup> day of June 2019.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

---

Gib Coerper, Mayor  
**SEAL**

**ATTEST:**

**APPROVED AS TO FORM**

---

Adam Boukari, City Manager/Clerk

---

Marian B. Rush, City Attorney

## EXHIBIT "A"

### LEGAL DESCRIPTION:

#### Parcel Number 05962-002-000

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 66 deg. 52 min. 01 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 00 min. 10 sec. East a distance of 159.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 68 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 91 deg. 33 min. 25 sec. East a distance of 189.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 54 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 824.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.65 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.83 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 05 min. 27 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.73 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 08 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unsharited easement over, under and across the following two parcels of real property:

#### Easement Parcel #1

Commence at the Half Mile corner on the North line of section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the southerly right-of-way line of the seaboard Coastline Railroad; thence run, South 81 deg. 49' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2784.93 feet; thence run southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way line an arc distance of 31.88 feet and a chord bearing and distance of South 71 deg. 08' 52" East 31.88 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.29 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 08" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 30, Township 8 South, Range 19 East, Alachua county, Florida.

#### Easement Parcel #1

Commence at the Half Mile corner on the Northline of Section 19, Township 8 south, Range 19 East and run South 499.11 feet to the southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 18" East along said southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2784.93 feet; thence run Southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said southerly right-of-way line an arc distance of 31.88 feet and a chord bearing and distance of South 71 deg. 08' 52" East 31.88 feet to the P.O.B.; thence continue southeasterly along said southerly right-of-way line an arc distance of 582.25 feet and a chord bearing an distance of South 64 deg. 45' 10" East 581.11 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.51 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 54737 feet to the P.C. of a curve concave to the southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run south 08 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run north 66 deg. 00' 08" West along said right-of-way line 65.8 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

AND ALSO:

**Parcel Numbers 05855-005-000 & 05855-004-000**

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

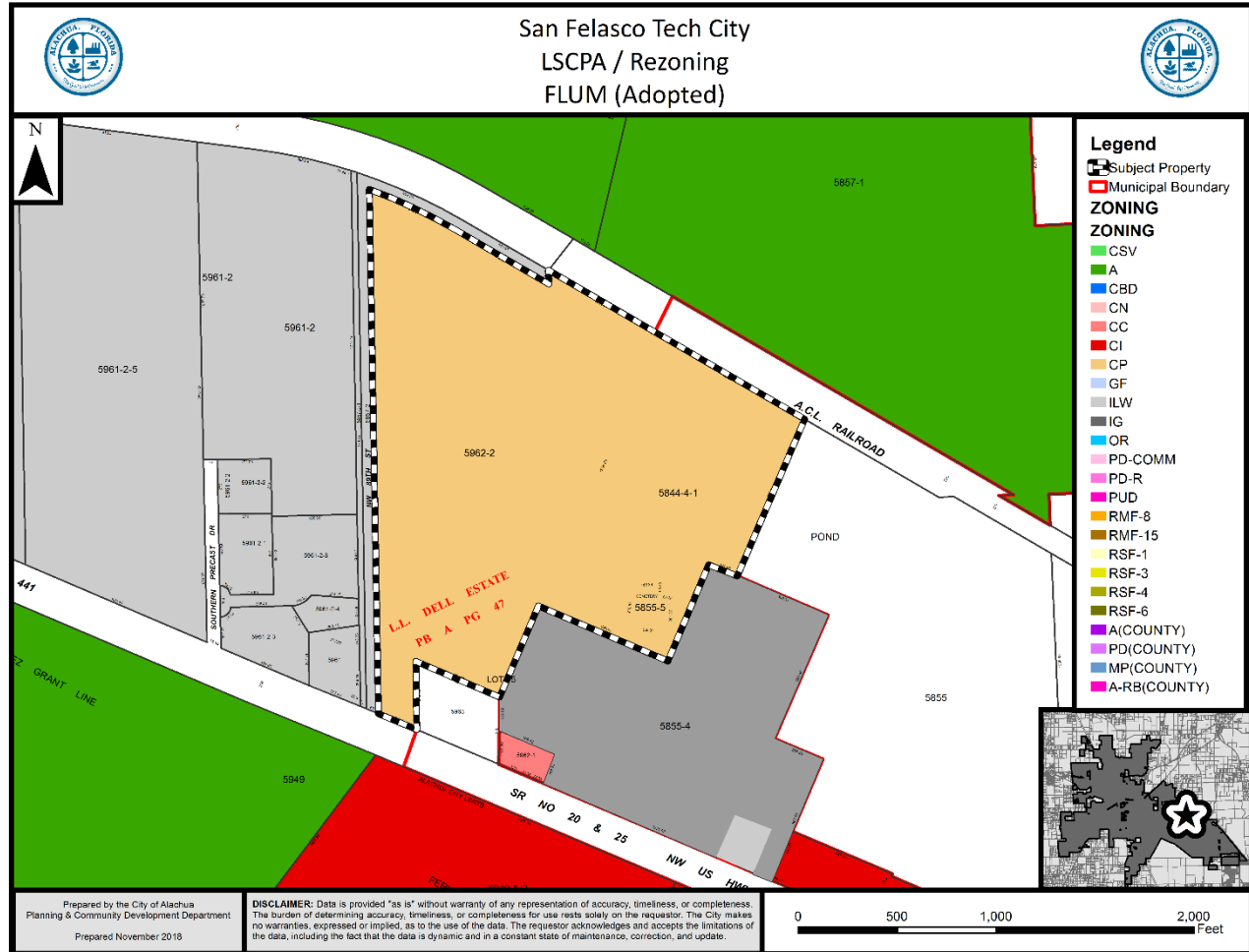
- 1) leaving said North right-of-way line North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet;

thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Alachua, Alachua County, Florida and containing an area of 26.98 acres more or less.



## EXHIBIT "B"





WEATHER

TODAY'S UV INDEX

10 a.m. noon 2 p.m. 4 p.m.

3 7 7 3

The higher the AccuWeather.com UV Index® number, the greater the need for eye and skin protection. 0-2: Low, 3-5: Moderate, 6-7: High, 8-10: Very High, 11+: Extreme.

FIVE-DAY FORECAST FOR GAINESVILLE

Today

84°

67°

Thunderstorms

Chance of rain: 65%

Winds: E 7-14 mph

Friday

85°

66°

Thunderstorms

Chance of rain: 65%

Winds: E 6-12 mph

Saturday

89°

68°

A t-storm in spots

Chance of rain: 40%

Winds: WSW 6-12 mph

Sunday

86°

67°

Cloudy, a t-storm

Chance of rain: 55%

Winds: WSW 7-14 mph

Monday

90°

66°

A thunderstorm

Chance of rain: 55%

Winds: WSW 3-6 mph

AccuWeather

DOWNLOAD THE FREE APP

SUN AND MOON

Sunrise today

6:46 a.m.

Sunset tonight

8:06 p.m.

Moonrise today

5:41 a.m.

Moonset today

6:08 p.m.

New

First

Full

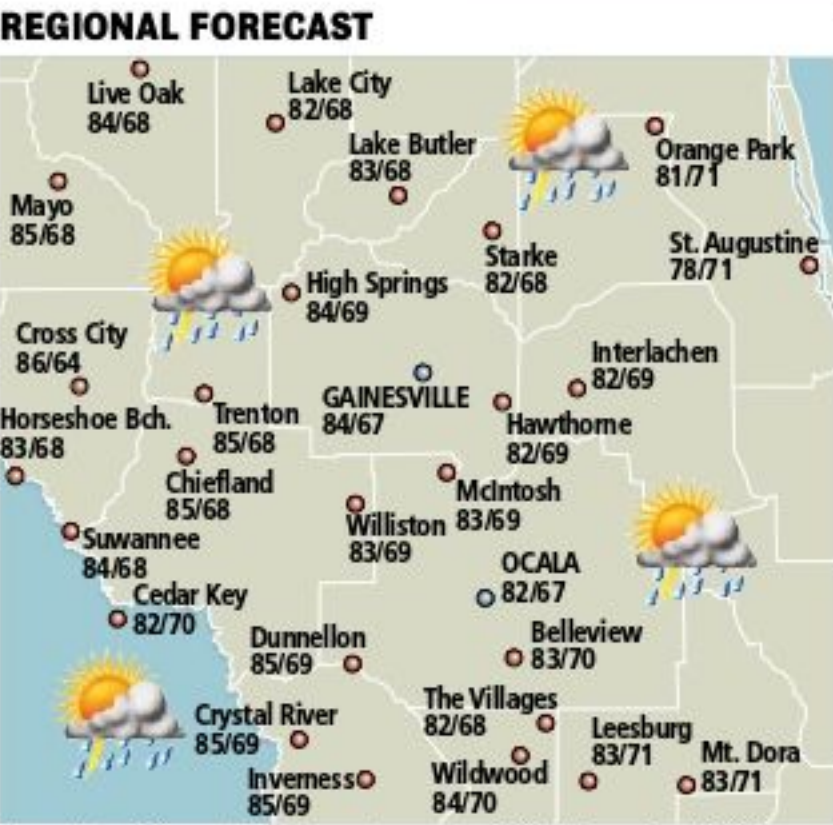
Last

May 4

May 11

May 18

May 26



Shown is today's weather. Temperatures are today's highs and tonight's lows.

FLORIDA FORECAST

| City            | Today   | Tomorrow |
|-----------------|---------|----------|
| Apalachicola    | 82/69/c | 82/70/c  |
| Cape Canaveral  | 82/73/t | 85/72/t  |
| Crescent Beach  | 78/72/c | 80/70/t  |
| Crystal River   | 85/69/t | 83/68/t  |
| Daytona Beach   | 81/70/t | 84/68/t  |
| Fernandina Bch. | 78/71/t | 80/69/t  |
| Ft. Lauderdale  | 83/77/t | 87/77/c  |
| Fort Myers      | 85/70/t | 87/71/c  |
| Ft. Walton Bch. | 81/66/c | 81/70/c  |
| Jacksonville    | 81/67/t | 80/66/t  |
| Key West        | 85/78/t | 86/79/c  |
| Lakeland        | 84/70/t | 86/68/c  |
| Melbourne       | 83/71/t | 85/70/t  |
| Miami           | 83/75/t | 87/74/c  |
| Orlando         | 83/70/t | 85/69/t  |
| Panama City     | 83/67/c | 81/69/c  |
| Pensacola       | 83/68/c | 84/70/c  |
| Perry           | 86/67/t | 85/67/c  |
| St. Petersburg  | 85/72/t | 84/71/c  |
| Sarasota        | 86/72/t | 85/71/c  |
| Tallahassee     | 88/68/t | 86/66/c  |
| Tampa           | 86/72/t | 84/71/c  |
| Vero Beach      | 83/69/t | 86/68/t  |
| W. Palm Beach   | 83/73/t | 86/74/c  |

YESTERDAY'S ALMANAC

GAINESVILLE

Measured at Gainesville Regional Airport through 5 p.m. yesterday.

Temperature

High/low temperature

90°/66°

Normal high/low

84°/58°

Record high

95° in 1914

Record low

47° in 1908

Precipitation

24 hours through 5 p.m. yest.

0.00"

Record rainfall

1.45" in 1975

Monthly rainfall

2019 2018 2017 Nrmal Rcrd Year

Jan. 5.42 4.32 1.45 3.33 11.79 1904

Feb. 1.01 1.58 0.39 3.20 11.58 1998

March 1.87 2.41 0.67 4.33 11.13 1996

April 2.42 7.49 2.74 2.67 8.95 1949

May 0.00 8.38 4.45 2.48 9.25 1959

June 5.55 16.86 7.12 16.86 2017

July 6.69 16.70 6.07 16.70 2017

Aug. 8.69 5.79 6.39 15.84 1985

Sept. 2.84 15.28 4.42 19.91 1894

Oct. 0.61 1.57 2.88 10.00 1994

Nov. 2.81 2.76 2.06 7.27 1972

Dec. 8.68 2.65 2.38 9.60 1997

Year 10.72 60.05 71.31 47.33 73.30 1953

OCALA

Measured at Ocala through 5 p.m. yesterday.

Temperature

High/low temperature

88°/69°

Normal high/low

87°/59°

Record high

95° in 1990

Record low

48° in 2008

Precipitation

24 hours through 5 p.m. yest.

0.00"

Record rainfall

0.96" in 1966

Monthly rainfall

2019 2018 2017 Nrmal Rcrd Year

Jan. 4.49 4.19 4.95 3.20 9.12 1994

Feb. 1.67 1.18 1.51 3.26 11.31 1998

March 0.48 3.69 1.35 4.56 11.86 1959

April 3.74 4.83 2.23 2.40 16.37 1982

May 0.00 12.40 2.84 2.92 13.05 1976

June 6.62 9.82 7.42 15.98 1974

July 9.25 8.52 6.92 13.57 1964

Aug. 6.14 6.81 6.32 15.17 1949

Sept. 2.91 12.92 6.08 20.70 2004

Oct. 1.05 3.43 3.03 9.53 1958

Nov. 1.39 5.39 2.12 7.01 1980

Dec. 11.47 1.14 2.57 11.47 2018

Year 10.38 65.12 60.91 50.80 74.71 1982

POLLEN INDEX

ABSENT LOW MODERATE HIGH VERY HIGH

SOURCE: AccuWeather.com

WEATHER TRIVIA™

Q: What change in weather will alter the length of your hair?

Answer: A: None.

TODAY'S TIDES

|               | High                 | Low                  |
|---------------|----------------------|----------------------|
| Boca Grande   | 12:08 a.m. 5:42 a.m. | 12:05 p.m. 6:18 p.m. |
| Cedar Key     | 1:08 a.m. 7:15 a.m.  | 1:16 p.m. 7:46 p.m.  |
| Crystal River | 3:41 a.m. 10:14 a.m. | 3:50 p.m. 10:38 p.m. |
| Daytona Beach | 6:59 a.m. 12:53 a.m. | 7:19 p.m. 1:06 p.m.  |
| Homosassa Bay | 5:14 a.m. 11:33 a.m. | 5:06 p.m. none       |
| Ponce Inlet   | 7:47 a.m. 1:51 a.m.  | 8:17 p.m. 2:08 p.m.  |
| St. Augustine | 7:35 a.m. 1:36 a.m.  | 7:55 p.m. 1:49 p.m.  |
| Withlacoochee | 1:15 a.m. 8:10 a.m.  | 1:23 p.m. 8:41 p.m.  |

COASTAL CONDITIONS

Savannah to St. Augustine: Wind east 7-14 knots today. Seas 3-6 feet. Inland waterways a light chop. Visibility under 2 miles in a thunderstorm.

St. Augustine to Jupiter Inlet: Wind east at 8-16 knots today. Seas 4-8 feet. Inland waterways a light chop. Visibility under a mile in showers and thunderstorms.

Tarpon Springs to Apalachicola: Wind east 4-8 knots today. Seas 1-2 feet. Inland waterways mostly smooth. Visibility under 2 miles in a thunderstorm.

SOLUNAR TABLES

The solunar period indicates peak feeding times for fish and game.

| Day   | Major | Minor | Major | Minor |
|-------|-------|-------|-------|-------|
| Today | 10:30 | 4:20  | 10:52 | 4:41  |
| Fri.  | 11:10 | 4:59  | 11:32 | 5:21  |
| Sat.  | 11:53 | 5:41  | ---   | 6:04  |

AIRPORT REPORT

ATLANTA: Partly sunny. High 85, Low 67

CHARLOTTE: Very warm with clouds and sun. High 85, Low 62

JACKSONVILLE: An afternoon thunderstorm. High 81, Low 67

MIAMI: Showers and a heavier t-storm. High 83, Low 75

ORLANDO: Showers and a heavier t-storm. High 83, Low 70

TAMPA: Showers and a heavier t-storm. High 86, Low 72

TODAY'S FIRE RISK

LOW MODERATE HIGH EXTREME

SOURCE: U.S. Forest Service

NATION & WORLD

| U.S. CITIES    | Today    | Tomorrow |
|----------------|----------|----------|
| Albany         | 67/49/c  | 64/51/r  |
| Albuquerque    | 75/49/s  | 74/49/s  |
| Allentown      | 82/54/t  | 71/57/t  |
| Anchorage      | 51/40/r  | 49/38/c  |
| Asheville      | 81/57/c  | 81/57/c  |
| Atlanta        | 85/67/c  | 85/68/c  |
| Bismarck       | 60/37/c  | 67/39/c  |
| Boise          | 65/41/s  | 71/46/s  |
| Boston         | 49/44/r  | 53/49/sh |
| Buffalo        | 60/49/c  | 60/45/r  |
| Burlington, VT | 54/45/r  | 59/47/r  |
| Casper         | 54/27/s  | 59/32/s  |
| Charleston, SC | 84/65/c  | 82/65/t  |
| Charleston, WV | 83/60/t  | 79/58/t  |
| Charlotte      | 85/62/c  | 83/64/c  |
| Chicago        | 52/42/r  | 58/41/c  |
| Cincinnati     | 78/61/t  | 74/54/t  |
| Cleveland      | 71/58/sh | 61/47/sh |
| Columbia       | 87/64/c  | 84/64/t  |
| Columbus, OH   | 79/60/t  | 71/51/t  |
| Concord        | 49/38/r  | 53/44/r  |
| Dallas         | 79/65/t  | 75/61/r  |
| Dayton         | 79/60/t  | 68/52/sh |
| Denver         | 60/37/c  | 66/38/s  |
| Des Moines     | 64/42/c  | 61/42/c  |
| Detroit        | 67/53/r  | 61/44/c  |
| Duluth         | 52/34/c  | 56/39/c  |
| El Paso        | 86/64/s  | 88/61/s  |
| Evansville     | 77/62/t  | 76/59/r  |
| Fairbanks      | 56/33/s  | 42/28/sn |
| Fargo          | 56/41/c  | 63/43/c  |
| Flagstaff      | 64/31/s  | 67/32/s  |
| Grand Rapids   | 62/46/r  | 62/43/c  |
| Great Falls    | 53/35/c  | 64/33/c  |
| Greensboro     | 84/61/c  | 82/63/c  |
| Hartford       | 65/46/r  | 58/52/r  |
| Helena         | 57/35/c  | 67/41/c  |
| Honolulu       | 84/66/sh | 82/70/sh |
| Houston        | 86/72/c  | 84/70/t  |
| Indianapolis   | 72/55/t  | 67/53/sh |
| Jackson, MS    | 87/65/c  | 85/67/c  |
| Kansas City    | 61/47/c  | 59/44/c  |
| Las Vegas      | 83/62/s  | 87/65/s  |
| Little Rock    | 74/62/t  | 76/63/t  |
| Los Angeles    | 73/55/c  | 74/55/c  |
| Louisville     | 81/65/t  | 79/61/t  |
| Lubbock        | 67/52/c  | 68/51/r  |
| Madison        | 58/42/r  | 59/37/c  |
| Memphis        | 83/66/t  | 80/66/t  |
| Midland        | 81/60/c  | 81/58/r  |
| Milwaukee      | 48/41/r  | 53/39/c  |
| Minneapolis    | 57/41/c  | 64/48/c  |
| Nashville      | 85/65/c  | 83/62/c  |
| New Orleans    | 85/70/c  | 85/72/c  |
| New York       | 73/50/c  | 59/56/t  |
| Norfolk        | 87/64/c  | 85/66/c  |
| Oklahoma City  | 64/54/t  | 65/54/c  |
| Omaha          | 64/45/c  | 66/45/c  |

IN THE SKIES

An hour after sunset, Leo the Lion is high overhead, formed by a backward question mark followed by a small triangle. With binoculars, look about 15 degrees east of Leo for a delicate splash of faint stars called the Coma star cluster. Best on moonless nights like tonight!

SOURCE: Morrison Planetarium, California Academy of Sciences

THURSDAY, May 2

Forecasts and graphics provided by AccuWeather, Inc. ©2019

Shows T-storms Rain Flurries Snow Ice Cold Front Warm Front Stationary

YESTERDAY'S U.S. EXTREMES FOR THE 48 CONTIGUOUS STATES

High: Zapata, TX at 99° Low: Lake Yellowstone, WY at 3°

KEY: W-weather, s-sunny, pc-partly cloudy, c-cloudy, sh-showers, t-thunderstorms, r-rain, sf-snow flurries, sn-snow, i-ice.

| City           | Today    | Tomorrow |
|----------------|----------|----------|
| Philadelphia   | 84/58/t  | 79/61/c  |
| Phoenix        | 90/67/s  | 93/68/s  |
| Pittsburgh     | 78/61/t  | 73/54/t  |
| Portland, ME   | 45/39/r  | 48/42/r  |
| Portland, OR   | 66/45/c  | 70/48/s  |
| Providence     | 57/44/r  | 55/51/sh |
| Raleigh        | 85/61/c  | 82/64/c  |
| Rapid City     | 61/34/s  | 63/38/c  |
| Reno           | 73/43/s  | 77/46/s  |
| Richmond       | 89/64/c  | 87/66/c  |
| Sacramento     | 81/50/s  | 83/49/c  |
| St. Louis      | 69/54/t  | 68/53/c  |
| Salt Lake City | 63/44/c  | 68/47/s  |
| San Antonio    | 85/69/t  | 80/64/t  |
| San Diego      | 69/58/c  | 70/58/c  |
| San Francisco  | 68/48/c  | 68/49/c  |
| Santa Fe       | 70/40/s  | 70/42/s  |
| St. Ste. Marie | 43/33/sh | 49/32/c  |
| Seattle        | 60/46/c  | 63/47/c  |
| Shreveport     | 80/66/t  | 79/64/t  |
| Sioux Falls    | 59/40/c  | 66/43/c  |
| Spokane        | 61/39/c  | 65/44/c  |
| Syracuse       | 62/49/c  | 68/47/r  |
| Topeka         | 63/48/c  | 61/44/c  |
| Tucson         | 88/60/s  | 89/60/s  |
| Tulsa          | 67/57/t  | 69/55/r  |
| Wash., DC      | 87/68/c  | 85/67/c  |
| Wichita        | 64/51/c  | 66/47/c  |
| Wilkes-Barre   | 78/57/t  | 70/55/t  |
| Wilmington, NC | 82/67/c  | 81/66/c  |

CANADA

| City      | Today   | Tomorrow |
|-----------|---------|----------|
| Calgary   | 48/34/c | 46/30/c  |
| Edmonton  | 48/30/c | 42/25/c  |
| Halifax   | 52/35/c | 52/37/c  |
| Ottawa    | 50/41/c | 51/38/r  |
| Quebec    | 50/37/c | 49/42/r  |
| Regina    | 58/28/c | 54/26/c  |
| Toronto   | 53/43/c | 56/42/sh |
| Vancouver | 59/44/c | 58/43/c  |
| Winnipeg  | 56/38/c | 59/36/sh |

CARIBBEAN

| City       | Today   | Tomorrow |
|------------|---------|----------|
| Barbados   | 87/79/s | 87/79/c  |
| Bridgetown | 87/79/s | 87/79/c  |
| Curacao    | 88/79/c | 88/80/c  |
| Freeport   | 83/73/t | 86/72/c  |
| Havana     | 91/65/c | 92/68/c  |
| Kingston   | 88/78/c | 88/77/c  |
| St. Thomas | 86/76/s | 87/77/s  |
| San Juan   | 86/75/s | 86/76/s  |

WORLD

| City           | Today    | Tomorrow |
|----------------|----------|----------|
| Acapulco       | 88/75/c  | 87/74/c  |
| Asuncion       | 90/72/s  | 86/72/c  |
| Bahgdad        | 98/72/s  | 97/67/c  |
| Bangkok        | 102/82/s | 101/82/c |
| Beijing        | 87/56/c  | 85/61/c  |
| Berlin         | 61/43/c  | 55/38/c  |
| Buenos Aires   | 77/57/c  | 75/55/s  |
| Cairo          | 94/65/c  | 86/61/s  |
| Cape Town      | 67/55/c  | 65/53/c  |
| Caracas        | 86/76/c  | 84/76/c  |
| Dublin         | 56/40/sh | 51/36/c  |
| Jerusalem      | 80/60/c  | 72/52/s  |
| Kabul          | 72/46/c  | 75/47/c  |
| Lima           | 74/66/c  | 74/66/c  |
| London         | 61/43/sh | 57/38/sh |
| Madrid         | 75/48/s  | 73/45/s  |
| Manila         | 95/82/s  | 96/82/s  |
| Mexico City    | 81/57/c  | 82/58/c  |
| Moscow         | 54/48/r  | 55/40/c  |
| Nairobi        | 80/59/c  | 79/63/c  |
| New Delhi      | 101/78/c | 100/77/c |
| Paris          | 58/45/c  | 61/43/c  |
| Quito          | 72/54/c  | 70/51/sh |
| Rio de Janeiro | 89/77/c  | 91/77/c  |
| Rome           | 66/52/c  | 65/52/c  |
| Seoul          | 74/46/c  | 75/47/s  |
| Singapore      | 90/81/t  | 91/79/t  |
| Sydney         | 80/68/c  | 74/59/r  |
| Tokyo          | 68/58/sh | 71/59/c  |

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on May 14, 2019 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 engineers-surveyors-planners, inc., applicant and agent, for The Laser Investment Group, LLC, property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) from Commercial Intensive (CI) (±10.00 acres), Light and Warehouse Industrial (ILW) (±45.42 acres), and Industrial Services and Manufacturing (MP)(Alachua County) (±26.98 acres) to Corporate Park (CP) on a ±82.40 acre subject property; located at 13025 NW US Highway 441; consisting of Tax Parcel Numbers 05962-002-000, 05855-005-000 and a portion of 05855-004-000.

Prepared by City of Alachua Planning and Community Development Department, February 2019

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.

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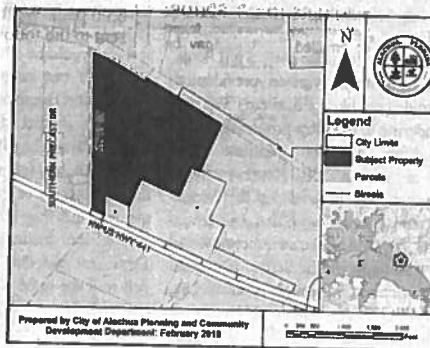




# City of ALACHUA

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(Published: Alachua County Today - May 02, 2019)



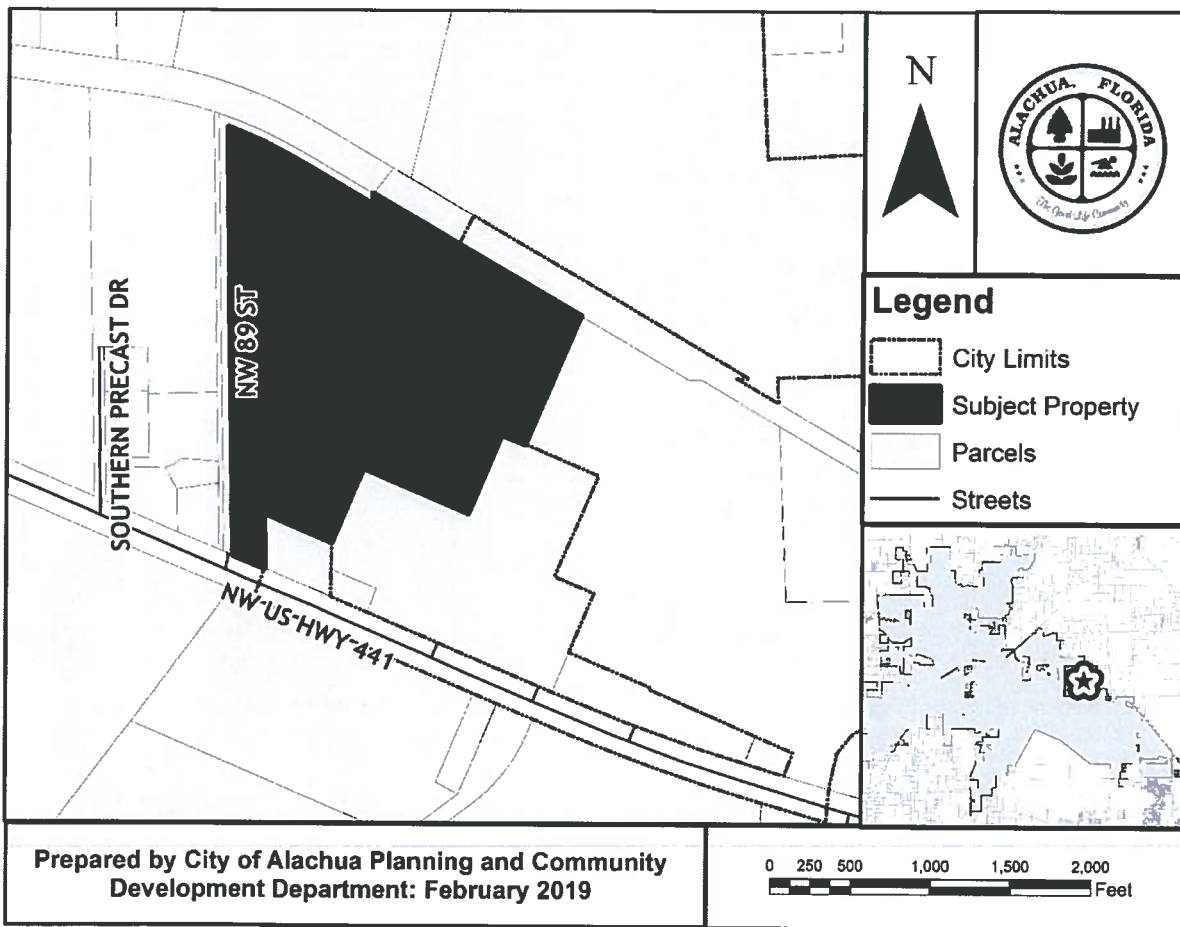
City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

Mailed 4/29/2019  
(KC)

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





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05961-000-000  
HIGHWAY 441 HOLDINGS LLC  
100 AMBERWOOD COURT  
LONGWOOD, FL 3277905855-002-000  
TOM R & ASSOCIATES LLC  
11 SE 2<sup>ND</sup> AVE  
GAINESVILLE, FL 3260105961-002-003  
DESIGN CABINET & FURNITURE INC  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-0854805961-002-004  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-854805961-002-006  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 3261505857-001-001  
LOWE MICHAEL S TRUSTEE  
13929 NW 89<sup>TH</sup> ST  
ALACHUA, FL 3261505857-002-000  
F & R HOLDINGS OF GAINESVILLE  
13929 NW 89<sup>TH</sup> ST  
ALACHUA, FL 3261505949-005-002  
HIPP INVESTMENTS LLC  
14610 NW 129<sup>TH</sup> TER  
ALACHUA, FL 3261505963-000-000  
WERSHOW, J F  
204 SE 1<sup>ST</sup> ST  
GAINESVILLE, FL 3260105857-002-001  
F & R HOLDINGS OF GAINESVILLE  
220 NW 122<sup>ND</sup> ST  
GAINESVILLE, FL 32607-110705949-005-000  
PINKOSON & PINKOSON & UPSHAW  
2820 NW 38<sup>TH</sup> DR  
GAINESVILLE, FL 32605-268005949-005-001  
PINKOSON & PINKOSON & UPSHAW  
2820 NW 38<sup>TH</sup> DR  
GAINESVILLE, FL 32605-268005962-001-000  
SPERRING & SPERRING SR, TRUSTE  
2928 NW 22<sup>ND</sup> ST  
GAINESVILLE, FL 3260505855-000-000  
LITHIUM NICKEL ASSET HOLDING  
3 EXPRESSWAY PLAZA  
ROSLYN HEIGHTS, NY 1157705962-002-000  
LAER INVESTMENT GROUP LLC (THE)  
3201 SW 42<sup>ND</sup> ST STE 2  
GAINESVILLE, FL 3260805857-001-000  
F & R HOLDINGS OF GAINESVILLE  
50 PARTRIDGE WAY  
SHELburne, VT 0548292060-517-900  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPT. J-910  
JACKSONVILLE, FL 32202-442305949-001-000  
DUKE ENERGY FLORIDA INC  
550 S TRYON ST TAX DEPT – DEC41B  
CHARLOTTE, NC 2820205855-004-000  
PHOENIX COMMERCIAL PARK LLP  
PO BOX 1000  
ALACHUA, FL 3261605855-005-000  
PHOENIX COMMERCIAL PARK LLLP  
PO BOX 1000  
ALACHUA, FL 3261605949-000-000  
U OF F FOUNDATION INC  
PO BOX 14425  
GAINESVILLE, FL 32604-242505961-002-000  
TRIPLE L LLC  
PO BOX 641  
CANAL FULTON, OH 44164

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 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  
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Linda Dixon, AICP  
 Assistant Director Planning  
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Craig Parenteau  
 FL Department of Environmental  
 Protection  
 4801 Camp Ranch Road

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

Lynn Coullias  
 7406 NW 126th Ave  
 Alachua, FL 32615

Lynda Coon  
 7216 NW 126 Avenue  
 Alachua, FL 32615

Tamara Robbins  
 PO Box 2317  
 Alachua, FL 32616

Michele L. Lieberman  
 Interim County Manager  
 12 SE 1st Street  
 Gainesville, FL 32601

Bonnie Flynn  
 16801 NW 166th Drive  
 Alachua, FL 32615

## AFFIDAVIT FOR POSTED LAND USE SIGN

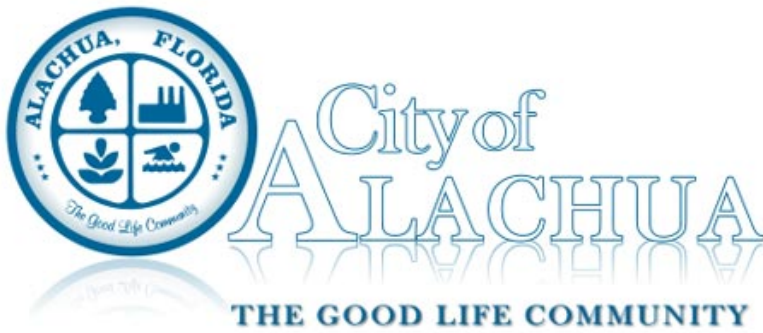
I Melissa Watson, POSTED THE LAND USE  
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(Name) (Date) (State type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson  
(Signature)

3  
(Number of signs)



## Board/Committee Agenda Item

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**MEETING DATE:** 5/14/2019

**SUBJECT:** Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Hodor & Southwell, Hodor Farms, LLC, Howard Hodor Trustee, and H&S Holdings, Inc., for consideration of the rezoning of the subject property from Agricultural ("A") (Alachua County) to Agricultural ("A") on a ±199 acre subject property. Consisting of Parcel Numbers 04043-000-000, 04044-000-000, 04049-000-000, 04049-004-000, 04049-004-001, 04049-004-002, 04049-007-000, and 04051-000-000 (Quasi-Judicial Hearing).

**PREPARED BY:** Justin Tabor, AICP

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for Hodor Farms 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 for Hodor Farms 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.*

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### 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 Engineers – Surveyors – Planners, Inc., applicant and agent for Hodor & Southwell, Hodor Farms, LLC, Howard Hodor Trustee, and H&S Holdings, Inc., property owners, for the consideration of the rezoning of the subject property from Alachua County Agriculture (A [County]) to City of Alachua Agriculture (A).

The subject property is comprised of two tracts, each approximately 100 acres in size, located east of County Road 241 (NW 143rd Street). The northern tract is located east of County Road 241, between the intersection of County Road 241 and NW 78th Avenue and the intersection of County Road 241 and NW 94th Avenue, and is south of NW 88th Place. The southern tract is located north of the intersection of County Road 241 and Millhopper Road. The two tracts primarily consist of timberland with an existing single family dwelling and pasture lands located on the northern tract. The existing single family dwelling and pasture lands are located proximate to County Road 241. See Map 3., Vicinity Map, below.

The property was annexed into the City of Alachua in 1999. A City of Alachua Future Land Use Map (FLUM) Designation was applied to the property in 2004, however, the property has retained its Alachua County zoning since this time. The property owner seeks to rezone the subject property to permit the development of a single family dwelling on one of the parcels and to apply a City of Alachua zoning to the property, consistent with the existing FLUM Designation.

The general purpose of the Agriculture zone district is established and described in Section 3.3 of the City's Land Development Regulations (LDRs):



3.3.1 *General purposes.* The A district is established and intended to:

(A) *Support agriculture and agriculture supportive uses.* Support the primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district;

(B) *Ensure residential development consistent with rural and agricultural character.* Ensure that residential development is consistent with the rural and agricultural character of the district, by requiring either low-density residential development or encouraging residential cluster development, and subdivisions that are harmonious with the rural economy and agricultural uses; and

(C) *Consistent with Comprehensive Plan.* Be consistent with the areas designated as agriculture on the Comprehensive Plan.

3.3.2 *Specific purposes.* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)

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**ATTACHMENTS:**

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Draft Ordinance
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for 05/14/19 PZB Hearing



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

May 14, 2019

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>            | A request to amend the Official Zoning Atlas from Alachua County Agriculture (A [County]) to City of Alachua Agriculture (A)                                                                                                                                                                                                                                                                                                                                             |
| <b>APPLICANT/AGENT:</b>    | Clay Sweger, AICP, LEED AP<br>EDA Engineers – Surveyors – Planners, Inc.                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>PROPERTY OWNER:</b>     | Hodor & Southwell; Hodor Farms, LLC;<br>Howard Hodor Trustee; H&S Holdings, Inc.                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>LOCATION:</b>           | 13303 NW 88 <sup>th</sup> Place; 7001 NW 143 <sup>rd</sup> Street;<br>8615 NW 143 <sup>rd</sup> Street                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PARCEL ID NUMBER:</b>   | 04043-000-000; 04044-000-000; 04049-000-000;<br>04049-004-000; 04049-004-001; 04049-004-002;<br>04049-007-000; and 04051-000-000                                                                                                                                                                                                                                                                                                                                         |
| <b>ACREAGE:</b>            | ±199 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>PROJECT PLANNER:</b>    | Justin Tabor, AICP                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>RECOMMENDATION:</b>     | Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for Hodor Farms to the City Commission with a recommendation to approve.                                                                                                                                                                                                                                                                             |
| <b>RECOMMENDED MOTION:</b> | <i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for Hodor Farms 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.</i> |

## 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 Engineers – Surveyors – Planners, Inc., applicant and agent for Hodor & Southwell, Hodor Farms, LLC, Howard Hodor Trustee, and H&S Holdings, Inc., property owners, for the consideration of the rezoning of the subject property from Alachua County Agriculture (A [County]) to City of Alachua Agriculture (A).

The subject property is comprised of two tracts, each approximately 100 acres in size, located east of County Road 241 (NW 143<sup>rd</sup> Street). The northern tract is located east of County Road 241, between the intersection of County Road 241 and NW 78<sup>th</sup> Avenue and the intersection of County Road 241 and NW 94<sup>th</sup> Avenue, and is south of NW 88<sup>th</sup> Place. The southern tract is located north of the intersection of County Road 241 and Millhopper Road. The two tracts primarily consist of timberland with an existing single family dwelling and pasture lands located on the northern tract. The existing single family dwelling and pasture lands are located proximate to County Road 241. See Map 3., Vicinity Map, below.

The property was annexed into the City of Alachua in 1999. A City of Alachua Future Land Use Map (FLUM) Designation was applied to the property in 2004, however, the property has retained its Alachua County zoning since this time. The property owner seeks to rezone the subject property to permit the development of a single family dwelling on one of the parcels and to apply a City of Alachua zoning to the property, consistent with the existing FLUM Designation.

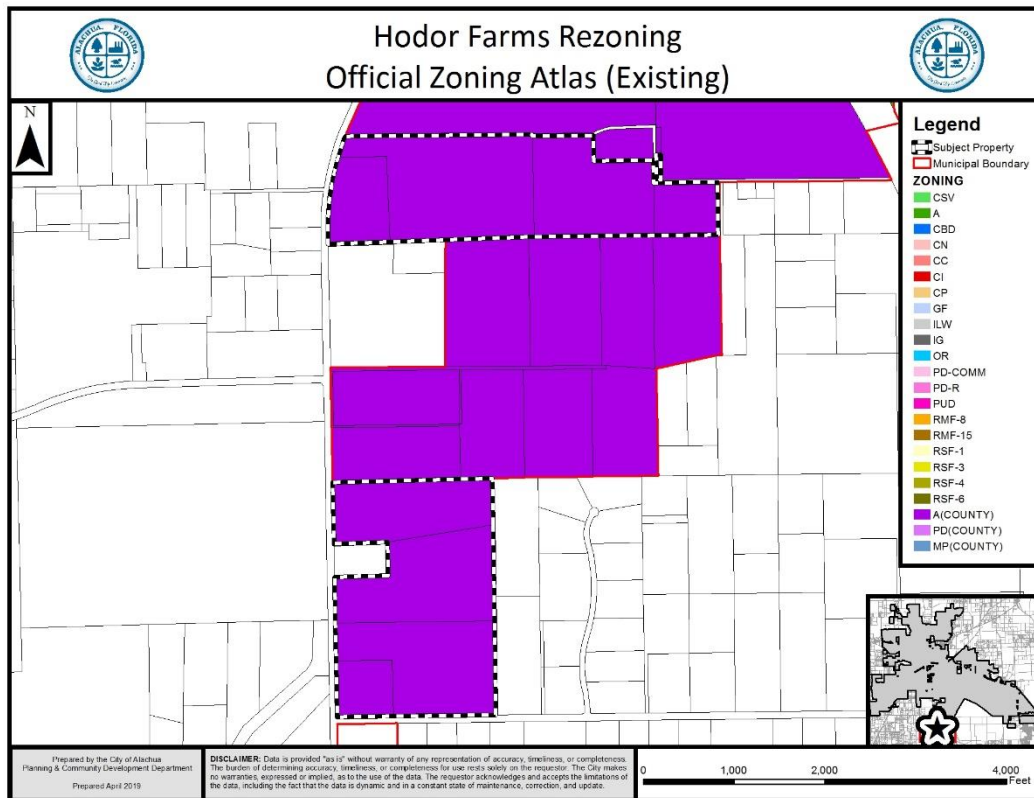
The general purpose of the Agriculture zone district is established and described in Section 3.3 of the City's Land Development Regulations (LDRs):

3.3.1 *General purposes.* The A district is established and intended to:

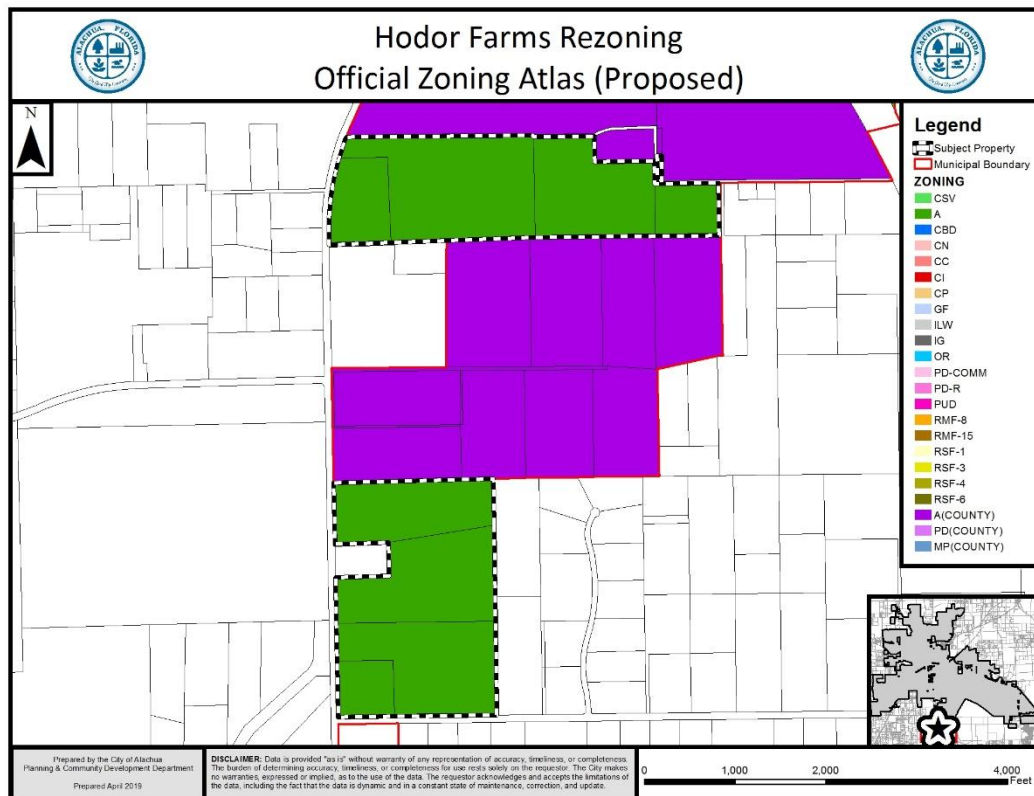
- (A) *Support agriculture and agriculture supportive uses.* Support the primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district;
- (B) *Ensure residential development consistent with rural and agricultural character.* Ensure that residential development is consistent with the rural and agricultural character of the district, by requiring either low-density residential development or encouraging residential cluster development, and subdivisions that are harmonious with the rural economy and agricultural uses; and
- (C) *Consistent with Comprehensive Plan.* Be consistent with the areas designated as agriculture on the Comprehensive Plan.

3.3.2 *Specific purposes.* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)

**Map 1. Existing Official Zoning Atlas with Subject Property**



**Map 2. Proposed Official Zoning Atlas with Subject Property**





## EXISTING USES

The two tracts primarily consist of timberland with an existing single family dwelling and pasture lands located on the northern tract. The existing single family dwelling and pasture lands are located proximate to County Road 241.

## 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                                                                                                          |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning District:</b>    | Alachua County Agricultural<br>(A [County])                                                                                      | City of Alachua Agricultural<br>(A)                                                                                               |
| <b>Max. Gross Density:</b> | 0.2 dwellings/acre<br><i>Maximum 39 dwelling units on the<br/>subject property</i>                                               | 0.2 dwellings/acre<br><i>Maximum 39 dwelling units on the<br/>subject property</i>                                                |
| <b>Floor Area Ratio:</b>   | N/A                                                                                                                              | N/A                                                                                                                               |
| <b>Permitted Uses:</b>     | Agriculture, animal husbandry,<br>agricultural support and services,<br>animal sales and care; single<br>family residential uses | Agriculture, animal husbandry,<br>agricultural support and services,<br>animal sales and care; single<br>family residential units |

## SURROUNDING USES

The subject property is located in an area primarily consisting of rural residential and agricultural uses.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Tables 1 and 2. Map 3 provides an overview of the vicinity of the subject property.

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

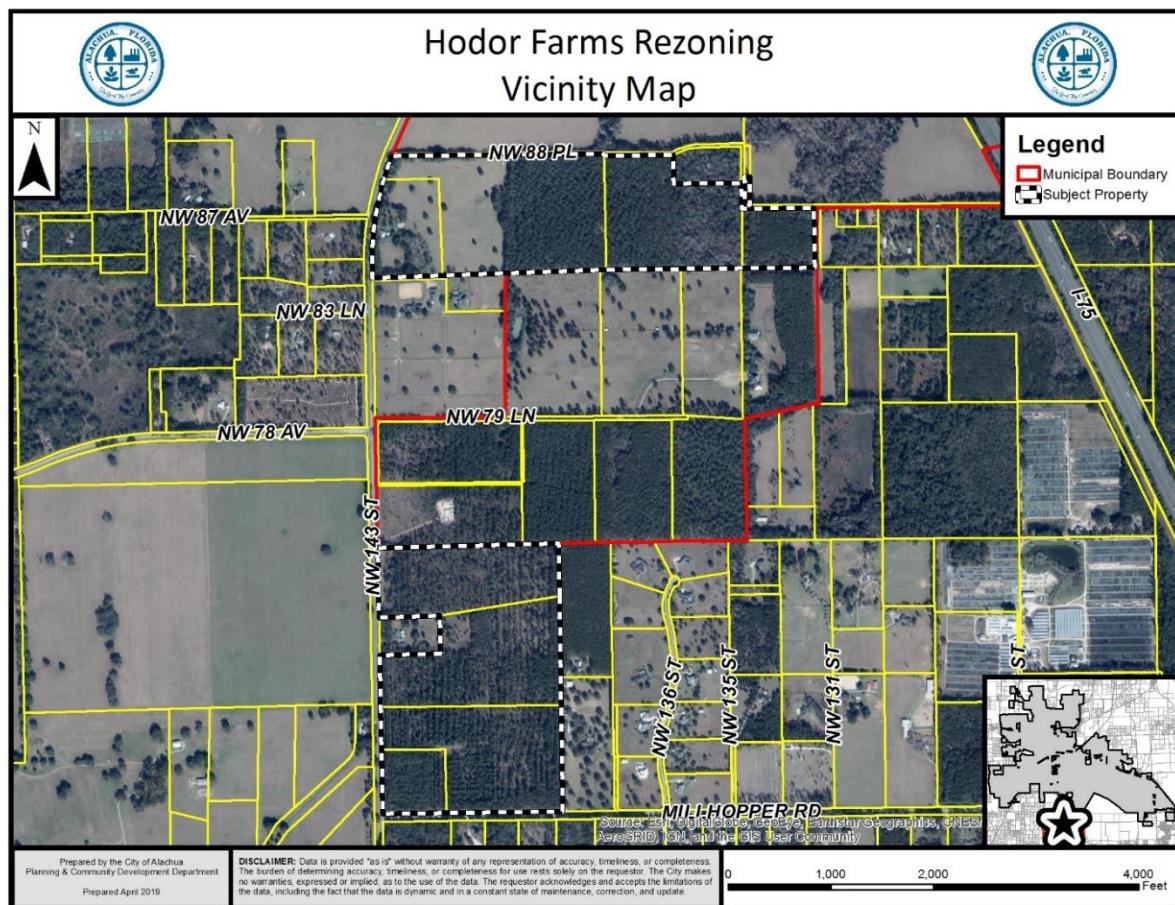
**Table 1. Surrounding Land Uses (Northern Tract)**

| Direction | Existing Use(s)                               | FLUM Designation(s)                  | Zoning District(s)                   |
|-----------|-----------------------------------------------|--------------------------------------|--------------------------------------|
| North     | Agricultural Lands                            | Rural / Agriculture (Alachua County) | Rural / Agriculture (Alachua County) |
| South     | Agricultural Lands                            | Rural / Agriculture (Alachua County) | Rural / Agriculture (Alachua County) |
| West      | Single Family Residential; Agricultural Lands | Rural / Agriculture (Alachua County) | Rural / Agriculture (Alachua County) |
| East      | Single Family Residential; Agricultural Lands | Rural / Agriculture (Alachua County) | Rural / Agriculture (Alachua County) |

**Table 2. Surrounding Land Uses (Southern Tract)**

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

**Map 3. Vicinity Map**



## NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on April 15, 2019, at First Baptist Church of Gainesville, located at 14105 NW 39<sup>th</sup> Avenue, Gainesville, FL 32606, to educate the owners of nearby land and any other interested members of the public about the application. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural (Alachua County) to City of Alachua Agricultural (A). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

**Table 3. Subject Property & Consistency with FLUM Designation**

| Parcel No.    | Acreage | Existing FLUM | Proposed Zoning Designation | Consistent                          |
|---------------|---------|---------------|-----------------------------|-------------------------------------|
| 04043-000-000 | 29.97   | Agriculture   | Agricultural (A)            | <input checked="" type="checkbox"/> |
| 04044-000-000 | 9.36    | Agriculture   | Agricultural (A)            | <input checked="" type="checkbox"/> |
| 04049-000-000 | 13.83   | Agriculture   | Agricultural (A)            | <input checked="" type="checkbox"/> |
| 04049-004-000 | 25.08   | Agriculture   | Agricultural (A)            | <input checked="" type="checkbox"/> |
| 04049-004-001 | 32.94   | Agriculture   | Agricultural (A)            | <input checked="" type="checkbox"/> |
| 04049-004-002 | 32.94   | Agriculture   | Agricultural (A)            | <input checked="" type="checkbox"/> |
| 04049-007-000 | 44.88   | Agriculture   | Agricultural (A)            | <input checked="" type="checkbox"/> |
| 04051-000-000 | 8.82    | Agriculture   | Agricultural (A)            | <input checked="" type="checkbox"/> |

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

## **Future Land Use Element**

### **GOAL 1: Future Land Use Map 2025:**

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

### **Objective 1.1: Agricluture**

The City of Alachua 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: Residential uses within the 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, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

**Policy 1.1.b:** Supporting community services, such as schools, houses of worship, parks and community centers.

**Policy 1.1.c:** Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;



13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

***Analysis of Consistency with Objective 1.1 and Policies 1.1.a – 1.1.d:*** The proposed amendment would not result in an increase the maximum permitted density of the subject property.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

***Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e:*** The subject property has historically been used for agricultural and silvicultural purposes. A separate analysis of the environmental conditions can be found below in this report.

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

***Analysis of Consistency with Objective 5.2:*** Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place.

**GOAL 9: Water and Wastewater Service:**

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

Policy 9.2:       Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

***Analysis of Consistency with Goal 9 and Policy 9.2:*** Potable water is not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

## **Housing Element**

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

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

## **Recreation Element**

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

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

## **Transportation Element**

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

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

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured

as required for construction of the infrastructure along public utility easements and right of ways.

***Analysis of Consistency with Policy 1.2.a:*** The subject property is not located within the wastewater service area.

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

| <u>FACILITY TYPE</u> | <u>LEVEL OF SERVICE STANDARD</u> |
|----------------------|----------------------------------|
| Solid Waste Landfill | .73 tons per capita per year     |

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

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

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

***Analysis of Consistency with Policy 4.1.b:*** The subject property is not located within the potable water service area.

## **Conservation and Open Space Element**

### **OBJECTIVE 1.3: Listed Species**

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

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.



Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

***Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:*** An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

## ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

### **Wetlands**

According to data published by the Suwannee River Water Management District (SRWMD), there is one small potential wetland located on the northern tract (see Map 4).

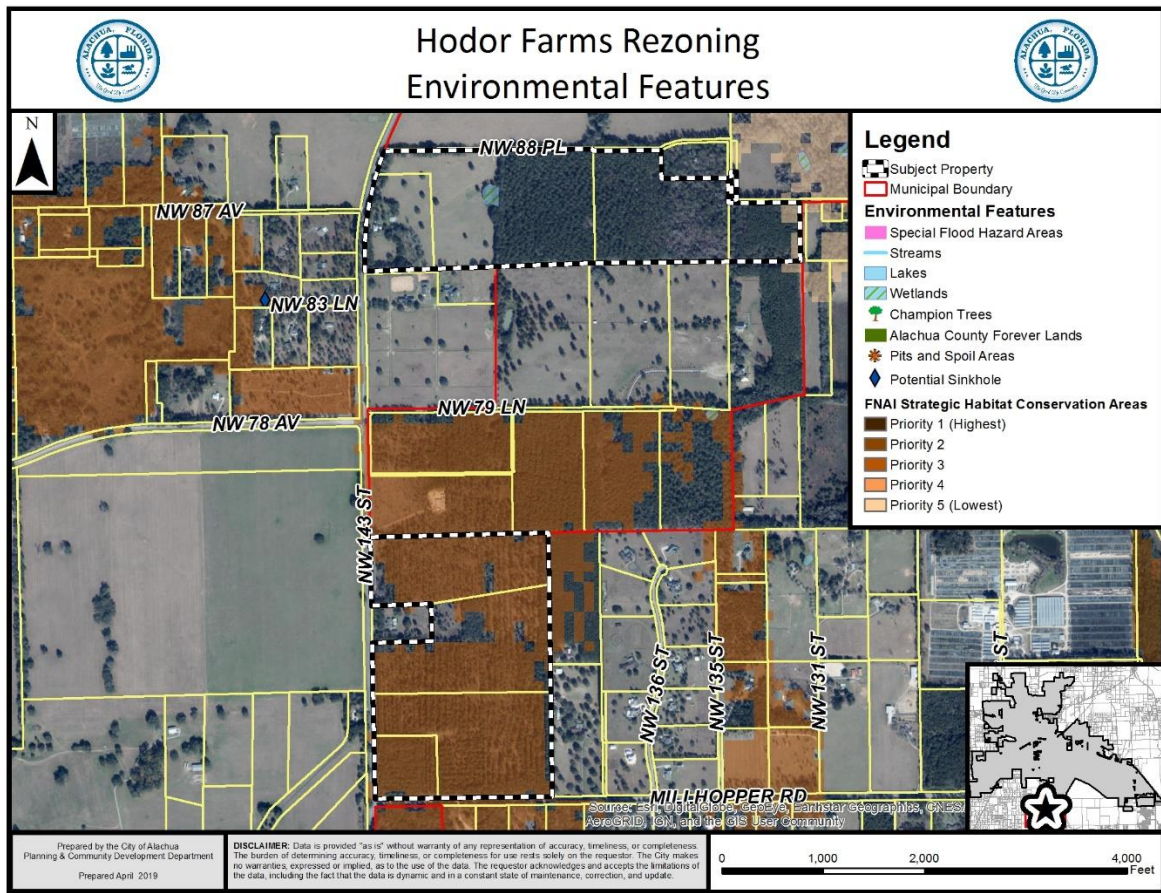
**Evaluation:** If the SRWMD wetland data is confirmed, or if any other wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands.

### **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.

## Map 4. Environmental Features



## Regulated Plant & Animal Species

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

**Evaluation:** The southern tract contains lands identified as "Priority 3" in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. 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 11 soil types found on the subject property:

*Arredondo Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

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

*Bivans Sand (2% - 5% slopes)*

Hydrologic Group: C/D

This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

*Bivans Sand (5% - 8% slopes)*

Hydrologic Soil Group: D

This soil type is poorly drained on short breaking slopes and along hillsides of the uplands. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

*Blichton Sand (2% – 5% slopes)*

Hydrologic Soil Group: D

This soil type is poorly drained. Permeability is rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

*Bonneau Fine Sand (2-5% slopes)*

Hydrologic Soil Group: A

This soil type is moderately well drained with slow surface runoff. This soil type is moderately rapid in the surface and subsurface layers, moderately slow to moderate

in the upper part of the subsoil, and very slow to slow in the lower part. This soil poses only slight limitations for dwellings 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.

*Lochloosa Fine Sand (2% – 5% slopes)*

Hydrologic Soil Group: C

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

*Millhopper Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

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

*Norfolk Loamy Fine Sand (2% – 5% slopes)*

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

*Norfolk Loamy Fine Sand (5% – 8% slopes)*

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid at the surface and subsurface layers. This soil type poses moderate limitations as sites for small commercial buildings because of the slope.

*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:** While some soil types pose limitations for urban uses, including dwellings, the proposed rezoning would not increase the permitted density or number of dwellings which could be developed on the subject property. Additionally, minimum density permitted by the Agricultural zoning district is 0.20 units per acre [one (1) unit per five (5) acres], and therefore would result in minimal development.



## **Flood Potential**

Panel 0280D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

## **Karst-Sensitive Features**

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

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

## **Wellfield Protection Zone**

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

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

## **Historic Structures and Markers**

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

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

# 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 proposed amendment would permit agricultural and limited residential uses in a predominately agricultural/ rural area.

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

**Evaluation and Findings:** The proposed amendment would permit agricultural uses and low density single family residential uses in areas located adjacent to existing agricultural uses and low density single family residential uses.

- (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 subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the underlying Future Land Use Map (“FLUM”) Designation.

- (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 proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (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 proposed amendment would permit agricultural uses and low density single family residential uses adjacent to existing agricultural uses and low density single family residential 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 Statutes, 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.” It is staff’s opinion 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 proposed amendment to the will not result in creation of isolated zoning districts. The proposed application will place Agricultural (“A”) lands adjacent to existing lands with similar zoning designations. Therefore, this amendment will not result in the creation of isolated zoning districts.

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

**Evaluation and Findings:** The subject property is not located within the City of Alachua’s utility service area and development would not be required to connect to

public water and wastewater infrastructure. The proposed amendment would not result in any adverse impacts to roads, parks, or solid waste facilities.

- (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.

## PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix. The proposed amendment would result in no net change in development potential.

|                            | Existing Zoning District | Proposed Zoning District |
|----------------------------|--------------------------|--------------------------|
| <b>Zoning District:</b>    | Agricultural (County)    | Agricultural             |
| <b>Max. Gross Density:</b> | 0.2 dwelling units/acre  | 0.2 dwelling units/acre  |
| <b>Floor Area Ratio:</b>   | N/A                      | N/A                      |
| <b>Maximum Density:</b>    | 39 dwelling units        | 39 dwelling units        |
| <b>Maximum Intensity:</b>  | N/A                      | N/A                      |

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

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



**Table 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2, 3</sup> | Segment Description                                   | Lanes | Functional Classification | Area Type | LOS |
|--------------------------------|-------------------------------------------------------|-------|---------------------------|-----------|-----|
| N/A                            | County Road 241<br>(from South City Limits to CR 235) | 2U    | Major Collector           | Urban     | D   |

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

**Table 5. Potential Trip Generation<sup>1</sup>**

| Land Use                                                 | AADT (Enter/Exit)  | AM Peak Hour (Enter/Exit) | PM Peak Hour (Enter/Exit) |
|----------------------------------------------------------|--------------------|---------------------------|---------------------------|
| Single-Family Residential <sup>2</sup><br>(ITE Code 210) | 368<br>(184 / 184) | 30<br>(8 / 22)            | 39<br>(25 / 14)           |

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formula: ITE Code 210: AADT – 9.44 trips per dwelling x 39 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 39 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 39 dwellings (64% entering/36% exiting).

**Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

| Traffic System Category                                                    | County Road 241<br>(from South City Limits to CR 235) <sup>1</sup> |
|----------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>Average Annual Daily Trips</b>                                          |                                                                    |
| Maximum Service Volume <sup>2</sup>                                        | 20,880                                                             |
| Existing Traffic <sup>3</sup>                                              | 8,710                                                              |
| Reserved Trips <sup>4</sup>                                                | 9                                                                  |
| Available Capacity <sup>4</sup>                                            | 12,161                                                             |
| Maximum AADT Generated by Amendment                                        | 368                                                                |
| <b>Residual Capacity After Potential Development's Impacts<sup>5</sup></b> | <b>11,793</b>                                                      |

<sup>1</sup> 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.  
<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.  
<sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.  
<sup>4</sup> Source: City of Alachua May 2019 Development Monitoring Report.  
<sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

**Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

| Traffic System Category                                                    | County Road 241<br>(from South City Limits to CR 235) <sup>1</sup> |
|----------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>PM Peak Hour Trips</b>                                                  |                                                                    |
| Maximum Service Volume <sup>2</sup>                                        | 1,881                                                              |
| Existing Traffic <sup>3</sup>                                              | 827                                                                |
| Reserved Trips <sup>4</sup>                                                | 1                                                                  |
| Available Capacity <sup>4</sup>                                            | 1,053                                                              |
| Maximum PM Peak Hour Trips Generated by Amendment                          | 39                                                                 |
| <b>Residual Capacity After Potential Development's Impacts<sup>5</sup></b> | <b>1,014</b>                                                       |

<sup>1</sup> 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.  
<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.  
<sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.  
<sup>4</sup> Source: City of Alachua May 2019 Development Monitoring Report.  
<sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

**Evaluation:** As shown in Table 5, the proposed amendment would result in a potential demand of 368 AADT and 39 PM Peak Hour trips on County Road 241. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segment, and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s transportation system will be reevaluated at the preliminary plat review stage.

## **Potable Water Impacts**

**Evaluation:** The subject property is located outside of the City’s utility service area, as designated by the City’s Comprehensive Plan. It is anticipated that the subject property will be served by private wells on each parcel, and there therefore would be no impact to the City’s potable water system.

## **Sanitary Sewer Impacts**

**Evaluation:** The subject property is located outside of the City’s utility service area, as designated by the City’s Comprehensive Plan. It is anticipated that the subject property will be served by private septic systems on each parcel, and there therefore would be no impact to the City’s sanitary sewer system.

## **Recreational Impacts**

**Table 7a. Recreational Impacts**

| <b>System Category</b>                                                                                                                                                                                                                 | <b>Acreage</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Existing City of Alachua Recreation Acreage <sup>1</sup>                                                                                                                                                                               | 117.65         |
| Acreage Required to Serve Existing Population <sup>2</sup>                                                                                                                                                                             | 50.78          |
| Reserved Capacity <sup>1</sup>                                                                                                                                                                                                         | 0.62           |
| Potential Demand Generated by Amendment <sup>3</sup>                                                                                                                                                                                   | 0.46           |
| <b>Residual Recreational Capacity After Impacts</b>                                                                                                                                                                                    | <b>65.80</b>   |
| Sources:                                                                                                                                                                                                                               |                |
| <sup>1</sup> City of Alachua May 2019 Development Monitoring Report.                                                                                                                                                                   |                |
| <sup>2</sup> Bureau of Economic & Business Research, University of Florida, <i>Estimates of Population by County and City in Florida (2017)</i> ; Policy 1.2.b, Recreation Element (Formula: 10,155 persons / [5 acres/1,000 persons]) |                |
| <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 39 dwellings / [5 acres/1,000 persons])                                                                                          |                |

**Table 7b. Improved Passive Park Space Analysis**

|                                                                                                                                                                                          |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>                                                                               | 10.28 acres   |
| Acreage Required to Serve Demand Generated by Amendment <sup>2</sup>                                                                                                                     | 0.09 acres    |
| Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment                                                                                     | 10.37 acres   |
| Existing Improved Passive Park Space <sup>1</sup>                                                                                                                                        | 34.82 acres   |
| <b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Amendment<sup>3</sup></b>                                                  | <b>29.78%</b> |
| <sup>1</sup> Source: City of Alachua May 2019 Development Monitoring Report.                                                                                                             |               |
| <sup>2</sup> Formula: Recreation Demand Generated by Development x 20%.                                                                                                                  |               |
| <sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Amendment.) |               |

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

**Solid Waste Impacts**

| Table 8. Solid Waste Impacts                                                                                                                                                                                                      |                |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| System Category                                                                                                                                                                                                                   | Pounds Per Day | Tons Per Year |
| Demand from Existing Development <sup>1</sup>                                                                                                                                                                                     | 40,620.00      | 7,413.15      |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                    | 6,882.99       | 1,256.15      |
| Demand Generated by Application <sup>3</sup>                                                                                                                                                                                      | 369.72         | 67.47         |
| New River Solid Waste Facility Capacity <sup>4</sup>                                                                                                                                                                              | 50 years       |               |
| Sources:                                                                                                                                                                                                                          |                |               |
| <sup>1</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year). |                |               |
| <sup>2</sup> City of Alachua May 2019 Development Monitoring Report.                                                                                                                                                              |                |               |
| <sup>3</sup> Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 39 dwellings x 0.73 tons per year)                                                                                                                |                |               |
| <sup>4</sup> New River Solid Waste Facility, April 2019.                                                                                                                                                                          |                |               |

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

**Public School Impact**

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated April 16, 2019 was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that the application results in no increase in residential density and consequently has not impact on elementary, middle, and high school capacities.

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

**EXHIBIT “A”**  
**TO**  
**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**  
**HODOR FARMS REZONING**  
**TAX PARCELS 04043-000-000; 04044-000-000;**  
**04049-000-000;04049-004-000; 04049-004-001;**  
**04049-004-002; 04049-007-000; and 04051-000-000**

Table 4.1-1. Table of Allowed Uses

| 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 |   |             |                |

[illegible]

|                                                            |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
|------------------------------------------------------------|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------|
| 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 | 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 | 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 | 4.3.2(E)(1) |
| Medical and dental clinic                                  |  |   |   |   |   |   |   |   |   |   | P | S | P | P | P | P |   |   | A |   | A | A |             |
| Medical and dental lab                                     |  |   |   |   |   |   |   |   |   |   |   |   | P |   | P | P | P | P |   | A |   | A |             |
| Medical marijuana dispensing                               |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
| Outpatient facility                                        |  |   |   |   |   |   |   |   | S | S |   | S | P | P | P |   |   |   | A |   | A | A | 4.3.2(E)(2) |

| Institutions                                                                                                                                                                                          |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------|
| Assisted living facility                                                                                                                                                                              |  | S |   |   | S | S |   |   |   | P | P | S |   |   |   |   |   |   |   | A | A | A | A |   |             |
| Auditorium                                                                                                                                                                                            |  |   |   |   |   |   |   |   |   |   |   |   | S | P | P | S | P | P |   | P | A |   |   | A | 4.3.2(F)(1) |
| Convention center                                                                                                                                                                                     |  |   |   |   |   |   |   |   |   |   |   |   | S | P | P | S | P | S |   | P | A |   |   | A | 4.3.2(F)(1) |
| Drug and alcohol treatment facility                                                                                                                                                                   |  |   |   |   |   |   |   |   |   |   |   |   |   | P |   |   |   |   |   |   |   |   |   |   |             |
| Nursing home                                                                                                                                                                                          |  | S |   |   |   |   |   |   |   | S | S | P |   | P | P |   |   |   |   |   | A |   | A |   |             |
| Psychiatric treatment facility                                                                                                                                                                        |  |   |   |   |   |   |   |   |   |   |   |   |   | P |   |   |   |   |   |   | A |   |   |   |             |
| Religious institution, with seating capacity less than 300 in sanctuary or main activity area                                                                                                         |  |   | P | S | S | S | P | P | P | P | P | P | P | P | P | P | P | P |   | P | A | A | A | A | 4.3.2(F)(2) |
| Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities |  |   | P | S | S | S | S | S | S | S | S | S | S | 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 | A | A | A | A |             |
| Botanical garden                                                                                                                                                                                      |  |   | 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 | 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                                  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |             |             |

[illegible]





|                                                         |   |  |  |  |  |  |   |   |  |   |   |   |   |   |   |   |   |   |  |   |  |             |
|---------------------------------------------------------|---|--|--|--|--|--|---|---|--|---|---|---|---|---|---|---|---|---|--|---|--|-------------|
| 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 |  |   |  |  |  |             |



|                                              |  |  |  |   |   |   |  |  |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |             |
|----------------------------------------------|--|--|--|---|---|---|--|--|---|---|--|---|---|---|---|---|---|---|---|---|---|---|---|---|-------------|
| 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 |   |   | 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 | 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 | 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 |  |  |  |  |             |
| <sup>1</sup> 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**  
**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**  
**HODOR FARMS REZONING**  
**TAX PARCELS 04043-000-000; 04044-000-000;**  
**04049-000-000;04049-004-000; 04049-004-001;**  
**04049-004-002; 04049-007-000; and 04051-000-000**

**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

April 17, 2019

Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

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

RE: Planning & Zoning Board (PZB) Public Hearing: Hodor Farms Rezoning Application

Dear Mr. Sweger:

On April 16, 2019, the City of Alachua received your revised application and materials for the Hodor Farms Site-Specific Amendment to the Official Zoning Atlas (Rezoning). Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to [planning@cityofalachua.com](mailto:planning@cityofalachua.com) *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **May 14, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 30, 2019**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 29, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, May 13, 2019**). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

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

Sincerely,

Justin Tabor, AICP  
Principal Planner

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

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**RE: DRT Review Comments - Hodor Farms Rezoning**

---

**From :** Clay Sweger <csweger@edafl.com>

Tue, Apr 16, 2019 10:20 AM

**Subject :** RE: DRT Review Comments - Hodor Farms Rezoning

**To :** Justin Tabor <jtabor@cityofalachua.org>

Good Morning, Justin.

We have completed the revisions necessary to address the DRT comments issued on April 11<sup>th</sup>. A CD and 3 hard copies will be delivered to your office today.

In summary, the following revisions were made.

1. The Public Facilities Impact Analysis section of the Justification Report has been revised as it relates to potable water and sanitary sewer.
2. A consistency response to Section 2.4.2(E)(i) – (k) has been inserted into the Justification Report.
3. Revisions to the Site Suitability section of the Justification Report have been made related to soil conditions.
4. A Word copy of the legal descriptions are included on the CD.
5. All required neighborhood materials are now included in the rezoning package.

If you need anything else, please let me know.

Thank you very much.

Clay

**Clay Sweger, AICP, LEED AP** | Principal / Director of Planning |  
| [edaengineers-surveyors-planners, inc.](http://edaengineers-surveyors-planners.com) |

2404 NW 43<sup>rd</sup> Street | Gainesville, Florida 32606  
352.373.3541 | [csweger@edafl.com](mailto:csweger@edafl.com) | [www.edafl.com](http://www.edafl.com)

---

**From:** Justin Tabor <jtabor@cityofalachua.org>

**Sent:** Thursday, April 11, 2019 2:45 PM

**To:** Clay Sweger <csweger@edafl.com>

**Cc:** Adam Boukari <aboukari@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad\_hall@cityofalachua.org>

**Subject:** DRT Review Comments - Hodor Farms Rezoning

---

Clay,

Please see the attached DRT review comments for the Hodor Farms Rezoning application.

Please feel free to contact me if you have any questions.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616



386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

***City Hall Hours of Operation***

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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**BOARD MEMBERS**

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Leanetta McNealy, Ph.D.  
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**SUPERINTENDENT OF SCHOOLS**

Karen D. Clarke



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

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

*Mission Statement: We are committed to the success of every student!*

April 16, 2019

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

RE: Hodor Farms Rezoning including 199 single family residential units. Tax Parcels: 04049-000-000, 04049-007-000, 04043-000-000, 04044-000-000, 04049-400-000, 04049-004-002, & 04051-000-000

Dear Mr. Tabor:

Hodor Farms Rezoning consists of 199 acres. The rezoning petition changes the zoning designation from Alachua County Agriculture to the City of Alachua Agriculture. Approval of the petition will result in no net increase in density.

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

*POLICY 1.1.b: Coordinating School Capacity with Planning Decisions*

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

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

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

*POLICY 1.1.e: SBAC Report to City*

*The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.*

*POLICY 1.1.f City to Consider SBAC Report*

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

Based on the information provided, the Hodor Farms rezoning results in no increase in residential density and consequently has no additional impact on elementary, middle, nor high school capacities.

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

If you have any questions, please contact me.

Regards,

A handwritten signature in dark ink, appearing to read 'Suzanne Wynn', with a long, sweeping horizontal line extending to the right.

Suzanne Wynn

CC: Gene Boles



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 11, 2019

Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

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

RE: Development Review Team (DRT) Summary for: Hodor Farms Rezoning Application

Dear Mr. Sweger:

The application for the Hodor Farms Rezoning has been reviewed by the City's Development Review Team (DRT). The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, April 18, 2019**. A total of three (3) copies of the **complete** application package (i.e., all application materials and attachments) and a digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to [planning@cityofalachua.com](mailto:planning@cityofalachua.com), must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following:

1. Public Facilities Impact Analysis

- a. The public facilities impact analysis indicates the development of the subject property would result in impacts to the City's potable water and sanitary sewer systems. These systems are not readily available to the subject property. Should the subject property be developed with single-family residential uses at the density permitted by the Agriculture zoning district, such development will likely be served by well and septic systems. The public facilities impact analysis should be revised accordingly.

2. Consistency with Land Development Regulations (LDRs)

- a. A response to Section 2.4.2(E)(i) – (k) has not been provided. Please update the application to respond to these standards.

3. Site Suitability

- a. Please address potential limitations of Bivans Sand, which is identified in the Soil Survey of Alachua County, Florida, as posing severe limitations for dwellings.

4. Miscellaneous

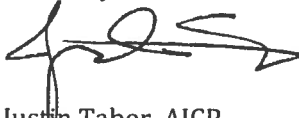
- a. Please provide the legal descriptions of the subject property in Microsoft Word format.

5. Completeness Review Comments

- a. Provide a written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development proposal discussed, and the comments by those in attendance about the development proposal.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

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



**Meeting Date:** April 11, 2019 (Staff Meeting)

Name

Email

## Mailing Address

Phone

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Hodor Farms

**APPLICATION TYPE:** Rezoning

**APPLICANT/AGENT:** Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

**PROPERTY OWNERS:** Hodor, Howard Trustee; H&S Holdings, Inc.; Hodor Farms, LLC;  
Hodor & Southwell

**DRT MEETING DATE:** April 11, 2019

**DRT MEETING TYPE:** Staff

**CURRENT FLUM DESIGNATION:** Agriculture

**CURRENT ZONING:** Agriculture (County)

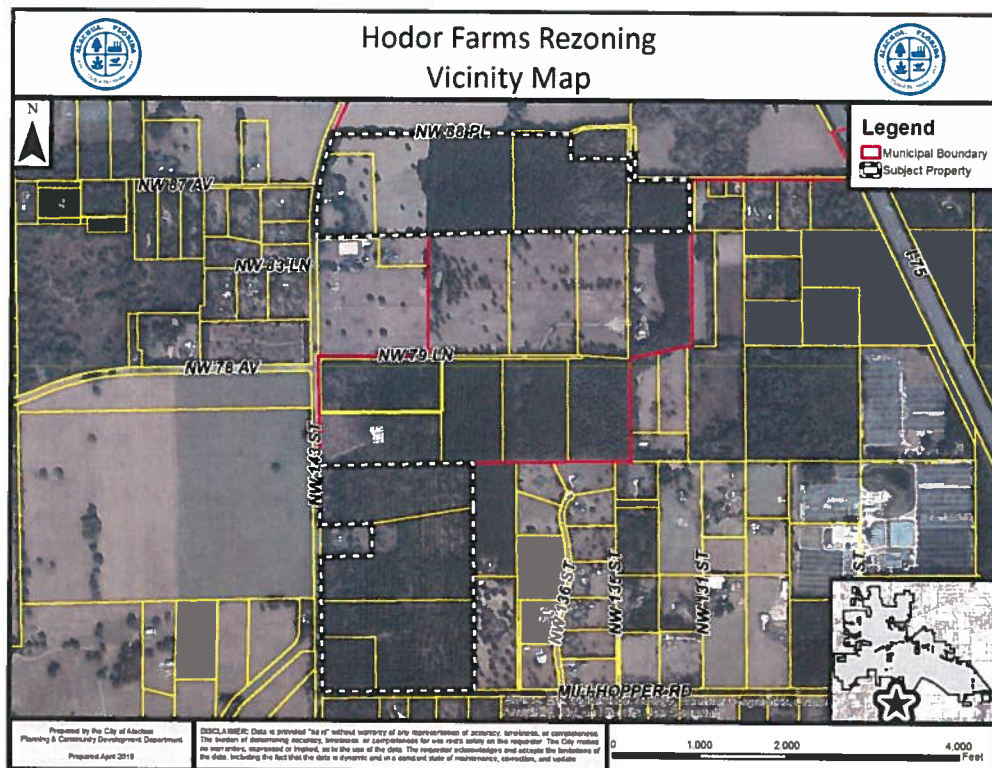
**OVERLAY:** N/A

**ACREAGE:** ±199.33 acres

**PARCELS:** 04043-000-000; 04044-000-000; 04049-000-000; 04049-004-000;  
04049-004-002; 04049-007-000; 04051-000-000

**PROJECT SUMMARY:** A request to amend the Official Zoning Atlas from Alachua County Agriculture to City of Alachua Agriculture on a ±199 acre subject property

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 5:00 PM on Thursday, April 18, 2019.



## ***Deficiencies to be Addressed***

### **1. Public Facilities Impact Analysis**

- a. The public facilities impact analysis indicates the development of the subject property would result in impacts to the City's potable water and sanitary sewer systems. These systems are not readily available to the subject property. Should the subject property be developed with single-family residential uses at the density permitted by the Agriculture zoning district, such development will likely be served by well and septic systems. The public facilities impact analysis should be revised accordingly.

### **2. Consistency with Land Development Regulations (LDRs)**

- a. A response to Section 2.4.2(E)(i) – (k) has not been provided. Please update the application to respond to these standards.

### **3. Site Suitability**

- a. Please address potential limitations of Bivans Sand, which is identified in the Soil Survey of Alachua County, Florida, as posing severe limitations for dwellings.

### **4. Miscellaneous**

- a. Please provide the legal descriptions of the subject property in Microsoft Word format.

### **5. Completeness Review Comments**

- a. Provide a written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development proposal discussed, and the comments by those in attendance about the development proposal.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF THURSDAY, APRIL 18, 2019.**

---

**RE: Conditional Application Acceptance - Hodor Farms Rezoning**

---

**From :** Clay Sweger <csweager@edafl.com>  
**Subject :** RE: Conditional Application Acceptance - Hodor Farms Rezoning  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Ashley Scannella <AScannella@edafl.com>

Thu, Apr 04, 2019 09:21 AM

 1 attachment

Good Morning, Justin.

I'd like to provide you a response to the other items indicated in your Conditional Application Acceptance letter:

1. Owner Affidavit: I have attached a copy of a new owner affidavit which has Howard Hodor's signature in lieu of Andrew Hodor. This is done to provide assurance of the proper signature for 'Howard Hodor Trustee.' A hard copy is being delivered to your office today as well.
2. The mailing labels have been revised per request. Three hard copies of the label set are being delivered to your office today.
3. The neighborhood meeting is scheduled for 4/15. The required mailouts and newspaper notification has already occurred. Our original rezoning submittal included these documents. However, the remaining information that will be provided to the City immediately following the neighborhood meeting, which will include meeting minutes and a sign-in sheet.

Thank you for your assistance. If there is anything else that you need from me to keep things on track, please let me know.

Clay

**Clay Sweger, AICP, LEED AP** | Principal / Director of Planning |  
| [eda engineers-surveyors-planners, inc.](#) |  
2404 NW 43<sup>rd</sup> Street | Gainesville, Florida 32606  
352.373.3541 | [csweager@edafl.com](mailto:csweager@edafl.com) | [www.edafl.com](http://www.edafl.com)

---

**From:** Justin Tabor <jtabor@cityofalachua.org>  
**Sent:** Tuesday, April 2, 2019 6:15 PM  
**To:** Clay Sweger <csweager@edafl.com>  
**Cc:** Adam Boukari <aboukari@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad\_hall@cityofalachua.org>  
**Subject:** Conditional Application Acceptance - Hodor Farms Rezoning

Clay,

Please see the attached letter in reference to the conditional acceptance of the Rezoning application for the Hodor Farms property.

I'd also like to ask if you would be willing to forgo a DRT Meeting for the project, and instead receive DRT comments by letter. This will save a few days in the review process, which will assist in scheduling the item for the soonest possible PZB Meeting. We would of course be willing to review any comments by phone, or meet if it is warranted once you've reviewed the comments. Please advise.

Please let me if you have any questions.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

***City Hall Hours of Operation***

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.

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This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.



**Affidavit- Howard Hodor.pdf**

510 KB

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## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 2, 2019

Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

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

RE: Conditional Application Acceptance: Hodor Farms Rezoning Application

Dear Mr. Sweger:

On March 28, 2019, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the Hodor Farms property. The application proposes to rezone approximately 199 acres from Alachua County Agriculture to City of Alachua Agriculture, and is comprised of Tax Parcel Number 04049-000-000, 04049-007-000, 04043-000-000, 04044-000-000, 04049-004-002, 04049-004-001, and 04051-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please provide materials addressing the comments below by **5:00 PM on Tuesday, April 9, 2019**. With the exception of mailing labels, digital submission of the materials to the project planner is acceptable.

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

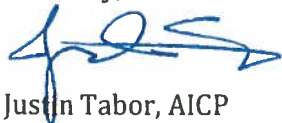
In order to provide a complete application, you must address the following:

1. **Authorized Agent Affidavit:** Submit documentation which indicates Andrew Hodor may act on behalf of Howard Hodor, Trustee.
2. **Rezoning Application Attachment #6, Mailing Labels:** (1) The mailing labels of all properties within 400 feet do not include the following parcels within 400 feet: 04044-002-000; 04044-003-000; 04049-006-000; 04104-000-000; and 04108-010-000. Provide three (3) sets of updated mailing labels for all parcels within 400 feet. (2) The mailing labels for those persons and organizations registered with the City to receive such notices is not current. Provide three (3) sets of mailing labels for those persons and organizations registered with the City to receive such notices. The latest list is accessible via the City web site.

3. **Rezoning Application Attachment #7, Neighborhood Meeting Materials:** Provide a written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development proposal discussed, and the comments by those in attendance about the development proposal.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

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

**ORDINANCE 19-XX**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) (ALACHUA COUNTY) TO AGRICULTURAL (A) ON A APPROXIMATELY ±199 ACRE PROPERTY; LOCATED EAST OF COUNTY ROAD 241 AND NW 88TH PLACE AND EAST OF COUNTY ROAD 241 AND MILLHOPPER ROAD; CONSISTING OF TAX PARCEL NUMBERS 04043-000-000, 04044-000-000, 04049-000-000, 04049-004-000, 04049-004-001, 04049-004-002, 04049-007-000 AND 04051-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

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

**WHEREAS**, on May 2, 2019, 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 May 14, 2019, 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 May 30, 2019, and on June 13, 2019, the City advertised public hearings to be held before the City Commission; and

**WHEREAS**, on June 10, 2019, and on June 24, 2019, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

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

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

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

**Section 1. Findings of Fact and Conclusions of Law**

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

**Section 2. Official Zoning Atlas Amended**

The Official Zoning Atlas is hereby amended from Agricultural (A) (Alachua County) to Agricultural (A) for Tax Parcel Numbers 04043-000-000, 04044-000-000, 04049-000-000, 04049-004-000, 04049-004-001, 04049-004-002, 04049-007-000, and 04051-000-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

**Section 3. Ordinance to be Construed Liberally**

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

**Section 4. Repealing Clause**

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

**Section 5. Severability**

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

**Section 6. Effective Date**

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

**PASSED** on First Reading the 10<sup>th</sup> day of June 2019.

**PASSED** and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 24<sup>th</sup> day of June 2019.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor  
**SEAL**

**ATTEST:**

**APPROVED AS TO FORM**

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney



## EXHIBIT "A"

### LEGAL DESCRIPTION:

THAT PART OF THE FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THAT PART OF THE SAID FRACTIONAL SECTION 3 LYING EAST OF THE STATE ROAD NO. 241 FOR A POINT OF REFERENCE; THENCE FROM SAID POINT OF REFERENCE RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST ALONG THE SOUTH LINE OF THE SAID FRACTIONAL SECTION 3, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 241 AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEG. 04 MIN. 47 SEC. WEST ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 120.67 FEET TO A POINT OF CURVATURE OF A CURVE (P.C.), CONCAVED EASTERLY, HAVING A CENTRAL ANGLE OF 17 DEG. 07 MIN. 17 SEC. AND A RADIUS OF 2824.79 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND THE SAID EAST RIGHT OF WAY LINE AN ARC DISTANCE OF 844.12 FEET TO A POINT ON THE SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 08 DEG. 28 MIN. 52 SEC. EAST, 840.00 FEET); THENCE LEAVING THE SAID CURVE AND THE SAID EAST RIGHT OF WAY LINE, RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST PARALLEL TO THE SAID SOUTH LINE OF THE FRACTIONAL SECTION 3, A DISTANCE OF 544.63 FEET; THENCE RUN SOUTH 01 DEG. 03 MIN. 48 SEC. EAST, A DISTANCE OF 950.00 FEET TO A POINT ON THE SAID SOUTH LINE OF FRACTIONAL SECTION 3; THENCE RUN SOUTH 88 DEG. 56 MIN. 12 SEC. WEST ALONG THE SAID SOUTH LINE OF THE FRACTIONAL SECTION 3, A DISTANCE OF 686.15 FEET TO THE SAID EAST RIGHT OF WAY LINE OF STATE ROAD NO. 241 AND THE AFOREMENTIONED POINT OF BEGINNING.

### AND ALSO:

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 921.31 TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE

EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE S 89°14'01" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 241; THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 677.90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID FRACTIONAL SECTION 10; THENCE N 89°35'30" E, ALONG SAID NORTH LINE, A DISTANCE OF 1762.73 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 509.83 FEET; THENCE DEPARTING SAID WEST LINE S 81°35'09" W, A DISTANCE OF 1180.22 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS CONTAIN 25.085 ACRES, MORE OR LESS.

**AND ALSO:**

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID WEST LINE S 89°43'39" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 241 (AN 80' R/W) AND THE POINT OF BEGINNING; THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINES 89°43'40" E, A DISTANCE OF 1756.57 TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1036.85 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 232, (AN 80' R/W); THENCE N 89°43'39" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,132.50 FEET; THENCE RUN N 00°04'39" W, A DISTANCE OF 620.00; THENCE N 89°43'39" W, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

**AND ALSO:**

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00004'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 TO THE POINT OF BEGINNING: THENCE CONTINUE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 504.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N 81°35'09" E, A DISTANCE OF 1180.22 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGE 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1060.80 FEET; THENCE DEPARTING SAID WEST LINE N 89°43'40"W, A DISTANCE OF 1756.57 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

**AND ALSO:**

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

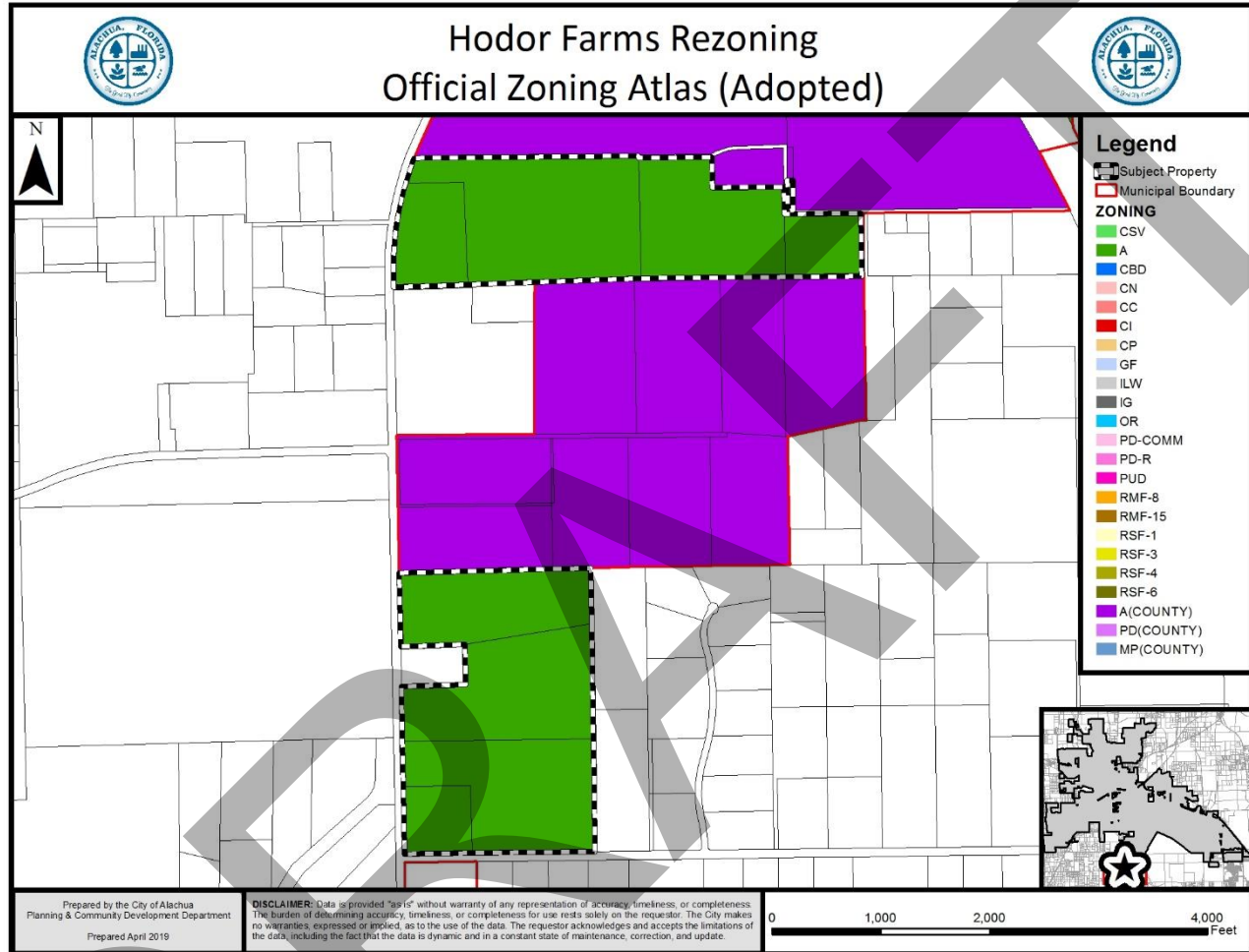
COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72

FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH 89°33'58" WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH 01°07'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°52'19" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 04°57'17", AND A CHORD BEARING AND DISTANCE OF NORTH 19°42'36" EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE POINT OF BEGINNING. HE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.

**AND ALSO:**

COMMENCE AT THE SOUTHWEST COMER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 18 EAST, IN ARREDONDO GRANT, AND THENCE RUN EAST 10 CHAINS; THENCE RUN NORTH 10 CHAINS; THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 10 CHAINS TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD #232, AND STATE ROAD #241.

## EXHIBIT "B"







THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

**A. PROJECT**

1. Project Name: Hodor Farms Rezoning
2. Address of Subject Property: 8615 & 7001 NW 143rd St
3. Parcel ID Number(s): 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1, & 4051-0
4. Existing Use of Property: Agriculture
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Alachua County Agriculture
7. Proposed Zoning Designation: City of Alachua Agriculture
8. Acreage: 199 +/-

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning  
Company (if applicable): eda engineers-surveyors-planners, inc.  
Mailing address: 2404 NW 43rd St  
City: Gainesville State: FL ZIP: 32606  
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): Hodor & Southwell / Hodor Farms, LLC / Hodor, Howard Trustee / H&S Holdings, Inc.  
Mailing Address: See Attached Parcel / Owner List  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENTS**

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

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

Revised 4/1/2012

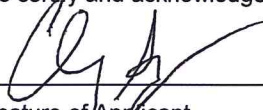
5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
  - i. *Consistent with Comprehensive Plan*  
The proposed amendment is consistent with and furthers the goals,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



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

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

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

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Clay Sweger  
\_\_\_\_\_  
Typed or printed name and title of applicant

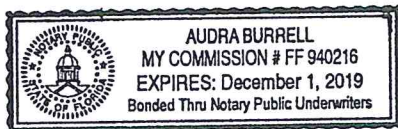
\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Alachua

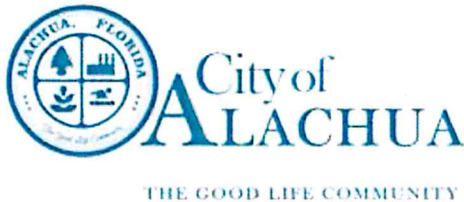
The foregoing application is acknowledged before me this 27 day of March, 2019, by Clay Sweger

\_\_\_\_\_, 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



# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 13303 NW 88TH PL

Parcel ID Number(s): 04044-000-000

Acreage: 9.36 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: H&S Holdings, Inc.

Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing Address: 12730 NW 12TH RD

City: Newberry

State: FL

ZIP: 32669

Telephone: \_\_\_\_\_

FAX: \_\_\_\_\_

e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafi.com

## D. REQUESTED ACTION:

Rezoning

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

Signature of Applicant

Andrew Hodor

Typed or printed name and title of applicant

Signature of Co-applicant

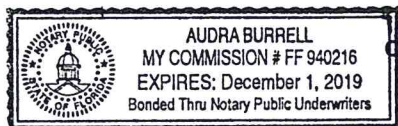
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28 day of March, 2019, by Andrew Hodor

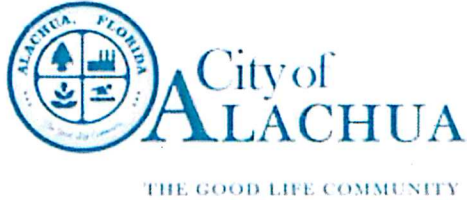
\_\_\_\_\_, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

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



# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 7001 NW 143RD ST

Parcel ID Number(s): 04051-000-000

Acreage: 8.82 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Howard Hodor

Title: \_\_\_\_\_

Company (if applicable): Hodor, Howard Trustee

Mailing Address: 12730 NW 12TH RD

City: Newberry

State: FL

ZIP: 32669

Telephone: \_\_\_\_\_

FAX: \_\_\_\_\_

e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafl.com

## D. REQUESTED ACTION:

Rezoning

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

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

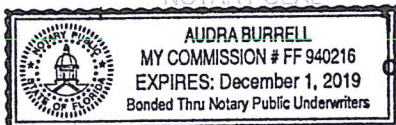
State of Florida

County of Alachua

The foregoing application is acknowledged before me this \_\_\_\_\_ day of April, 2019, by Howard Irwin

Hodor, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

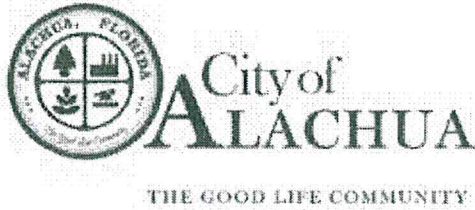
NOTARY SEAL



Signature of Notary Public, State of Florida

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





# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: \_\_\_\_\_  
Parcel ID Number(s): 4049-7, 4043-0, 4049-4, 4049-4-2, & 4049-4-1  
Acreage: 166 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Company (if applicable): Hodor Farms, LLC  
Mailing Address: 12730 NW 12TH RD  
City: Newberry State: FL ZIP: 32669  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

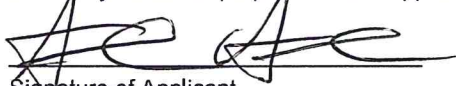
## C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning  
Company (if applicable): eda engineers-surveyors-planners, inc.  
Mailing address: 2404 NW 43rd St  
City: Gainesville State: FL ZIP: 32606  
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafi.com

## D. REQUESTED ACTION:

Rezoning  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Andrew Hodor  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

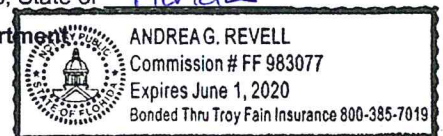
State of Florida County of Alachua

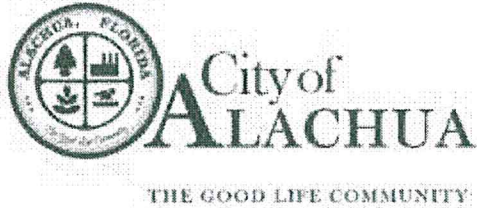
The foregoing application is acknowledged before me this 28 day of March, 2019, by Andrew Hodor, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

  
Signature of Notary Public, State of Florida

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





# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 8615 NW 143rd St  
Parcel ID Number(s): 04049-000-000  
Acreage: 13.83 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Hodor & Southwell Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing Address: 8615 NW 143RD ST  
City: Alachua State: FL ZIP: 32615  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning  
Company (if applicable): eda engineers-surveyors-planners, inc.  
Mailing address: 2404 NW 43rd St  
City: Gainesville State: FL ZIP: 32606  
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafil.com

## D. REQUESTED ACTION:

Rezoning  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Andrew Grafton Hodor  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Andrew Grafton Hodor  
Typed or printed name and title of applicant

Sandra Thurston Hodor Southwell  
Typed or printed name of co-applicant

State of Florida County of Alachua

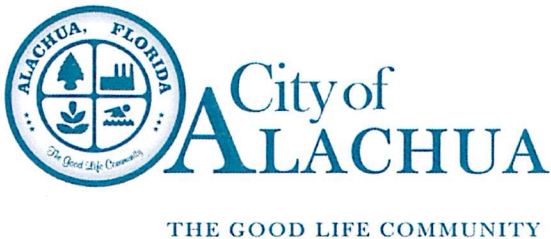
The foregoing application is acknowledged before me this 28<sup>th</sup> day of March, 2019 by Andrew Hodor, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

Andrea G. Revell  
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6123  
Revised 9/30/2014



**FOR PLANNING USE ONLY**

Case #: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Filing Date: \_\_\_\_\_  
Acceptance Date: \_\_\_\_\_  
Review Type: Admin

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

**A. APPLICANT**

1. Applicant's Status (check one):  
☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning  
Company (if applicable): eda engineers-surveyors-planners, inc.  
Mailing address: 2404 NW 43rd St  
City: Gaineville State: FL ZIP: 32606  
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): Hodor & Southwell / Hodor Farms, LLC / Hodor, Howard Trustee / H&S Holdings, Inc.  
Mailing Address: 12730 NW 12TH RD  
City: Newberry State: FL ZIP: 32669

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

**B. PROJECT**

1. Project Name: Hodor Farms Rezoning
2. Address of Subject Property: 8615 & 7001 NW 143rd St
3. Parcel ID Number(s): 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1, & 4051-0
4. Section 03 Township 09 Range 18 Grant N/A Acreage: 199 +/-
5. Existing Use of Property: Agriculture
6. Future Land Use Map Designation: Agriculture
7. Zoning Designation: Alachua County Agriculture
8. Development Data (check all that apply):  
☒ Single Family Residential Number of Units 39  
☐ Multi-Family Residential Number of Units \_\_\_\_\_  
☐ Exempt (see exempt developments on page 2)
9. Review Type:  

|                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Preliminary Development Order</b><br><input type="checkbox"/> Comprehensive Plan Amendment<br><input type="checkbox"/> Large Scale<br><input type="checkbox"/> Small Scale<br><input checked="" type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning)<br><input type="checkbox"/> Revised | <b>Final Development Order</b><br><input type="checkbox"/> Preliminary Plat<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Site Plan |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
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/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)  
Elementary: Irby/Alachua  
Middle: Mebane  
High: Santa Fe

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

Revised April 30, 2014



**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 | 39 | units | x | 0.15 | Elementary School Multiplier* | 6 | Student Stations** |
| Middle School     | 39 | units | x | 0.07 | Middle School Multiplier*     | 3 | Student Stations** |
| High School       | 39 | units | x | 0.09 | High School Multiplier*       | 4 | Student Stations** |

**Student Generation Calculations: Multi-Family Residential Development**

|                   |       |       |   |      |                               |       |                    |
|-------------------|-------|-------|---|------|-------------------------------|-------|--------------------|
| Elementary School | _____ | units | x | 0.08 | Elementary School Multiplier* | _____ | Student Stations** |
| Middle School     | _____ | units | x | 0.03 | Middle School Multiplier*     | _____ | Student Stations** |
| High School       | _____ | units | x | 0.03 | High School Multiplier*       | _____ | Student Stations** |

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packets/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

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

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

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

  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

Clay Sweger  
 Typed or printed name and title of applicant

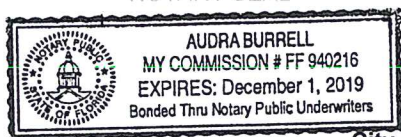
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of March, 2019, by Clay Sweger

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

NOTARY SEAL



  
 Signature of Notary Public, State of Florida

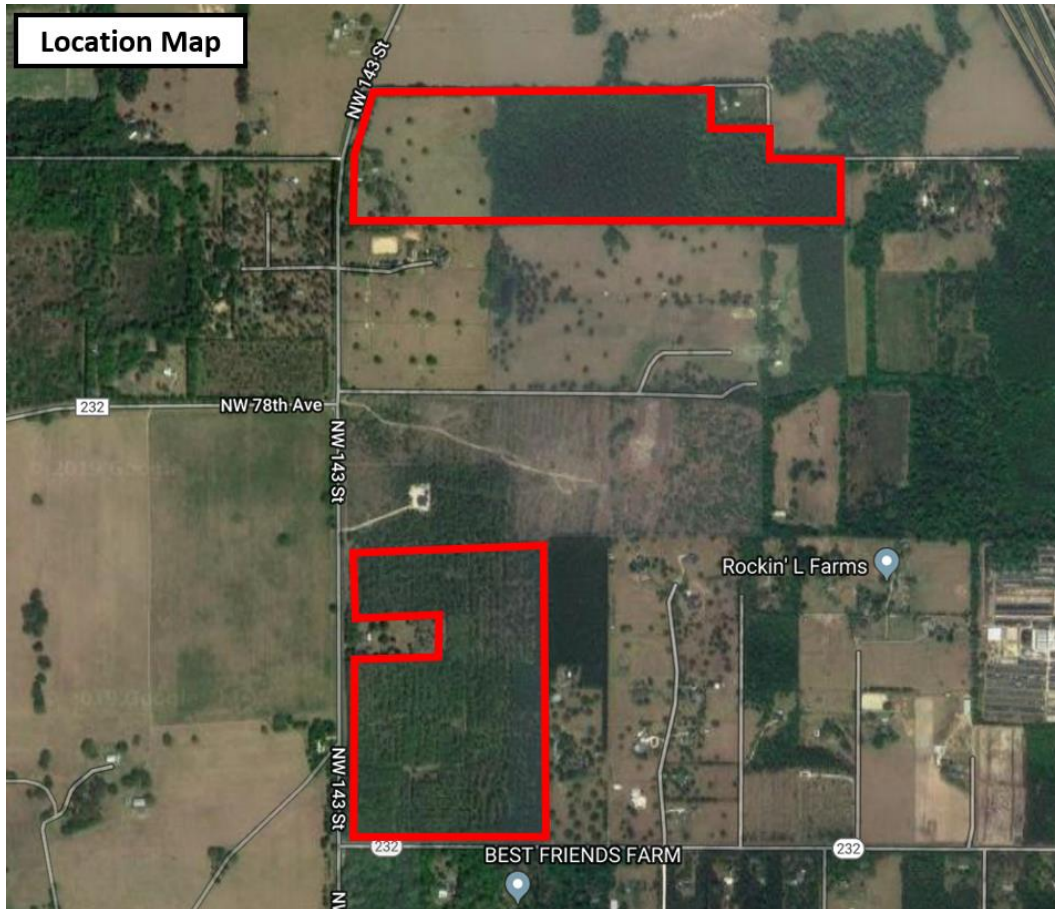
City of Alachua ♦ Planning and Community Development Department  
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

## HODOR REZONING PARCELS AND OWNERS LIST

| PARCEL:       | OWNERS:                                                                                                                                         |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 04043-000-000 | Taxpayer: Hodor Farms, LLC<br>Mailing: 12730 NW 12TH RD<br>NEWBERRY, FL 32669<br><br>Physical/ 9-1-1<br>Address:                                |
| 04049-000-000 | Taxpayer: HODOR & SOUTHWELL<br>Mailing: 8615 NW 143RD ST<br>ALACHUA, FL 32615<br><br>Physical/ 9-1-1<br>Address: 8615 NW 143RD ST ALACHUA       |
| 04049-004-000 | Taxpayer: Hodor Farms, LLC<br>Mailing: 12730 NW 12TH RD<br>NEWBERRY, FL 32669<br><br>Physical/ 9-1-1<br>Address:                                |
| 04049-004-001 | Taxpayer: Hodor Farms, LLC<br>Mailing: 12730 NW 12TH RD<br>NEWBERRY, FL 32669<br><br>Physical/ 9-1-1<br>Address:                                |
| 04049-004-002 | Taxpayer: Hodor Farms, LLC<br>Mailing: 12730 NW 12TH RD<br>NEWBERRY, FL 32669<br><br>Physical/ 9-1-1<br>Address:                                |
| 04049-007-000 | Taxpayer: Hodor Farms, LLC<br>Mailing: 12730 NW 12TH RD<br>NEWBERRY, FL 32669<br><br>Physical/ 9-1-1<br>Address:                                |
| 04051-000-000 | Taxpayer: HODOR, HOWARD TRUSTEE<br>Mailing: 12730 NW 12TH RD<br>NEWBERRY, FL 32669<br><br>Physical Address: 7001 NW 143RD ST ALACHUA            |
| 04044-000-000 | Taxpayer: H & S HOLDINGS INC<br>Mailing: HODOR COMPANY<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669-2390<br><br>Physical Address: 13303 NW 88TH PL |



# ***Rezoning Justification Report***



**Project Request:** Rezoning application from Alachua County Agriculture to City of Alachua Agriculture.

**Location:** Parcel numbers 04049-0-0; 04049-7-0; 04043-0-0; 04044-0, 04049-4-0; 04049-4-1; 04049-4-2 & 04051-0-0

**Prepared By:** Clay Sweger, AICP, LEED AP  
**eda** engineers-surveyors-planners, inc.

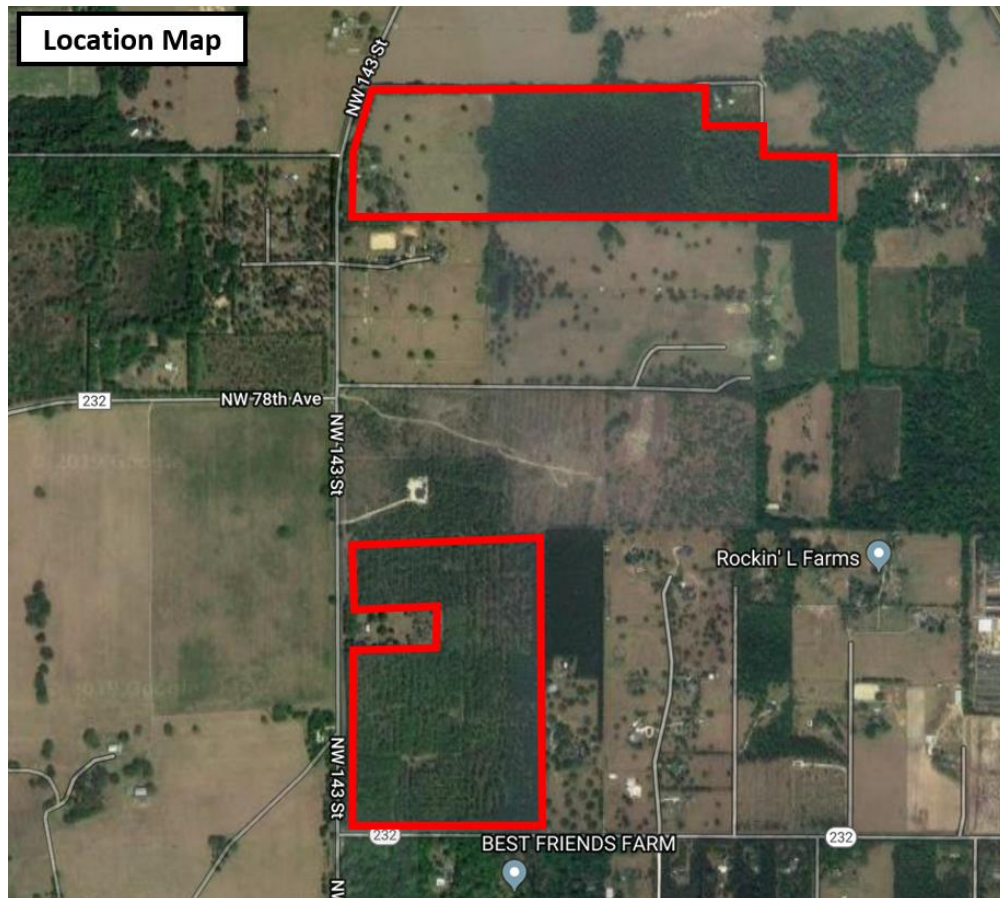
**Agents for:** Hodor Farms

**Date:** March 28, 2019; Revised April 16, 2019

## Background / Statement of Proposed Change

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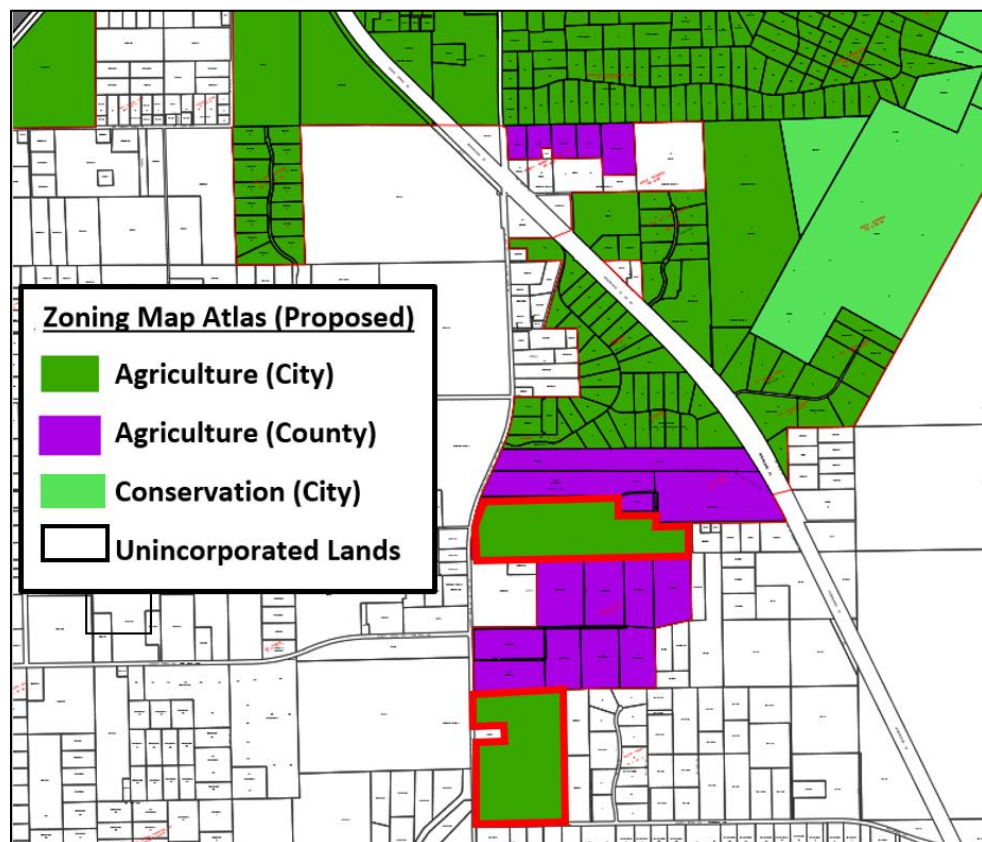
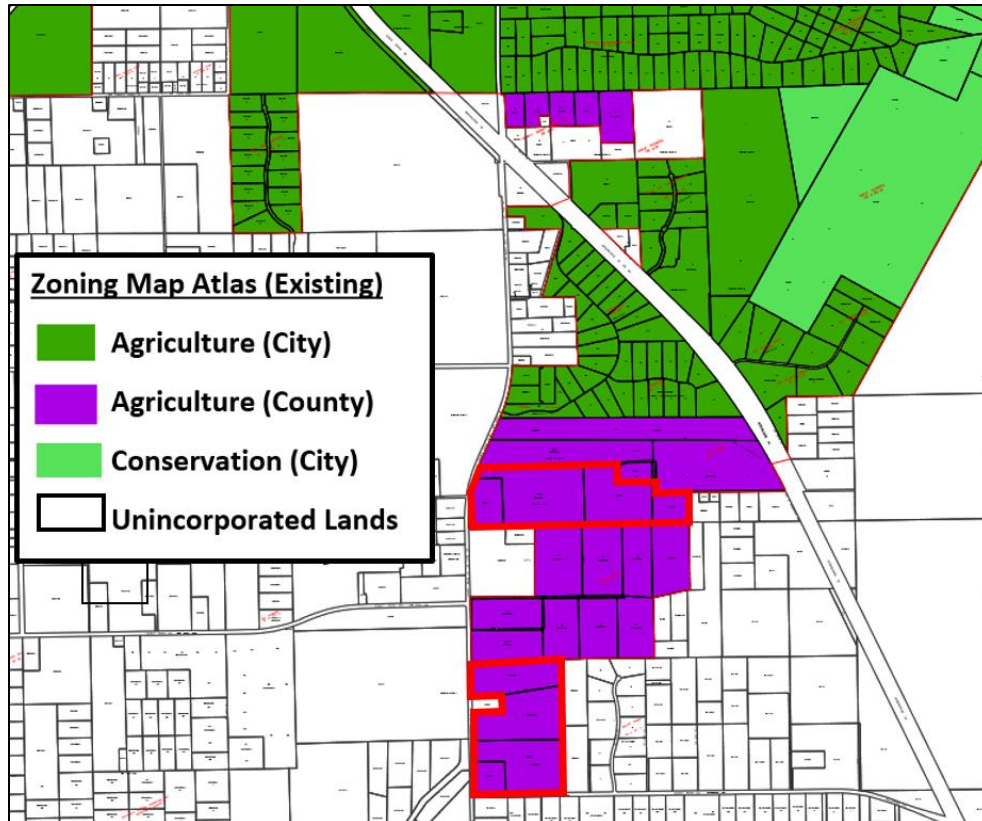
The subject properties are located to the east of CR 241/NW 143<sup>rd</sup> Street and the north of Millhopper Road on approximately 199 acres, comprising the Hodor Farms lands (see exhibit below).



The proposal includes tax parcels 04049-0-0; 04049-7-0; 04043-0-0; 04044-0, 04049-4-0; 04049-4-1; 04049-4-2 & 04051-0-0, which are located within Section 3, Township 9, Range 18. The proposed rezoning area is approximately 199 acres in size. The properties are comprised of timberland with a residential structure also located on parcel 04049-0-0.

These properties were annexed into the City of Alachua in 1999 and subsequently were given a City Agriculture future land use designation. However, the properties were never given a City Agriculture zoning designation, so the properties still have a County Agriculture zoning designation.

Therefore, the property owner currently wishes to rezone the properties from County Agriculture to City Agriculture to create consistent City land use and zoning designations. The rezoning application will not result in an increase in density / development potential or public facility impacts.





**Existing Zoning District - Alachua County Agriculture**

As stated in Ch. 403.03(a) of the Alachua County Land Development Code, the County Agriculture zoning district is defined as follows:

***Agricultural (A) District***

*The Agricultural District (A) implements the Rural/Agriculture designation on the Future Land Use Map, and the policies of the Comprehensive Plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.*

**Proposed Zoning District - City of Alachua Agriculture**

The Agricultural ("A") Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

*The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)*

**Comprehensive Plan Consistency**

---

This rezoning application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan.

The following Goals, Objectives and Policies are also applicable to the proposed rezoning application:

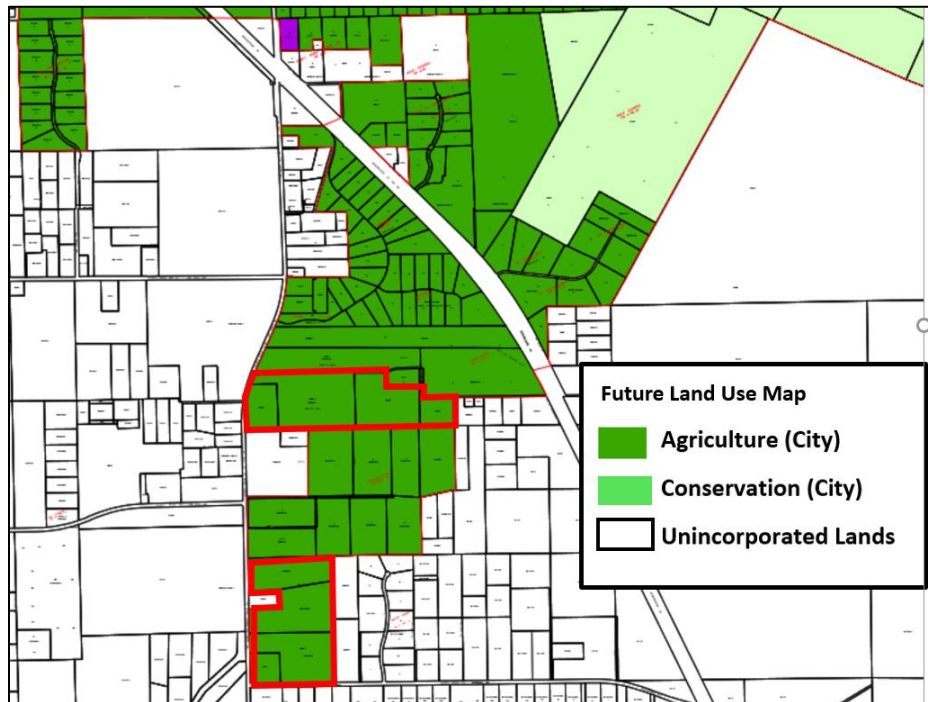
**Future Land Use Element:**

**Consistency:** As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

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

**Consistency:** The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan Future Land Use Map designation, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The rezoning will create compatible land use/zoning designations that are compatible with the existing development pattern in the area. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

The proposed zoning district is consistent with the underlying future land use category of City of Alachua Agriculture, as shown on the following Future Land Use Map:



*Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:*

*The City of Alachua 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: Residential uses within the 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, conventional dwelling units*
- 2. Manufactured, modular, and mobile homes, not to include mobile home parks.*
- 3. Accessory dwelling units*
- 4. Group Living, as provided by special exception*



*Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.*

*Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:*

- 1. Equestrian centers and boarding facilities;*
- 2. Agriculture;*
- 3. Animal husbandry; animal care; animal sales and services;*
- 4. Horticulture;*
- 5. Event facilities;*
- 6. Nurseries;*
- 7. Farmers markets;*
- 8. Agricultural biotechnological start-ups or incubators;*
- 9. Farm produce stands;*
- 10. Agriculture support services;*
- 11. Agri-tourism related activities;*
- 12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;*
- 13. Home Occupations consisting of home offices or homebased businesses related to agricultural pursuits.*

**Consistency:** The proposed amendment would not result in an increase of the maximum permitted density of the subject property, based on existing use of the property. In addition, the FLU policies above support agricultural operations, which is the predominant use of the property today and in the foreseeable future.

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

*Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.*

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

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

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

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

**Consistency:** A separate analysis of the environmental conditions can be found below in this report.

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

*Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.*

**Consistency:** As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy. No net increase in public facilities impacts are proposed.

Transportation Element:

**Consistency:** The proposed zoning change and the subsequent list of potential allowable uses and residential density will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Conservation & Open Space Element:

**Consistency:** The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

*Objective 1.1: Conservation Designations*

**Consistency:** There are no existing or proposed conservation areas within the subject property.

*Objective 1.2: Native Communities and Ecosystems*

**Consistency:** According to the reports included within this application, no native communities or significant ecosystems are located on the subject property.

*Objective 1.3: Listed Species*

**Consistency:** According to the reports included within this application, no listed species have been documented on the subject property.

*Objective 1.4: Air Quality*

**Consistency:** The subject property includes non-intensive agricultural uses and residential uses and will not create any detriment to the air quality.

*Objective 1.5: Soils*

**Consistency:** As described in the 'Suitability Analysis' section of this application, there are 8 soil types with varying percentage slopes within the area proposed for rezoning. Soils range between 0-8 percent slopes. Most of these soil types are moderately well or well drained soils and are suitable for urban development. However, Lochloosa soil is rated as somewhat poorly drained, and Bivans and Blichton soils are rated as poorly drained. According to the Alachua County Soils Survey, Lochloosa, Bivans, and Blichton soils have severe limitations for urban uses due to wetness and high shrink-swell potential.

*Objective 1.6: Mineral Resources*

**Consistency:** There are no known mineral resources within the subject property.

*Objective 1.7: Geological Resources*

**Consistency:** There are no known geological resources within the subject property.

*Objective 1.8: Hazardous Materials*

**Consistency:** There shall be no hazardous materials within the subject property.

*Objective 1.9: Agriculture and Silviculture*

**Consistency:** There are active agriculture and silvicultural operations within the subject property. The proposed rezoning to Agriculture continues to allow these operations as a permitted use and will protect their viability into the future.

*Objective 1.10: Wetlands*

**Consistency:** According to the U.S. Fish and Wildlife Service National Wetlands Inventory map, there are no wetland areas identified on the subject property. However, if any wetlands or other environmentally sensitive resources are identified on the subject property at the time of site development, these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

*Objective 1.11: Open and Green Space*

**Consistency:** If any of these properties are ever developed, all required open and green space requirements shall be met.

*Intergovernmental Coordination Element:*

**Consistency:** The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed.

**Public Facilities Analysis (Concurrency Impact Analysis)**

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A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning categories.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, 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 the maximum development scenario, any proposed development/redevelopment allowed in the proposed Agriculture zoning district will operate within the level of service standards outlined in the Code.

*Maximum Development Scenario Project Impact:* The proposed Agriculture zoning on approximately 189 acres would yield a maximum residential density of 39 units. However, it should be noted that there is no net increase in residential density between the existing County Agriculture zoning and proposed Agriculture zoning districts.

Traffic:

For purposes of impacts on traffic, the maximum development scenario for impacts will be outlined, along with the level of service impacts based on trip generation.

**Maximum Development Scenario – Proposed Zoning**

| ITE CODE                | UNITS | DESCRIPTION   | RATE        | DAILY TRIPS (ADT) |
|-------------------------|-------|---------------|-------------|-------------------|
| 210                     | 39    | Single Family | 9.44 / Unit | 368               |
| Total Daily Trips (ADT) |       |               |             | 368               |

*\*ITE, 10<sup>th</sup> Edition*

| ITE CODE                    | UNITS | DESCRIPTION   | RATE | DAILY TRIPS (PM PEAK) |
|-----------------------------|-------|---------------|------|-----------------------|
| 210                         | 39    | Single Family | 1.0  | 39                    |
| Total Daily Trips (PM PEAK) |       |               |      | 39                    |

*\*ITE, 10<sup>th</sup> Edition*

**Affected Roadway Segment**

- CR 241 (SCL to CR 235)

**Level of Service Analysis / Affected Roadway Segments (ADT)**

|                                     |        |
|-------------------------------------|--------|
| Traffic System Category             | CR 241 |
| Maximum Service Volume              | 20,880 |
| Existing Traffic and Reserved Trips | 8,719  |
| Project Trips (Net ADT)             | 368    |
| Available Capacity                  | 11,793 |

*Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to March 2019*

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

|                                     |        |
|-------------------------------------|--------|
| Traffic System Category             | CR 241 |
| Maximum Service Volume              | 1,881  |
| Existing Traffic and Reserved Trips | 828    |
| Project Trips (Net PM Peak)         | 39     |
| Available Capacity                  | 1,014  |

*Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to March 2019*

The tables above indicate that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

**Sanitary Sewer:**

Sanitary sewer is not readily available to the area proposed for rezoning. As a result, there will be no public facility impacts to City of Alachua sanitary sewer facilities. The property will be served by septic systems.

**Potable Water:**

City potable water is not readily available to the area proposed for rezoning. As a result, there will be no public facility impacts to City of Alachua potable water facilities. The property will be served by private wells.



### Solid Waste:

*Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Maximum Development Scenario Project Impact:* Residential uses generate approximately 0.73 tons per year per of solid waste per capita per the City of Alachua Comprehensive Plan (39 units x 2.3 residents per unit x 0.73 tons/year per capita = 65 tons for proposed zoning). The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

### **Solid Waste Impact**

|                                                   |         |
|---------------------------------------------------|---------|
| Solid Waste Impact – Proposed Zoning <sup>1</sup> | 65 Tons |
|---------------------------------------------------|---------|

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

*\*Source: City of Alachua Comprehensive Plan*

### Recreation:

### **Recreational Impacts**

| System Category                                            | Acreage |
|------------------------------------------------------------|---------|
| Existing City of Alachua Recreation Acreage <sup>1</sup>   | 117.65  |
| Acreage Required to Serve Existing Population <sup>2</sup> | 49.68   |
| Reserved Capacity <sup>1</sup>                             | 0.62    |
| Potential Demand Generated by Development <sup>3</sup>     | 0.46    |
| Residual Recreational Capacity After Impacts               | 66.89   |

*Sources:*

- 1. City of Alachua March 2019 Development Monitoring Report.*
- 2. University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
- 3. US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 39 dwellings / [5 acres/1,000 persons])*

### **Improved Passive Park Space Analysis**

|                                                                                                            |           |
|------------------------------------------------------------------------------------------------------------|-----------|
| Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup> | 10.06 Ac. |
| Acreage Required to Serve Demand Generated by Development <sup>2</sup>                                     | 0.12 Ac.  |
| Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development     | 10.18 Ac. |
| Existing Improved Passive Park Space <sup>1</sup>                                                          | 34.82 Ac. |

- 1. Source: City of Alachua March 2019 Development Monitoring Report.*
- 2. Formula: Recreation Demand Generated by Development (0.62 acres) x 20%.*
- 3. Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

As shown in Recreational Impacts table above, the proposed amendment would result in a potential demand to the recreation system of 0.62 acres. As shown in the Improved Passive Park Space Analysis table above, adequate passive park space exists to serve the development

in accordance with the provisions of the City's Comprehensive Plan. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreation facilities. Should a residential redevelopment of the site be proposed at a later time, concurrency and impacts to the City's recreation facilities will be reevaluated at the final development order (i.e. Site Plan) review stage.

Stormwater:

Any future redevelopment on the subject property will be required to provide on-site stormwater management for all proposed impervious areas, designed in compliance with all applicable City and Water Management District Standards. In addition, permitting with the Suwannee River Water Management District shall be required prior to any construction activity to ensure compliance with all applicable requirements.

**Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas**

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

*2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas*

*(1) Competent Substantial Evidence Provided*

*The applicant has provided competent substantial evidence that is made part of the record of the hearing that:*

*(a) Consistent with Comprehensive Plan*

**Consistency:** The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed rezoning is consistent with the permitted residential density prescribed in the underlying Agriculture Future Land Use Designation.

*(b) Consistent with Ordinances*

**Consistency:** As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

If the property is rezoned to City Agriculture, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

*(c) Logical Development Pattern*

**Consistency:** The rezoning request will create a logical development pattern. It will allow the for the subject properties to have a zoning designation that is compatible with and

implements the existing underlying Agriculture future land use designation. Therefore, the rezoning promotes a logical development pattern, consisting with the existing character of the area.

(d) *Pre-Mature Development*

**Consistency:** This rezoning request will not result in a pre-mature development pattern. The property is presently agricultural and large lot residential, which is what the proposed zoning supports.

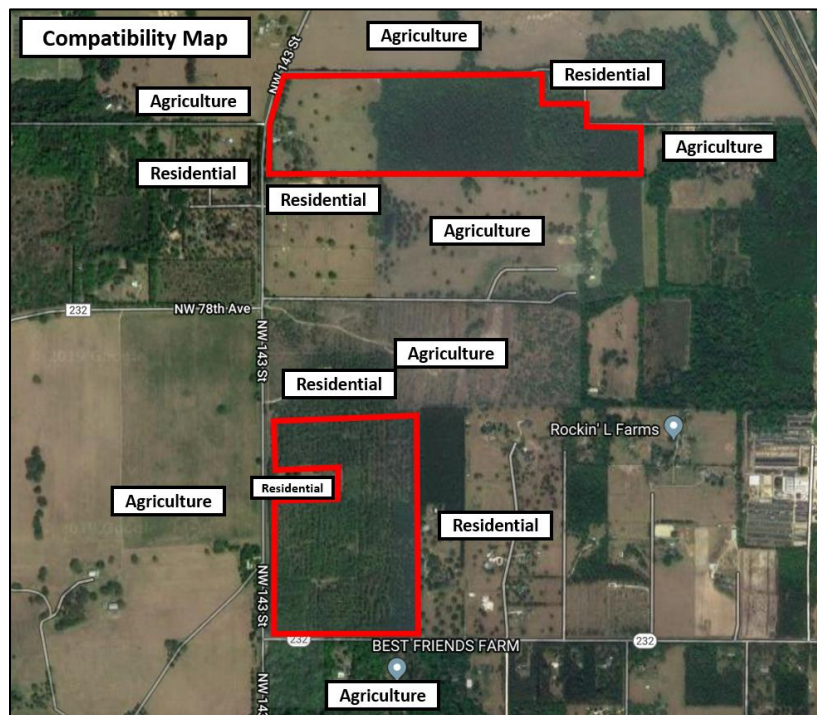
(e) *Incompatible with Adjacent Lands*

**Consistency:** This zoning change request will not result in any incompatibility with adjacent lands as the allowable uses (per zoning) and adjacent uses are also agricultural and residential in nature.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing land uses for the surrounding properties:

The existing land uses of the adjacent properties are as follows:

|               |                           |               |                           |
|---------------|---------------------------|---------------|---------------------------|
| <i>North:</i> | Agriculture / Residential | <i>East:</i>  | Agriculture / Residential |
| <i>West:</i>  | Agriculture / Residential | <i>South:</i> | Agriculture / Residential |



The subject property will function in a similar fashion to the existing agricultural and residential development pattern in the area.

*(f) Adverse Effect on Local Character*

**Consistency:** The proposed rezoning will not result in an adverse effect on the local character of the area as the proposed zoning allows uses that are similar with the surrounding existing land uses.

*(g) Not Deviate from Pattern of Development*

**Consistency:** The proposed rezoning is consistent with existing land use pattern in the area and the densities allowed in the underlying Agriculture Future Land Use Designation.

*(h) Encourage Sprawl*

**Consistency:** The subject property is located in the agricultural area of the City and will have an Agricultural zoning designation that promotes the use of lands for agricultural purposes and limits residential development to a very low density, thereby not encouraging sprawling development into these areas.

*(i) Spot zoning*

**Consistency:** The existing zoning on these properties is Alachua County Agriculture with a City of Alachua Agriculture future land use category. The parcels are in need of City of Alachua zoning. The properties are surrounded by Agricultural zoned property, therefore the proposed zoning amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts.

*(j) Public facilities*

**Consistency:** The subject property is proposed for Agricultural zoning. A public facilities analysis has been provided in this Rezoning Justification Report. Since the proposed zoning is for agricultural uses (and consistent with the existing Agriculture future land use category), the proposed rezoning amendment will not result in development in a location where there are no plans by the City to provide public facilities. Existing roads already serve the area.

*(k) No adverse effect on the environment*

**Consistency:** The subject property is located in the agricultural area of the City and will have an Agricultural zoning designation that promotes the use of lands for agricultural purposes and limits residential development to a very low density, thereby minimizing environmental impacts. The Suitability Analysis in this Rezoning Justification Report addresses the issue of on-site natural resources and potential impacts caused by the requested zoning change. As indicated in the Suitability Analysis, there are no wetlands, surface waters, or creeks on the properties subject to the rezoning request. The properties are also outside of the 100-year flood zone.

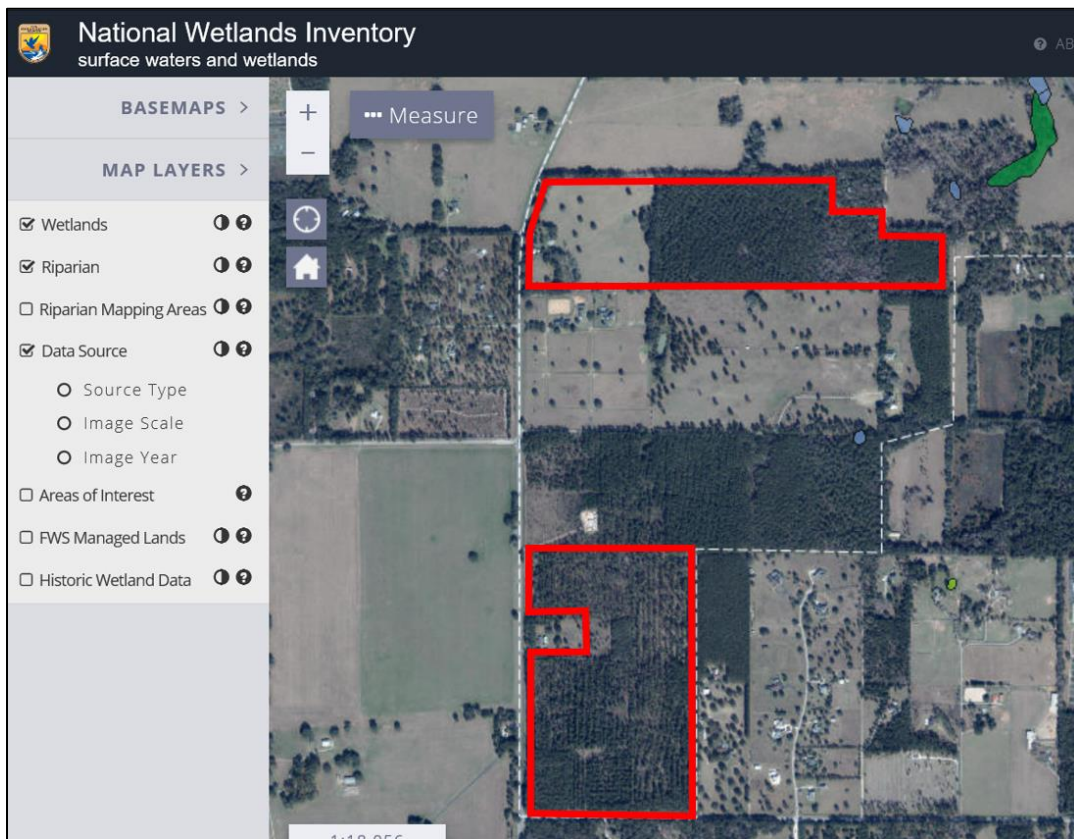
## Suitability Analysis

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The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested zoning change:

### *Wetlands / Surface Waters / Creeks:*

According to the USFWS, there are no wetlands, surface waters or creeks that are located on site, as indicated on the map below:



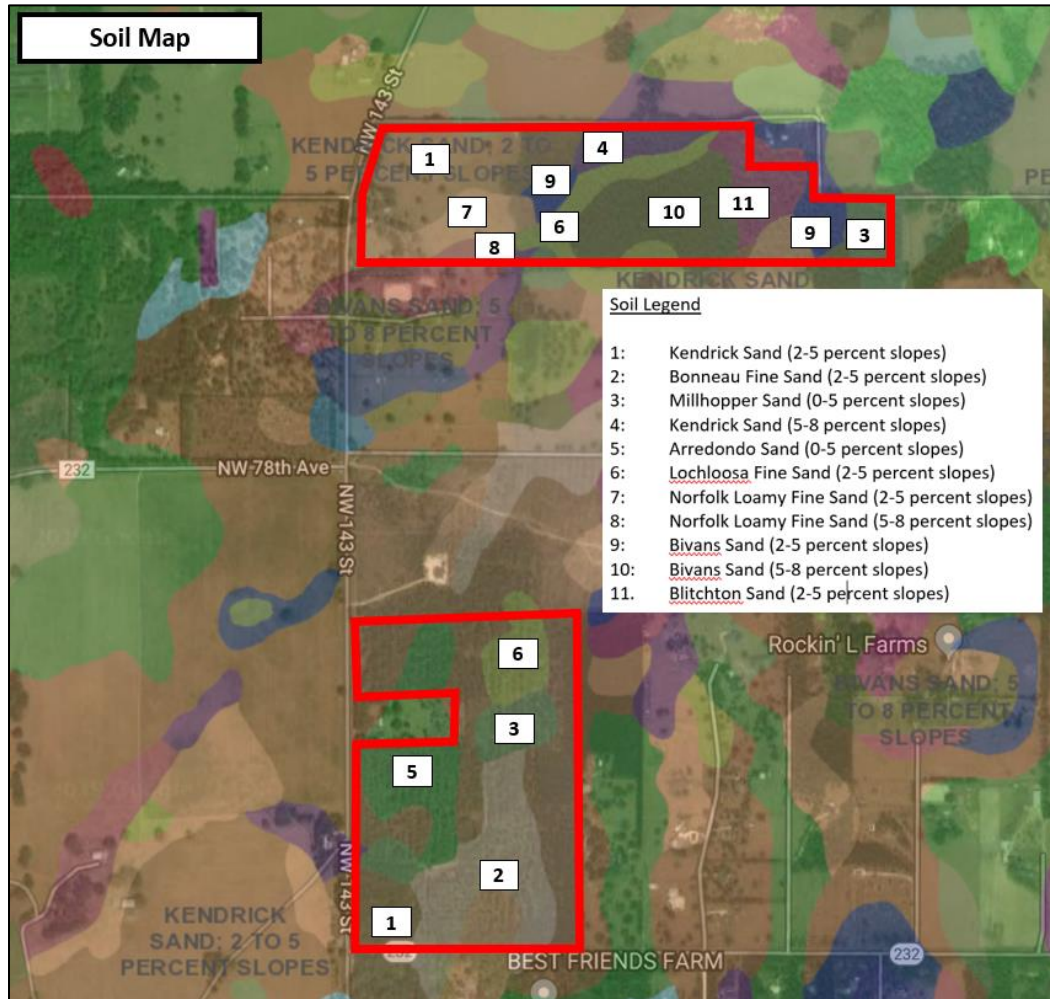
### *Topography:*

The properties have a topographic signature that is typical of this portion of Alachua County, which is compatible for the uses of the land permitted in the Agriculture zoning district, including various agriculture uses, low density residential, etc.



*Soils:*

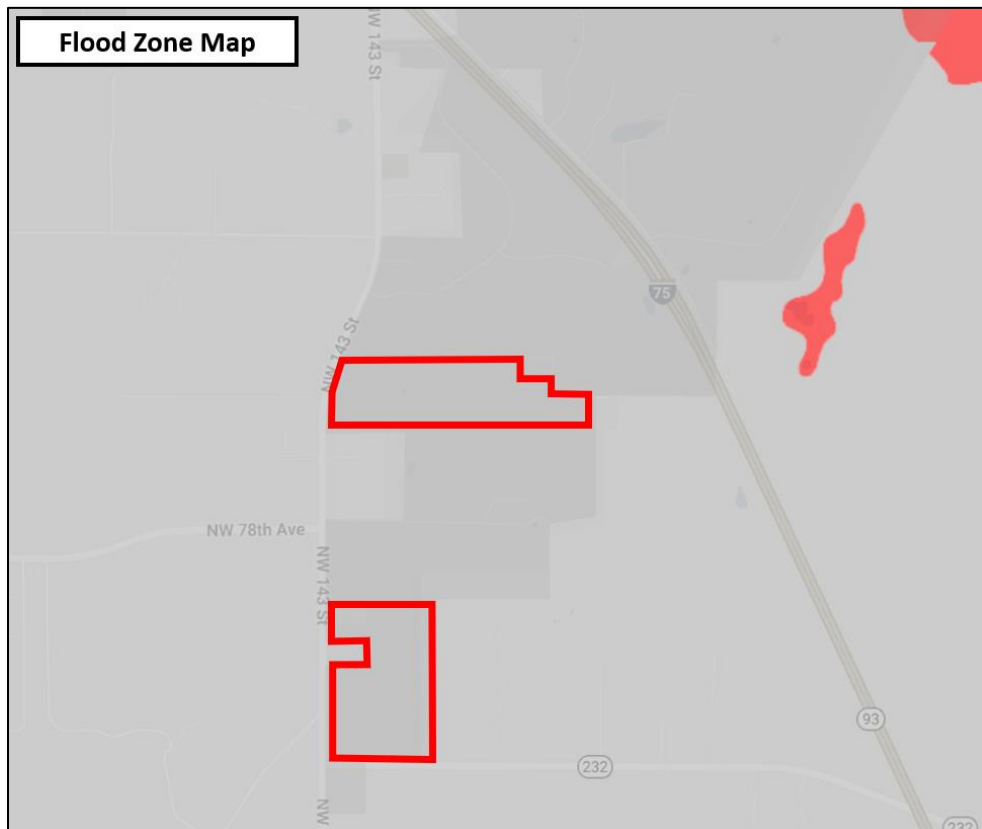
The following exhibit illustrates the soil types for the subject property and the immediate area:



There are 8 soil types with varying percentage slopes within the area proposed for rezoning. Soils range between 0-8 percent slopes. Most of these soil types are moderately well or well drained soils and are suitable for urban development. However, Lochloosa soil is rated as somewhat poorly drained, and Bivans and Blichton soils are rated as poorly drained. According to the Alachua County Soils Survey, Lochloosa, Bivans, and Blichton soils have severe limitations for urban uses due to wetness and high shrink-swell potential.

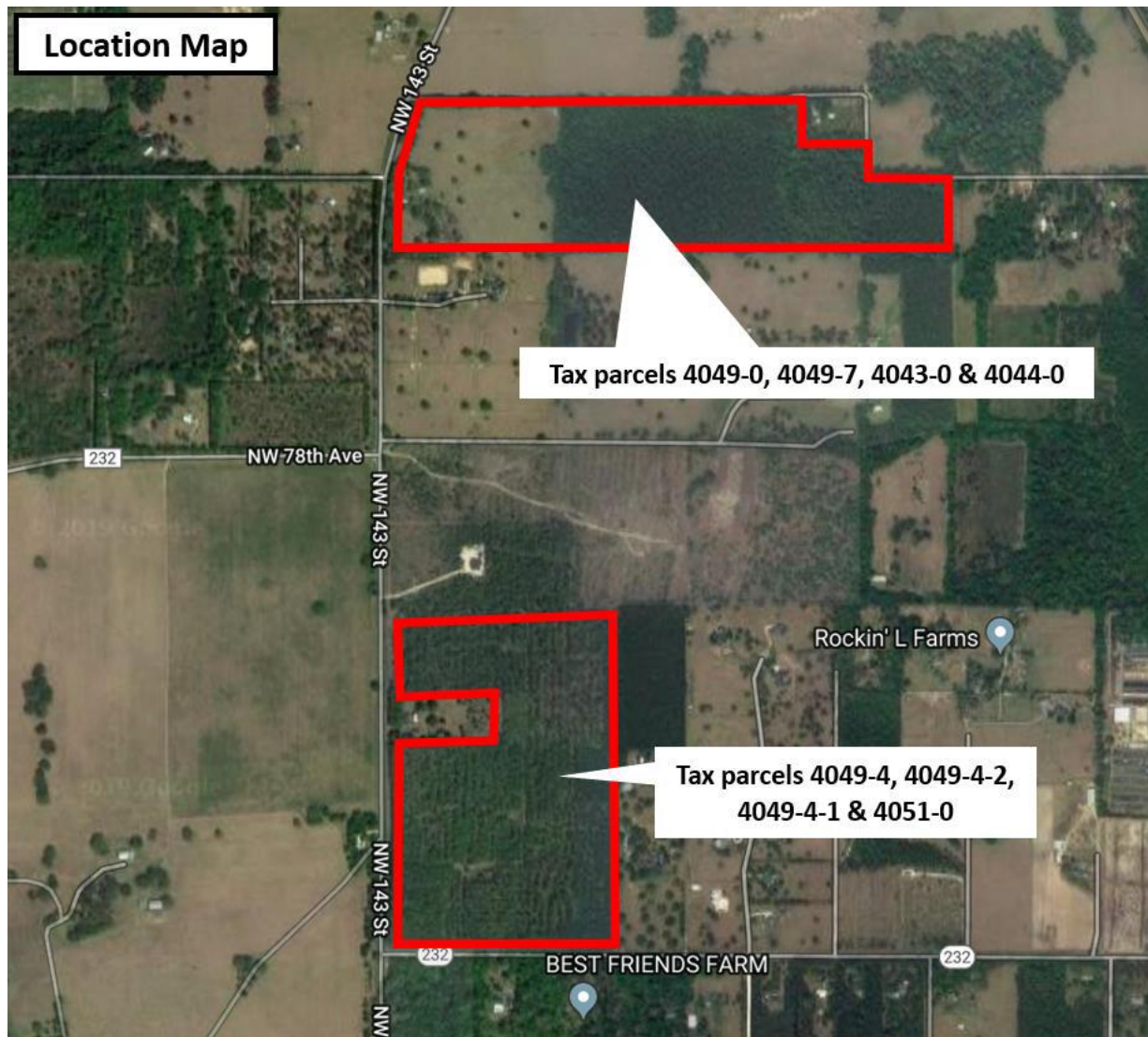
*100-Year Flood Zone / Flood Potential:*

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in the following exhibit. Therefore, no issues related to flood potential are associated with this property.



## LOCATION MAP

For: Tax Parcels 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1 & 4051-0



## **LEGAL DESCRIPTION**

For: 8615 NW 143<sup>rd</sup> St  
Alachua, FL 32615  
Tax Parcel 04049-000-000

THAT PART OF THE FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18  
EAST, LYING INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THAT PART OF THE SAID  
FRACTIONAL SECTION 3 LYING EAST OF THE STATE ROAD NO. 241  
FOR A POINT OF REFERENCE; THENCE FROM SAID POINT OF  
REFERENCE RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST ALONG  
THE SOUTH LINE OF THE SAID FRACTIONAL SECTION 3, A  
DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF  
WAY LINE OF SAID STATE ROAD NO. 241 AND THE POINT OF  
BEGINNING; THENCE RUN NORTH 00 DEG. 04 MIN. 47 SEC. WEST  
ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF  
120.67 FEET TO A POINT OF CURVATURE OF A CURVE (P.C.),  
CONCAVED EASTERLY, HAVING A CENTRAL ANGLE OF 17 DEG. 07  
MIN. 17 SEC. AND A RADIUS OF 2824.79 FEET; THENCE RUN  
ALONG THE ARC OF SAID CURVE AND THE SAID EAST RIGHT OF  
WAY LINE AN ARC DISTANCE OF 844.12 FEET TO A POINT ON THE  
SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID  
POINTS BEING NORTH 08 DEG. 28 MIN. 52 SEC. EAST, 840.00  
FEET); THENCE LEAVING THE SAID CURVE AND THE SAID EAST

RIGHT OF WAY LINE, RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST  
PARALLEL TO THE SAID SOUTH LINE OF THE FRACTIONAL SECTION  
3, A DISTANCE OF 544.63 FEET; THENCE RUN SOUTH 01 DEG. 03  
MIN. 48 SEC. EAST, A DISTANCE OF 950.00 FEET TO A POINT  
ON THE SAID SOUTH LINE OF FRACTIONAL SECTION 3; THENCE  
RUN SOUTH 88 DEG. 56 MIN. 12 SEC. WEST ALONG THE SAID  
SOUTH LINE OF THE FRACTIONAL SECTION 3, A DISTANCE OF  
686.15 FEET TO THE SAID EAST RIGHT OF WAY LINE OF STATE  
ROAD NO. 241 AND THE AFOREMENTIONED POINT OF BEGINNING.



## **LEGAL DESCRIPTION**

For: Tax Parcel 04049-004-000

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 921.31 TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING;

THENCE S 89°14'01" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 241;

THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 677 .90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID

FRACTIONAL SECTION 10; THENCE N 89°35'30" E, ALONG SAID NORTH LINE, A  
DISTANCE OF 1762.73 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN  
PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282,  
OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE  
WEST LINE OF SAID LANDS, A DISTANCE OF 509.83 FEET; THENCE DEPARTING  
SAID WEST LINE S 81°35'09" W, A DISTANCE OF 1180.22 FEET TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 25.085 ACRES, MORE OR LESS.

## **LEGAL DESCRIPTION**

For: Tax Parcel 04049-004-001

AP ARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID WEST LINE S 89°43'39" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 241 (AN 80' R/W) AND THE POINT OF BEGINNING;

THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINES 89°43'40" E, A DISTANCE OF 1756.57 TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1036.85 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 232, (AN 80' R/W); THENCE N 89°43'39" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,132.50 FEET; THENCE RUN N 00°04'39" W, A DISTANCE OF 620.00; THENCE N 89°43'39" W, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

## **LEGAL DESCRIPTION**

For: Tax Parcel 04049-004-002

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 TO THE POINT OF BEGINNING: THENCE CONTINUE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 504.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N 81°35'09" E, A DISTANCE OF 1180.22 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGE 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A

DISTANCE OF 1060.80 FEET; THENCE DEPARTING SAID WEST LINE  $89^{\circ}43'40''$ W, A

DISTANCE OF 1756.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.



## **LEGAL DESCRIPTION**

For: Tax Parcels 04049-007-000 and 04043-000-000

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH

89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72 FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH 89°33'58" WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH 01°07'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°52'19" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 04°57'17", AND A CHORD BEARING AND DISTANCE OF NORTH 19°42'36" EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY

LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.



## **LEGAL DESCRIPTION**

For: Tax Parcel 04051-000-000

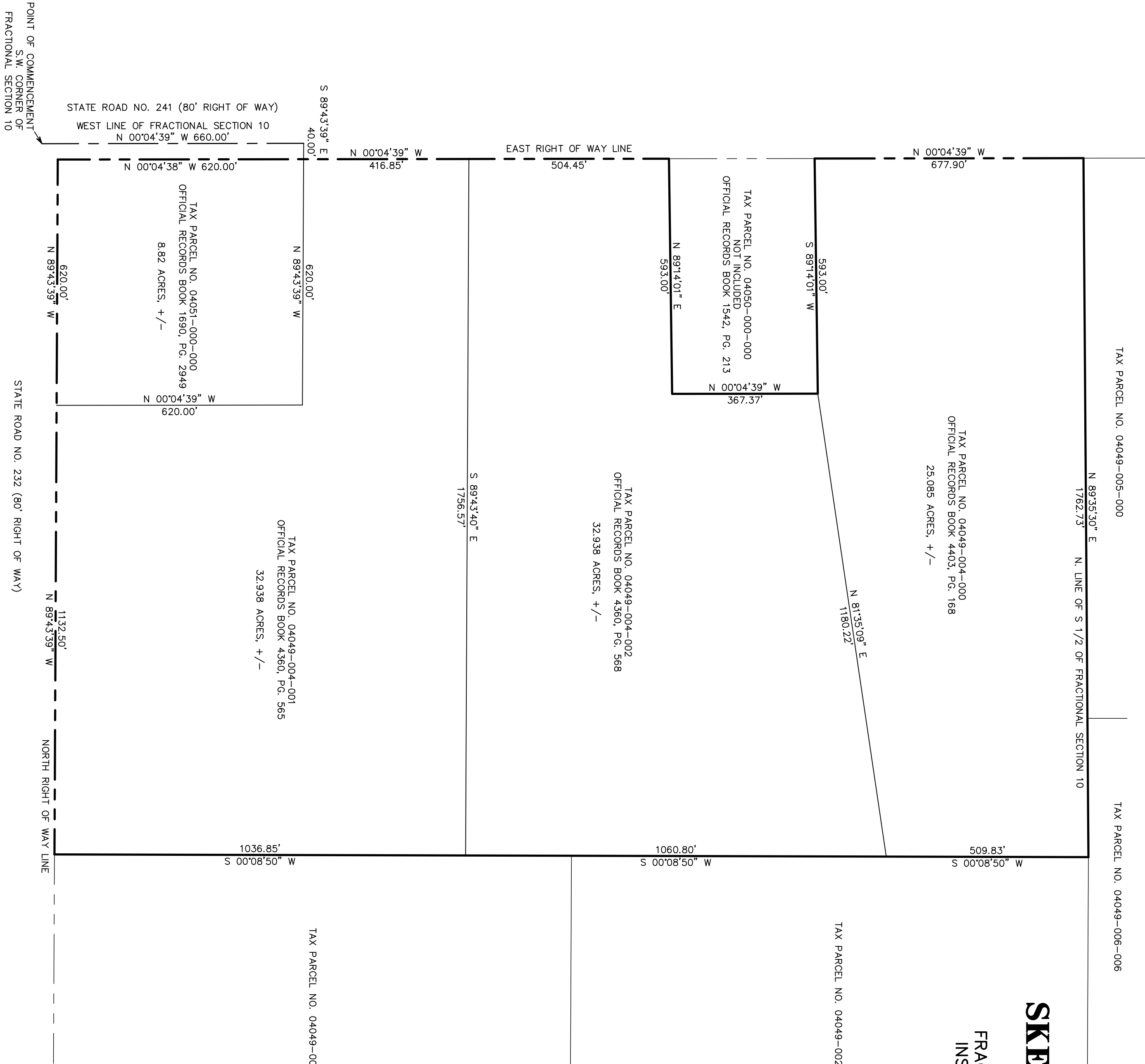
COMMENCE AT THE SOUTHWEST COMER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 18 EAST,  
IN ARREDONDO GRANT, AND THENCE RUN EAST 10 CHAINS; THENCE RUN NORTH 10 CHAINS;  
THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 10 CHAINS TO THE POINT OF BEGINNING,  
LESS RIGHT OF WAY FOR STATE ROAD #232, AND STATE ROAD #241.

### **LEGAL DESCRIPTION**

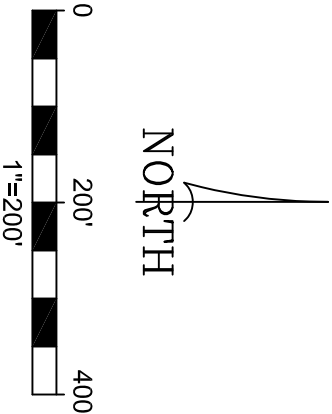
For: 13303 NW 88<sup>th</sup> Pl  
Alachua, FL 32615  
Tax Parcel 04044-000-000

THAT PART OF THE SOUTH 1/2 OF LOT 5 OF "HAILE ESTATES" AS PER PLAT  
RECORDED IN PLAT BOOK "A", PAGE 56 OF THE PUBLIC RECORDS OF ALACHUA  
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHEAST CORNER OF LOT 5 OF "HAILE ESTATES" AS PER  
PLAT RECORDED IN PLAT BOOK "A", PAGE 56 OF THE PUBLIC RECORDS OF  
ALACHUA COUNTY, FLORIDA; THENCE N 89°32'53.11" W ALONG THE SOUTH LINE  
OF SAID LOT 5 FOR 20.00 FEET TO AN INTERSECTION WITH A LINE  
PARALLEL WITH AND OFFSET 20.00 FEET WESTERLY OF THE EAST LINE OF  
SAID LOT 5; THENCE N 00°10'40.11" W ALONG SAID PARALLEL LINE FOR  
610.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2  
OF SAID LOT 5; THENCE S 89°35'45" E ALONG SAID NORTH LINE FOR 20.00  
FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 5; THENCE  
S 00°10'40" E ALONG THE EAST LINE OF SAID LOT 5 FOR 610.67 FEET TO  
SAID POINT OF BEGINNING.



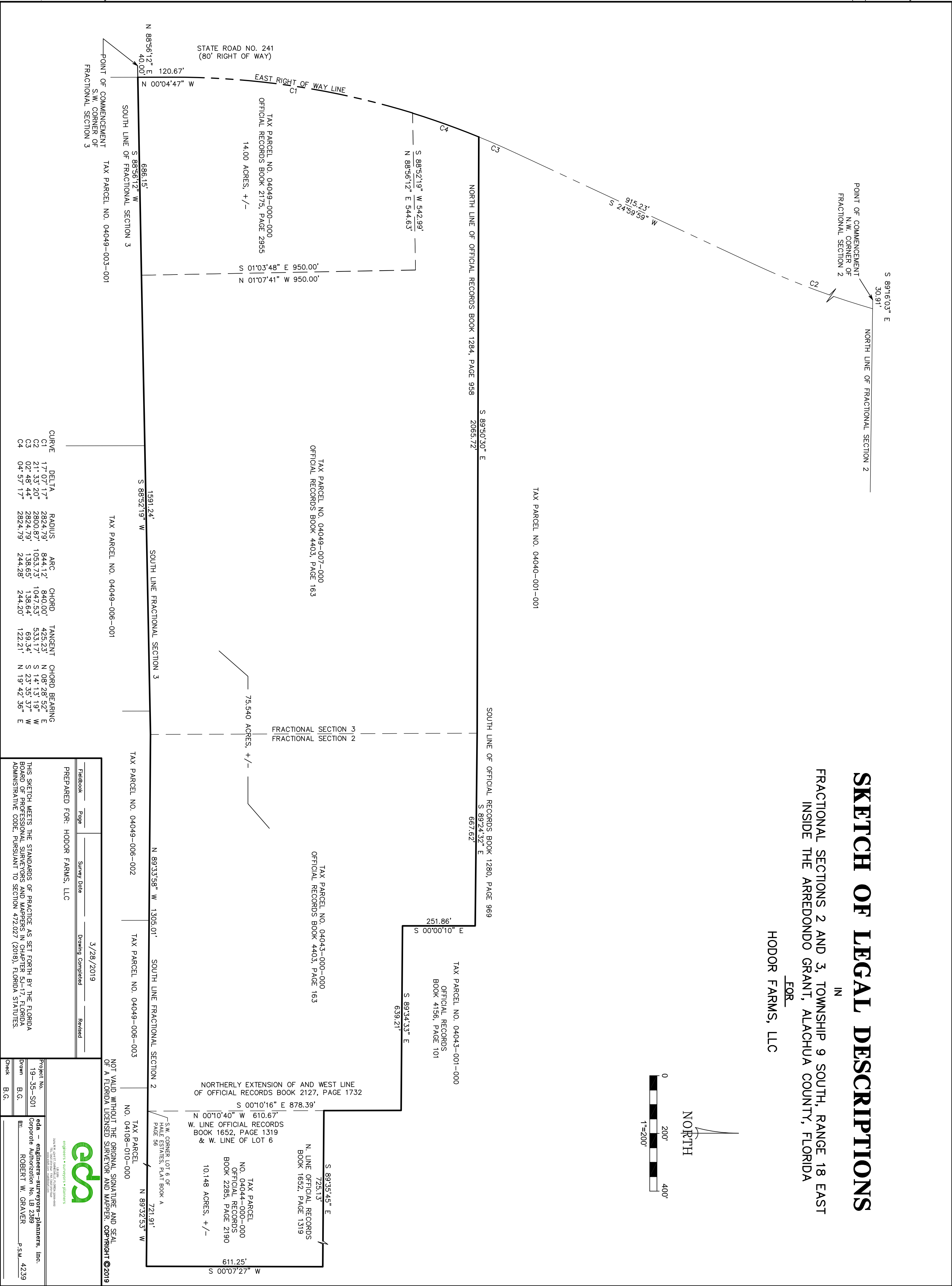


**SKETCH OF LEGAL DESCRIPTIONS**  
IN  
FRACTIONAL SECTION 10, TOWNSHIP 9 SOUTH, RANGE 18 EAST  
INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA  
FOR  
**HODOR FARMS, LLC**



|                                                                                                                                                                                                                          |                                          |             |                   |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------|-------------------|---------|
| Feedback                                                                                                                                                                                                                 | Page                                     | Survey Date | Drawing Completed | Revised |
| PREPARED FOR: HODOR FARMS, LLC                                                                                                                                                                                           |                                          |             |                   |         |
| THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2018), FLORIDA STATUTES. |                                          |             |                   |         |
| Project No.                                                                                                                                                                                                              | eda - engineers-surveyors-planners, inc. |             |                   |         |
| Drawn                                                                                                                                                                                                                    | Corporate Authorization No. LB 2389      |             |                   |         |
| Check                                                                                                                                                                                                                    | ROBERT W. GRAVER P.S.M. 4239             |             |                   |         |

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2019



## Property Search Results

The data displayed is the most current data available to the  
Property Appraiser.

Search Date: 3/25/2019 at 4:30:51 PM'

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Parcel: 04043-000-000 [GIS Map](#)

|                           |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>          | HODOR FARMS LLC                        | <b>Legal:</b> HAILE ESTATE S/D PB A-56 LOT 5 LESS N 330 FT OF E 660 FT OR 815/91 LESS THAT PART OF W 667.95 FT LYING N OF C/L OF ACCESS RD ALSO COM 330 FT S OF NE COR LOT 5 ACCESS RD POB S 280.70 FT E 50.50 N 280.70 FT W 54.35 FT POB OR 1284/960 (LESS COM 330 FT S OF NE COR LOT 5 POB E 54.35 FT S 13 FT W 714.17 FT N 13 FT E 660 FT POB PER OR 1284/965) (LESS COMMON AREA GREEN HILL FARMS UNREC'D S/D PER OR 1977/0988) OR 4403/0163 |
| <b>Mailing:</b>           | 12730 NW 12TH RD<br>NEWBERRY, FL 32669 |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>9-1-1 Address:</b>     |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Sec-Twn-Rng:</b>       | 02-09-18                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Property Use:</b>      | 05500 - TMBR SI 80-89                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Tax Jurisdiction:</b>  | ALACHUA 1700                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Neighborhood/Area:</b> | 9-18                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Subdivision:</b>       | HAILE ESTATES S/D                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### History

|                      | <a href="#">Property</a> | <a href="#">Land</a>  | <a href="#">Classified</a> | <a href="#">Improvement</a> | <a href="#">Total</a>      | <a href="#">Deferred</a> | <a href="#">County</a>   | <a href="#">School</a>   | <a href="#">County</a> | <a href="#">School</a> | <a href="#">County</a>  | <a href="#">School</a>  |
|----------------------|--------------------------|-----------------------|----------------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|
| <a href="#">Year</a> | <a href="#">Use</a>      | <a href="#">Value</a> | <a href="#">Land Value</a> | <a href="#">Value</a>       | <a href="#">Just Value</a> | <a href="#">Value</a>    | <a href="#">Assessed</a> | <a href="#">Assessed</a> | <a href="#">Exempt</a> | <a href="#">Exempt</a> | <a href="#">Taxable</a> | <a href="#">Taxable</a> |
| 2018                 | TMBR SI 80-89            | 196300                | 10800                      | 0                           | 196300                     | 0                        | 10800                    | 10800                    | 0                      | 0                      | 10800                   | 10800                   |
| 2017                 | Tmbr Si 80-89            | 196300                | 6500                       | 0                           | 196300                     | 0                        | 6500                     | 6500                     | 0                      | 0                      | 6500                    | 6500                    |
| 2016                 | Tmbr Si 80-89            | 196300                | 6500                       | 0                           | 196300                     | 0                        | 6500                     | 6500                     | 0                      | 0                      | 6500                    | 6500                    |
| 2015                 | Tmbr Si 80-89            | 196300                | 6500                       | 0                           | 196300                     | 0                        | 6500                     | 6500                     | 0                      | 0                      | 6500                    | 6500                    |
| 2014                 | Tmbr Si 80-89            | 196300                | 6900                       | 0                           | 196300                     | 0                        | 6900                     | 6900                     | 0                      | 0                      | 6900                    | 6900                    |

### Land

| <a href="#">Land Use</a> | <a href="#">Land Use Desc</a> | <a href="#">Zoning Type</a> | <a href="#">Zoning Desc</a> | <a href="#">Lots</a> | <a href="#">Acres</a> | <a href="#">Sq Feet</a> |
|--------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-------------------------|
| 5501                     | TIMBER 2-N                    | A                           | AGRICULTURE                 | 1                    | 28.87                 | 1257577.2               |

### Sale

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

| <a href="#">Date</a> | <a href="#">Price</a> | <a href="#">Vac/Imp</a> | <a href="#">Qualified</a> | <a href="#">OR Book</a> | <a href="#">OR Page</a> | <a href="#">Instrument</a> | <a href="#">OR Link (Clerk)</a>        |
|----------------------|-----------------------|-------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------------------|
| 2016-01-06           | 100                   | No                      | 11-Corrective Deed        | 4403                    | 0163                    | MS                         | <a href="#">Official Public Record</a> |

[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the

## Property Search Results

The data displayed is the most current data available to the  
Property Appraiser.

Search Date: 3/27/2019 at 3:30:54 PM'

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Parcel: 04044-000-000 [GIS Map](#)

|                           |                                                                |               |                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>          | H & S HOLDINGS INC                                             | <b>Legal:</b> | HAILE ESTATE S/D PB A-56 COM SW COR LOT 6 POB                                                                                                                                                    |
| <b>Mailing:</b>           | % HODOR COMPANY<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669-2390 |               | N 610.74 FT E 723.02 FT S 610 FT TO S LINE LOT 6 W<br>723 FT TO POB (LESS THE E 20 FT AKA PARCEL D<br>PER OR 2127/1728) ALSO 20 FT STRIP ADJ ON W SIDE<br>AKA PARCEL C OR 2127/1732 OR 2085/2190 |
| <b>9-1-1 Address:</b>     |                                                                |               |                                                                                                                                                                                                  |
| <b>Sec-Twn-Rng:</b>       | 02-09-18                                                       |               |                                                                                                                                                                                                  |
| <b>Property Use:</b>      | 05400 - TMBR SI 90+                                            |               |                                                                                                                                                                                                  |
| <b>Tax Jurisdiction:</b>  | ALACHUA 1700                                                   |               |                                                                                                                                                                                                  |
| <b>Neighborhood/Area:</b> | 9-18                                                           |               |                                                                                                                                                                                                  |
| <b>Subdivision:</b>       | N/A                                                            |               |                                                                                                                                                                                                  |

### History

|                      | <a href="#">Property</a> | <a href="#">Land</a>  | <a href="#">Classified</a> | <a href="#">Improvement</a> | <a href="#">Total</a>      | <a href="#">Deferred</a> | <a href="#">County</a>   | <a href="#">School</a>   | <a href="#">County</a> | <a href="#">School</a> | <a href="#">County</a>  | <a href="#">School</a>  |
|----------------------|--------------------------|-----------------------|----------------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|
| <a href="#">Year</a> | <a href="#">Use</a>      | <a href="#">Value</a> | <a href="#">Land Value</a> | <a href="#">Value</a>       | <a href="#">Just Value</a> | <a href="#">Value</a>    | <a href="#">Assessed</a> | <a href="#">Assessed</a> | <a href="#">Exempt</a> | <a href="#">Exempt</a> | <a href="#">Taxable</a> | <a href="#">Taxable</a> |
| 2018                 | TMBR SI 90+              | 131600                | 4300                       | 0                           | 131600                     | 0                        | 4300                     | 4300                     | 0                      | 0                      | 4300                    | 4300                    |
| 2017                 | Tmbr Si 90+              | 105200                | 2500                       | 0                           | 105200                     | 0                        | 2500                     | 2500                     | 0                      | 0                      | 2500                    | 2500                    |
| 2016                 | Tmbr Si 90+              | 105200                | 2500                       | 0                           | 105200                     | 0                        | 2500                     | 2500                     | 0                      | 0                      | 2500                    | 2500                    |
| 2015                 | Tmbr Si 90+              | 105200                | 2500                       | 0                           | 105200                     | 0                        | 2500                     | 2500                     | 0                      | 0                      | 2500                    | 2500                    |
| 2014                 | Tmbr Si 90+              | 105200                | 2500                       | 0                           | 105200                     | 0                        | 2500                     | 2500                     | 0                      | 0                      | 2500                    | 2500                    |

### Land

| <a href="#">Land Use</a> | <a href="#">Land Use Desc</a> | <a href="#">Zoning Type</a> | <a href="#">Zoning Desc</a> | <a href="#">Lots</a> | <a href="#">Acres</a> | <a href="#">Sq Feet</a> |
|--------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-------------------------|
| 5400                     | TIMBER 1                      | A                           | AGRICULTURE                 | 1                    | 10.12                 | 440827.2                |

### Sale

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

An error occurred on the server when processing the URL. Please contact the system administrator.

If you are the system administrator please click [here](#) to find out more about this error.

| <a href="#">Date</a> | <a href="#">Price</a> | <a href="#">Vac/Imp</a> | <a href="#">Qualified</a> | <a href="#">OR Book</a> | <a href="#">OR Page</a> | <a href="#">Instrument</a> | <a href="#">OR Link (Clerk)</a>        |
|----------------------|-----------------------|-------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------------------|
| 1997-03-14           | 100                   | Vac                     | U-OLD SALE - UNQUALIFIED  | 2127                    | 1732                    | WD                         | <a href="#">Official Public Record</a> |
| 1996-10-24           | 45700                 | Vac                     | Q-OLD SALE - QUALIFIED    | 2085                    | 2190                    | WD                         |                                        |

## Property Search Results

The data displayed is the most current data available to the  
Property Appraiser.

*Search Date: 3/25/2019 at 4:30:08 PM'*

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Parcel: 04049-000-000 [GIS Map](#)

|                           |                          |               |                                                   |
|---------------------------|--------------------------|---------------|---------------------------------------------------|
| <b>Taxpayer:</b>          | HODOR & SOUTHWELL        | <b>Legal:</b> | COM SW COR FRAC SEC INSIDE GRT E 40 FT TO E       |
| <b>Mailing:</b>           | 8615 NW 143RD ST         |               | R/W LINE SR 241 POB N 120.67 FT NELY ALG CURVE    |
|                           | ALACHUA, FL 32615        |               | 844.12 FT E 544.63 FT S 950 FT W 686.15 FT POB OR |
| <b>9-1-1 Address:</b>     | 8615 NW 143RD ST ALACHUA |               | 2175/2955 & OR 2628/0189 & OR 2712/0436           |
| <b>Sec-Twn-Rng:</b>       | 03-09-18                 |               |                                                   |
| <b>Property Use:</b>      | 06100 - GRZGSOIL CLASS2  |               |                                                   |
| <b>Tax Jurisdiction:</b>  | ALACHUA 1700             |               |                                                   |
| <b>Neighborhood/Area:</b> | RURAL PLUS 50            |               |                                                   |
| <b>Subdivision:</b>       | N/A                      |               |                                                   |

### History

|                      | <a href="#">Property</a> | <a href="#">Land</a>  | <a href="#">Classified</a> | <a href="#">Improvement</a> | <a href="#">Total</a>      | <a href="#">Deferred</a> | <a href="#">County</a>   | <a href="#">School</a>   | <a href="#">County</a> | <a href="#">School</a> | <a href="#">County</a>  | <a href="#">School</a>  |
|----------------------|--------------------------|-----------------------|----------------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|
| <a href="#">Year</a> | <a href="#">Use</a>      | <a href="#">Value</a> | <a href="#">Land Value</a> | <a href="#">Value</a>       | <a href="#">Just Value</a> | <a href="#">Value</a>    | <a href="#">Assessed</a> | <a href="#">Assessed</a> | <a href="#">Exempt</a> | <a href="#">Exempt</a> | <a href="#">Taxable</a> | <a href="#">Taxable</a> |
| 2018                 | GRZGSOIL CLASS2          | 115500                | 11600                      | 88000                       | 203500                     | 2700                     | 96900                    | 96900                    | 50000                  | 25000                  | 46900                   | 71900                   |
| 2017                 | Grzgsoil Class2          | 115500                | 10400                      | 88000                       | 203500                     | 4470                     | 93930                    | 93930                    | 50000                  | 25000                  | 43930                   | 68930                   |
| 2016                 | Grzgsoil Class2          | 115500                | 10400                      | 81800                       | 197300                     | 0                        | 92200                    | 92200                    | 50000                  | 25000                  | 42200                   | 67200                   |
| 2015                 | Grzgsoil Class2          | 115500                | 10400                      | 81800                       | 197300                     | 450                      | 91750                    | 91750                    | 50000                  | 25000                  | 41750                   | 66750                   |
| 2014                 | Grzgsoil Class2          | 115500                | 10400                      | 80700                       | 196200                     | 0                        | 91100                    | 91100                    | 50000                  | 25000                  | 41100                   | 66100                   |

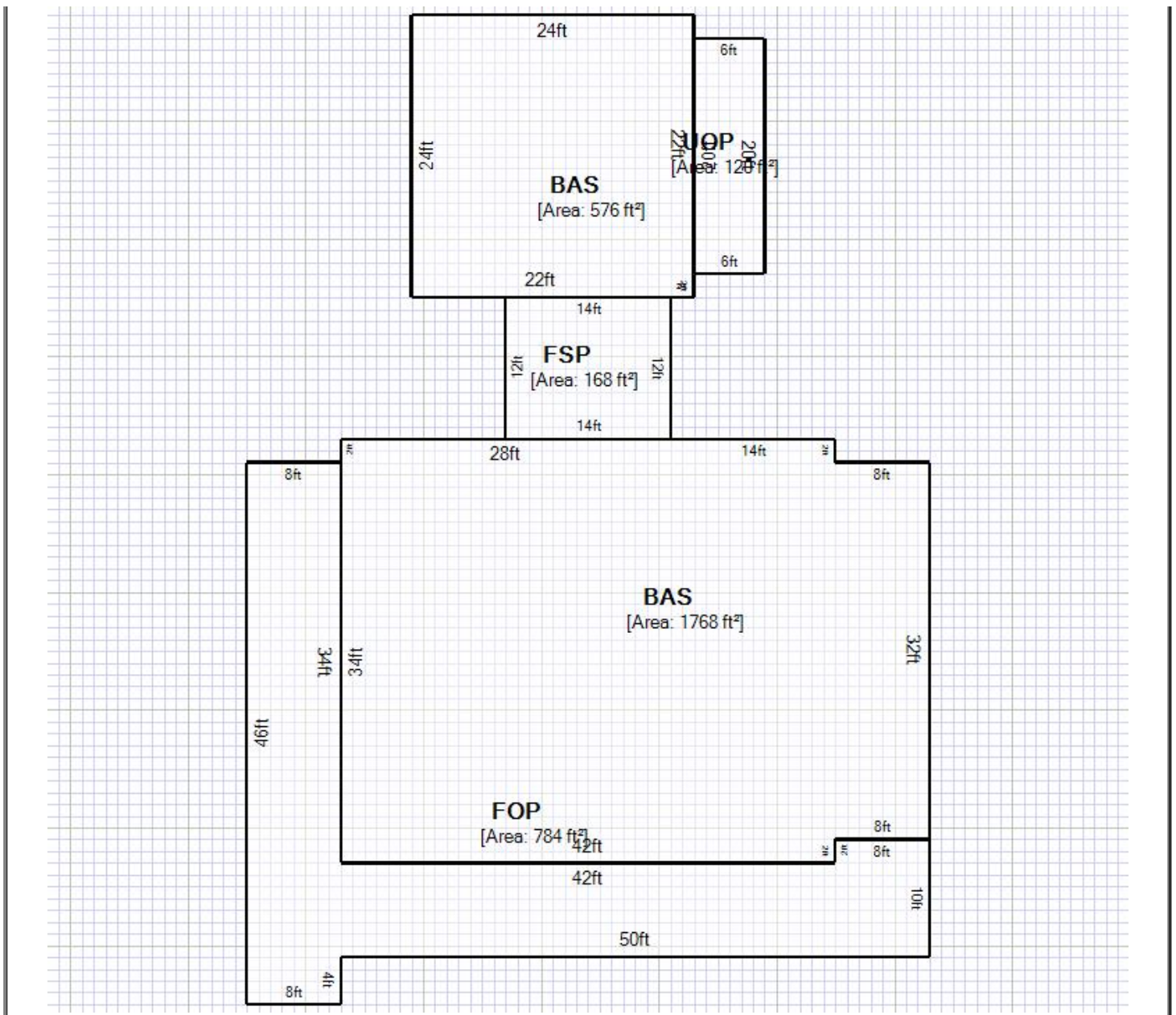
### Land

| <a href="#">Land Use</a> | <a href="#">Land Use Desc</a> | <a href="#">Zoning Type</a> | <a href="#">Zoning Desc</a> | <a href="#">Lots</a> | <a href="#">Acres</a> | <a href="#">Sq Feet</a> |
|--------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-------------------------|
| 6100                     | PASTURE 2                     | A                           | AGRICULTURE                 | 1                    | 12.59                 | 548420.4                |
| 0115                     | SFR ACREAGE                   |                             |                             | 1                    | 1                     | 43560                   |

Improvement: 04049-000-000 / 16631 - 560247

| <a href="#">Improvement Use Code</a> | <a href="#">Improvement Desc</a> | <a href="#">Actual Year Built</a> | <a href="#">Effective Year Built</a> | <a href="#">Htd Square Feet</a> | <a href="#">Stories</a> |
|--------------------------------------|----------------------------------|-----------------------------------|--------------------------------------|---------------------------------|-------------------------|
| 0100                                 | SINGLE FAMILY                    | 1915                              | 1962                                 | 2344                            | 1                       |





## Improvement Details

## Improvement Attributes

| <u>Detail Type</u> | <u>Description</u>  | <u>SqFt/Unit</u> | <u>Quality</u> | <u>Qual Desc</u> | <u>Imprv Use</u> | <u>Imprv Use Desc</u> | <u>Attribute</u> | <u>Attribute Desc</u> | <u>Units</u> |
|--------------------|---------------------|------------------|----------------|------------------|------------------|-----------------------|------------------|-----------------------|--------------|
| BAS                | BASE AREA           | 1768             | 3              | Average          | 0100             | SINGLE FAMILY         | Bathrooms        | 2.0-Baths             | 1            |
| FSP                | FIN SCREENED PORCH  | 168              | 3              | Average          | 0100             | SINGLE FAMILY         | Bedrooms         | 3-3 BEDROOMS          | 1            |
| BAS                | BASE AREA           | 576              | 3              | Average          | 0100             | SINGLE FAMILY         | Exterior Wall    | 05-AVERAGE            | 100          |
| UOP                | UNFIN OPEN PORCH    | 120              | 3              | Average          | 0100             | SINGLE FAMILY         | Floor Cov        | 09-PINE/SOFT WOOD     | 100          |
| FOP                | FINISHED OPEN PORCH | 784              | 3              | Average          | 0100             | SINGLE FAMILY         | HC&V             | 04-FORCED AIR         | 100          |
|                    |                     |                  |                |                  |                  |                       | Heat System      | 04-ELECTRIC           | 100          |
|                    |                     |                  |                |                  |                  |                       | HVAC             | 03-CENTRAL            | 100          |
|                    |                     |                  |                |                  |                  |                       | Interior Wall    | 05-DRYWALL            | 100          |
|                    |                     |                  |                |                  |                  |                       | Num Res Units    | Num Res Units         | 1            |
|                    |                     |                  |                |                  |                  |                       | Roof Type        | 03-GABLE/HIP          | 100          |
|                    |                     |                  |                |                  |                  |                       | Roofing          | 12-MODULAR METAL      | 100          |

| <u>Improvement Use Code</u> | <u>Improvement Desc</u> | <u>Actual Year Built</u> | <u>Effective Year Built</u> | <u>Htd Square Feet</u> | <u>Stories</u> |
|-----------------------------|-------------------------|--------------------------|-----------------------------|------------------------|----------------|
|-----------------------------|-------------------------|--------------------------|-----------------------------|------------------------|----------------|

|      |          |  |  |  |  |
|------|----------|--|--|--|--|
| SOHM | SOH MISC |  |  |  |  |
|------|----------|--|--|--|--|

**Improvement Details****Improvement Attributes**

| <a href="#">Detail Type</a> | <a href="#">Description</a> | <a href="#">SqFt/Unit</a> | <a href="#">Quality</a> | <a href="#">Qual Desc</a> | <a href="#">Imprv Use</a> | <a href="#">Imprv Use Desc</a> | <a href="#">Attribute</a> | <a href="#">Attribute Desc</a> | <a href="#">Units</a> |
|-----------------------------|-----------------------------|---------------------------|-------------------------|---------------------------|---------------------------|--------------------------------|---------------------------|--------------------------------|-----------------------|
|                             |                             |                           |                         |                           |                           |                                | -- N/A --                 |                                |                       |
| 1080                        | GRAIN BIN                   | 1                         |                         |                           | R2                        | RES                            |                           |                                |                       |
| 2021                        | SHED 1                      | 520                       |                         |                           | R2                        | RES                            |                           |                                |                       |
| 2021                        | SHED 1                      | 520                       |                         |                           | R2                        | RES                            |                           |                                |                       |
| 0721                        | DECK 1                      | 625                       |                         |                           | R2                        | RES                            |                           |                                |                       |
| 0958                        | FP 1                        | 2                         |                         |                           | R7                        | RES                            |                           |                                |                       |
| 0800                        | DRIVE/WALK                  | 1200                      |                         |                           | R1                        | RES                            |                           |                                |                       |

| <a href="#">Improvement Use Code</a> | <a href="#">Improvement Desc</a> | <a href="#">Actual Year Built</a> | <a href="#">Effective Year Built</a> | <a href="#">Htd Square Feet</a> | <a href="#">Stories</a> |
|--------------------------------------|----------------------------------|-----------------------------------|--------------------------------------|---------------------------------|-------------------------|
| NSOHM                                | NSOH MISC                        |                                   |                                      |                                 |                         |

**Improvement Details****Improvement Attributes**

| <a href="#">Detail Type</a> | <a href="#">Description</a> | <a href="#">SqFt/Unit</a> | <a href="#">Quality</a> | <a href="#">Qual Desc</a> | <a href="#">Imprv Use</a> | <a href="#">Imprv Use Desc</a> | <a href="#">Attribute</a> | <a href="#">Attribute Desc</a> | <a href="#">Units</a> |
|-----------------------------|-----------------------------|---------------------------|-------------------------|---------------------------|---------------------------|--------------------------------|---------------------------|--------------------------------|-----------------------|
|                             |                             |                           |                         |                           |                           |                                | -- N/A --                 |                                |                       |
| 0221                        | BARN 1                      | 560                       |                         |                           | R2                        | RES                            |                           |                                |                       |
| 0222                        | BARN 2                      | 1440                      |                         |                           | R2                        | RES                            |                           |                                |                       |

**Sale**

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

| <a href="#">Date</a> | <a href="#">Price</a> | <a href="#">Vac/Imp</a> | <a href="#">Qualified</a> | <a href="#">OR Book</a> | <a href="#">OR Page</a> | <a href="#">Instrument</a> | <a href="#">OR Link (Clerk)</a>        |
|----------------------|-----------------------|-------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------------------|
| 2003-05-20           | 100                   | No                      | U-OLD SALE - UNQUALIFIED  | 2712                    | 436                     | QD                         | <a href="#">Official Public Record</a> |
| 2003-03-04           | 100                   | No                      | U-OLD SALE - UNQUALIFIED  | 2628                    | 189                     | QD                         |                                        |

## Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/25/2019 at 4:31:28 PM'

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Parcel: 04049-004-000 [GIS Map](#)

|                           |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>          | HODOR FARMS LLC                        | <b>Legal:</b> COM SW COR FRACT SEC 10 INSIDE ARREDONDO GRANT N 660 FT E 40 POB N 921.30 FT E 593 FT N 367.37 FT W 593 FT N 677.90 FT E 1762.73 FT S 2607.48 FT W 1132.50 FT N 620 FT W 620 FT POB (LESS COM SW COR FRAC SEC INSIDE GRT N 660 FT E 40 FT POB N 416.85 FT E 1756.57 FT S 1036.85 FT W 1132.50 FT N 620 FT W 620 FT POB PER OR 4360/0559) (LESS COM SW COR FRAC SEC INSIDE GRT N 660 FT E 40 FT N 416.85 FT POB N 504.45 FT E 593 FT N 367.37 FT N 81 DEG E 1180.22 FT S 1060.80 FT W 1756.57 FT POB PER OR 4360/ 0562) OR 4403/0168 |
| <b>Mailing:</b>           | 12730 NW 12TH RD<br>NEWBERRY, FL 32669 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>9-1-1 Address:</b>     |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Sec-Twn-Rng:</b>       | 10-09-18                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Property Use:</b>      | 05500 - TMBR SI 80-89                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Tax Jurisdiction:</b>  | ALACHUA 1700                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Neighborhood/Area:</b> | RURAL PLUS 10                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Subdivision:</b>       | N/A                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### History

|                      | <a href="#">Property</a> | <a href="#">Land</a>  | <a href="#">Classified</a> | <a href="#">Improvement</a> | <a href="#">Total</a>      | <a href="#">Deferred</a> | <a href="#">County</a>   | <a href="#">School</a>   | <a href="#">County</a> | <a href="#">School</a> | <a href="#">County</a>  | <a href="#">School</a>  |
|----------------------|--------------------------|-----------------------|----------------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|
| <a href="#">Year</a> | <a href="#">Use</a>      | <a href="#">Value</a> | <a href="#">Land Value</a> | <a href="#">Value</a>       | <a href="#">Just Value</a> | <a href="#">Value</a>    | <a href="#">Assessed</a> | <a href="#">Assessed</a> | <a href="#">Exempt</a> | <a href="#">Exempt</a> | <a href="#">Taxable</a> | <a href="#">Taxable</a> |
| 2018                 | TMBR SI 80-89            | 225700                | 9800                       | 0                           | 225700                     | 0                        | 9800                     | 9800                     | 0                      | 0                      | 9800                    | 9800                    |
| 2017                 | Tmbr Si 80-89            | 225700                | 5600                       | 0                           | 225700                     | 0                        | 5600                     | 5600                     | 0                      | 0                      | 5600                    | 5600                    |
| 2016                 | Tmbr Si 80-89            | 225700                | 5600                       | 0                           | 225700                     | 0                        | 5600                     | 5600                     | 0                      | 0                      | 5600                    | 5600                    |
| 2015                 | Tmbr Si 80-89            | 314300                | 20200                      | 0                           | 314300                     | 0                        | 20200                    | 20200                    | 0                      | 0                      | 20200                   | 20200                   |
| 2014                 | Tmbr Si 80-89            | 314300                | 19800                      | 0                           | 314300                     | 0                        | 19800                    | 19800                    | 0                      | 0                      | 19800                   | 19800                   |

### Land

| <a href="#">Land Use</a> | <a href="#">Land Use Desc</a> | <a href="#">Zoning Type</a> | <a href="#">Zoning Desc</a> | <a href="#">Lots</a> | <a href="#">Acres</a> | <a href="#">Sq Feet</a> |
|--------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-------------------------|
| 5500                     | TIMBER 2                      | A                           | AGRICULTURE                 | 1                    | 25.08                 | 1092484.8               |

### Sale

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

| <a href="#">Date</a> | <a href="#">Price</a> | <a href="#">Vac/Imp</a> | <a href="#">Qualified</a> | <a href="#">OR Book</a> | <a href="#">OR Page</a> | <a href="#">Instrument</a> | <a href="#">OR Link (Clerk)</a>        |
|----------------------|-----------------------|-------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------------------|
| 2016-01-06           | 100                   | Vac                     | 11-Corrective Deed        | 4403                    | 0168                    | SD                         | <a href="#">Official Public Record</a> |
| 1994-09-09           | 100                   | Vac                     | U-OLD SALE - UNQUALIFIED  | 1980                    | 1452                    | MS                         | <a href="#">Official Public Record</a> |
| 1991-09-27           | 38400                 | No                      | U-OLD SALE - UNQUALIFIED  | 1828                    | 2664                    | WD                         | <a href="#">Official Public Record</a> |

[Link to TaxCollector Record](#)

## Property Search Results

The data displayed is the most current data available to the Property Appraiser.

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Parcel: 04049-004-001 [GIS Map](#)

|                           |                                        |                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>          | HODOR FARMS LLC                        | <b>Legal:</b> COM SW COR FRAC SEC INSIDE GRT N 00 DEG 04 MIN 39 SEC W 660 FT S 89 DEG 43 MIN 39 SEC E 40 FT POB N 00 DEG 04 MIN 39 SEC W 416.85 FT S 89 DEG 43 MIN 40 SEC E 1756.57 FT S 00 DEG 08 MIN 50 SEC W 1036.85 FT N 89 DEG 43 MIN 39 SEC W 1132.50 FT N 00 DEG 04 MIN 39 SEC W 620 FT N 89 DEG 43 MIN 39 SEC W 620 FT POB OR 4360/0565 |
| <b>Mailing:</b>           | 12730 NW 12TH RD<br>NEWBERRY, FL 32669 |                                                                                                                                                                                                                                                                                                                                                 |
| <b>9-1-1 Address:</b>     |                                        |                                                                                                                                                                                                                                                                                                                                                 |
| <b>Sec-Twn-Rng:</b>       | 10-09-18                               |                                                                                                                                                                                                                                                                                                                                                 |
| <b>Property Use:</b>      | 05500 - TMBR SI 80-89                  |                                                                                                                                                                                                                                                                                                                                                 |
| <b>Tax Jurisdiction:</b>  | ALACHUA 1700                           |                                                                                                                                                                                                                                                                                                                                                 |
| <b>Neighborhood/Area:</b> | RURAL PLUS 10                          |                                                                                                                                                                                                                                                                                                                                                 |
| <b>Subdivision:</b>       | N/A                                    |                                                                                                                                                                                                                                                                                                                                                 |

### History

|                      | <a href="#">Property</a> | <a href="#">Land</a>  | <a href="#">Classified</a> | <a href="#">Improvement</a> | <a href="#">Total</a>      | <a href="#">Deferred</a> | <a href="#">County</a>   | <a href="#">School</a>   | <a href="#">County</a> | <a href="#">School</a> | <a href="#">County</a>  | <a href="#">School</a>  |
|----------------------|--------------------------|-----------------------|----------------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|
| <a href="#">Year</a> | <a href="#">Use</a>      | <a href="#">Value</a> | <a href="#">Land Value</a> | <a href="#">Value</a>       | <a href="#">Just Value</a> | <a href="#">Value</a>    | <a href="#">Assessed</a> | <a href="#">Assessed</a> | <a href="#">Exempt</a> | <a href="#">Exempt</a> | <a href="#">Taxable</a> | <a href="#">Taxable</a> |
| 2018                 | TMBR SI 80-89            | 230600                | 12800                      | 0                           | 230600                     | 0                        | 12800                    | 12800                    | 0                      | 0                      | 12800                   | 12800                   |
| 2017                 | Tmbr Si 80-89            | 230600                | 7400                       | 0                           | 230600                     | 0                        | 7400                     | 7400                     | 0                      | 0                      | 7400                    | 7400                    |
| 2016                 | Tmbr Si 80-89            | 230600                | 7400                       | 0                           | 230600                     | 0                        | 7400                     | 7400                     | 0                      | 0                      | 7400                    | 7400                    |

### Land

| <a href="#">Land Use</a> | <a href="#">Land Use Desc</a> | <a href="#">Zoning Type</a> | <a href="#">Zoning Desc</a> | <a href="#">Lots</a> | <a href="#">Acres</a> | <a href="#">Sq Feet</a> |
|--------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-------------------------|
| 5500                     | TIMBER 2                      | A                           | AGRICULTURE                 | 1                    | 32.94                 | 1434866.4               |

### Sale

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

| <a href="#">Date</a> | <a href="#">Price</a> | <a href="#">Vac/Imp</a> | <a href="#">Qualified</a> | <a href="#">OR Book</a> | <a href="#">OR Page</a> | <a href="#">Instrument</a> | <a href="#">OR Link (Clerk)</a>        |
|----------------------|-----------------------|-------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------------------|
| 2015-05-11           | 100                   | Vac                     | 11-Corrective Deed        | 4360                    | 565                     | SD                         | <a href="#">Official Public Record</a> |
| 2015-05-06           | 100                   | Vac                     | 11-Corrective Deed        | 4360                    | 559                     | SD                         | <a href="#">Official Public Record</a> |

[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

## Property Search Results

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Parcel: 04049-004-002 [GIS Map](#)

|                           |                                        |                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>          | HODOR FARMS LLC                        | <b>Legal:</b> COM SW COR FRAC SEC INSIDE GRT N 00 DEG 04 MIN 39 SEC W 660 FT S 89 DEG 43 MIN 39 SEC E 40 FT N 00 DEG 04 MIN 39 SEC W 416.85 FT POB N 00 DEG 04 MIN 39 SEC W 504.45 FT N 89 DEG 14 MIN 01 SEC E 593 FT N 00 DEG 04 MIN 39 SEC W 367.37 FT N 81 DEG 35 MIN 09 SEC E 1180.22 FT S 00 DEG 08 MIN 50 SEC W 1060.80 FT N 89 DEG 43 MIN 40 SEC W 1756.57 FT POB OR 4360/ 0568 |
| <b>Mailing:</b>           | 12730 NW 12TH RD<br>NEWBERRY, FL 32669 |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>9-1-1 Address:</b>     |                                        |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Sec-Twn-Rng:</b>       | 10-09-18                               |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Property Use:</b>      | 05500 - TMBR SI 80-89                  |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Tax Jurisdiction:</b>  | ALACHUA 1700                           |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Neighborhood/Area:</b> | RURAL PLUS 10                          |                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Subdivision:</b>       | N/A                                    |                                                                                                                                                                                                                                                                                                                                                                                        |

### History

|                      | <a href="#">Property</a> | <a href="#">Land</a>  | <a href="#">Classified</a> | <a href="#">Improvement</a> | <a href="#">Total</a>      | <a href="#">Deferred</a> | <a href="#">County</a>   | <a href="#">School</a>   | <a href="#">County</a> | <a href="#">School</a> | <a href="#">County</a>  | <a href="#">School</a>  |
|----------------------|--------------------------|-----------------------|----------------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|
| <a href="#">Year</a> | <a href="#">Use</a>      | <a href="#">Value</a> | <a href="#">Land Value</a> | <a href="#">Value</a>       | <a href="#">Just Value</a> | <a href="#">Value</a>    | <a href="#">Assessed</a> | <a href="#">Assessed</a> | <a href="#">Exempt</a> | <a href="#">Exempt</a> | <a href="#">Taxable</a> | <a href="#">Taxable</a> |
| 2018                 | TMBR SI 80-89            | 230600                | 12800                      | 0                           | 230600                     | 0                        | 12800                    | 12800                    | 0                      | 0                      | 12800                   | 12800                   |
| 2017                 | Tmbr Si 80-89            | 230600                | 7400                       | 0                           | 230600                     | 0                        | 7400                     | 7400                     | 0                      | 0                      | 7400                    | 7400                    |
| 2016                 | Tmbr Si 80-89            | 230600                | 7400                       | 0                           | 230600                     | 0                        | 7400                     | 7400                     | 0                      | 0                      | 7400                    | 7400                    |

### Land

| <a href="#">Land Use</a> | <a href="#">Land Use Desc</a> | <a href="#">Zoning Type</a> | <a href="#">Zoning Desc</a> | <a href="#">Lots</a> | <a href="#">Acres</a> | <a href="#">Sq Feet</a> |
|--------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-------------------------|
| 5500                     | TIMBER 2                      | A                           | AGRICULTURE                 | 1                    | 32.94                 | 1434866.4               |

### Sale

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

| <a href="#">Date</a> | <a href="#">Price</a> | <a href="#">Vac/Imp</a> | <a href="#">Qualified</a> | <a href="#">OR Book</a> | <a href="#">OR Page</a> | <a href="#">Instrument</a> | <a href="#">OR Link (Clerk)</a>        |
|----------------------|-----------------------|-------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------------------|
| 2015-05-12           | 100                   | Vac                     | 11-Corrective Deed        | 4360                    | 568                     | SD                         | <a href="#">Official Public Record</a> |
| 2015-05-06           | 100                   | Vac                     | 11-Corrective Deed        | 4360                    | 562                     | SD                         | <a href="#">Official Public Record</a> |

[Link to TaxCollector Record](#)

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## Property Search Results

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Parcel: 04049-007-000 [GIS Map](#)

|                           |                                        |                                                                                                                                                                                                                                              |
|---------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>          | HODOR FARMS LLC                        | <b>Legal:</b> HAILE LAND PLATTED IN JUDG BK 9-218 LOT 2<br>(LESS COM SW COR OF FRAC SEC INSIDE GRT E 40 FT TO E R/W LINE SR-241 POB N 120.67 FT NELY ALG CURVE 844.12 FT E 544.63 FT S 950 FT W 686.15 FT POB PER OR 2175/2955) OR 4403/0163 |
| <b>Mailing:</b>           | 12730 NW 12TH RD<br>NEWBERRY, FL 32669 |                                                                                                                                                                                                                                              |
| <b>9-1-1 Address:</b>     |                                        |                                                                                                                                                                                                                                              |
| <b>Sec-Twn-Rng:</b>       | 03-09-18                               |                                                                                                                                                                                                                                              |
| <b>Property Use:</b>      | 05500 - TMBR SI 80-89                  |                                                                                                                                                                                                                                              |
| <b>Tax Jurisdiction:</b>  | ALACHUA 1700                           |                                                                                                                                                                                                                                              |
| <b>Neighborhood/Area:</b> | RURAL PLUS 50                          |                                                                                                                                                                                                                                              |
| <b>Subdivision:</b>       | N/A                                    |                                                                                                                                                                                                                                              |

### History

|                      | <a href="#">Property</a> | <a href="#">Land</a>  | <a href="#">Classified</a> | <a href="#">Improvement</a> | <a href="#">Total</a>      | <a href="#">Deferred</a> | <a href="#">County</a>   | <a href="#">School</a>   | <a href="#">County</a> | <a href="#">School</a> | <a href="#">County</a>  | <a href="#">School</a>  |
|----------------------|--------------------------|-----------------------|----------------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|
| <a href="#">Year</a> | <a href="#">Use</a>      | <a href="#">Value</a> | <a href="#">Land Value</a> | <a href="#">Value</a>       | <a href="#">Just Value</a> | <a href="#">Value</a>    | <a href="#">Assessed</a> | <a href="#">Assessed</a> | <a href="#">Exempt</a> | <a href="#">Exempt</a> | <a href="#">Taxable</a> | <a href="#">Taxable</a> |
| 2018                 | TMBR SI 80-89            | 238600                | 10700                      | 0                           | 238600                     | 0                        | 10700                    | 10700                    | 0                      | 0                      | 10700                   | 10700                   |
| 2017                 | Tmbr Si 80-89            | 238600                | 6400                       | 0                           | 238600                     | 0                        | 6400                     | 6400                     | 0                      | 0                      | 6400                    | 6400                    |
| 2016                 | Tmbr Si 80-89            | 238600                | 6400                       | 0                           | 238600                     | 0                        | 6400                     | 6400                     | 0                      | 0                      | 6400                    | 6400                    |
| 2015                 | Tmbr Si 80-89            | 238600                | 6400                       | 0                           | 238600                     | 0                        | 6400                     | 6400                     | 0                      | 0                      | 6400                    | 6400                    |
| 2014                 | Tmbr Si 80-89            | 238600                | 6700                       | 0                           | 238600                     | 0                        | 6700                     | 6700                     | 0                      | 0                      | 6700                    | 6700                    |

### Land

| <a href="#">Land Use</a> | <a href="#">Land Use Desc</a> | <a href="#">Zoning Type</a> | <a href="#">Zoning Desc</a> | <a href="#">Lots</a> | <a href="#">Acres</a> | <a href="#">Sq Feet</a> |
|--------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-------------------------|
| 5501                     | TIMBER 2-N                    | A                           | AGRICULTURE                 | 1                    | 17.09                 | 744440.4                |
| 6100                     | PASTURE 2                     |                             |                             | 1                    | 17                    | 740520                  |

### Sale

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

| <a href="#">Date</a> | <a href="#">Price</a> | <a href="#">Vac/Imp</a> | <a href="#">Qualified</a> | <a href="#">OR Book</a> | <a href="#">OR Page</a> | <a href="#">Instrument</a> | <a href="#">OR Link (Clerk)</a>        |
|----------------------|-----------------------|-------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------------------|
| 2016-01-06           | 100                   | No                      | 11-Corrective Deed        | 4403                    | 0163                    | MS                         | <a href="#">Official Public Record</a> |
| 1987-07-01           | 100                   | No                      | U-OLD SALE - UNQUALIFIED  | 1679                    | 2837                    | QD                         | <a href="#">Official Public Record</a> |

[Link to TaxCollector Record](#)

## Property Search Results

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Parcel: 04051-000-000 [GIS Map](#)

|                           |                                        |                                                                                                                                            |
|---------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>          | HODOR, HOWARD TRUSTEE                  | <b>Legal:</b> PLAT IN JUDGMENT BOOK 9 PG 218 S 10 CHS OF W 10 CHS OF LOT 6 IN ARREDONDA GRT LESS R/W LYING IN SEC 10 E OF RD OR 1690 /2949 |
| <b>Mailing:</b>           | 12730 NW 12TH RD<br>NEWBERRY, FL 32669 |                                                                                                                                            |
| <b>9-1-1 Address:</b>     |                                        |                                                                                                                                            |
| <b>Sec-Twn-Rng:</b>       | 10-09-18                               |                                                                                                                                            |
| <b>Property Use:</b>      | 05500 - TMBR SI 80-89                  |                                                                                                                                            |
| <b>Tax Jurisdiction:</b>  | ALACHUA 1700                           |                                                                                                                                            |
| <b>Neighborhood/Area:</b> | RURAL 1-10                             |                                                                                                                                            |
| <b>Subdivision:</b>       | N/A                                    |                                                                                                                                            |

### History

|                      | <a href="#">Property</a> | <a href="#">Land</a>  | <a href="#">Classified</a> | <a href="#">Improvement</a> | <a href="#">Total</a>      | <a href="#">Deferred</a> | <a href="#">County</a>   | <a href="#">School</a>   | <a href="#">County</a> | <a href="#">School</a> | <a href="#">County</a>  | <a href="#">School</a>  |
|----------------------|--------------------------|-----------------------|----------------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|------------------------|------------------------|-------------------------|-------------------------|
| <a href="#">Year</a> | <a href="#">Use</a>      | <a href="#">Value</a> | <a href="#">Land Value</a> | <a href="#">Value</a>       | <a href="#">Just Value</a> | <a href="#">Value</a>    | <a href="#">Assessed</a> | <a href="#">Assessed</a> | <a href="#">Exempt</a> | <a href="#">Exempt</a> | <a href="#">Taxable</a> | <a href="#">Taxable</a> |
| 2018                 | TMBR SI 80-89            | 74600                 | 3400                       | 0                           | 74600                      | 0                        | 3400                     | 3400                     | 0                      | 0                      | 3400                    | 3400                    |
| 2017                 | Tmbr Si 80-89            | 74600                 | 2000                       | 0                           | 74600                      | 0                        | 2000                     | 2000                     | 0                      | 0                      | 2000                    | 2000                    |
| 2016                 | Tmbr Si 80-89            | 74600                 | 2000                       | 0                           | 74600                      | 0                        | 2000                     | 2000                     | 0                      | 0                      | 2000                    | 2000                    |
| 2015                 | Tmbr Si 80-89            | 74600                 | 2000                       | 0                           | 74600                      | 0                        | 2000                     | 2000                     | 0                      | 0                      | 2000                    | 2000                    |
| 2014                 | Tmbr Si 80-89            | 74600                 | 1900                       | 0                           | 74600                      | 0                        | 1900                     | 1900                     | 0                      | 0                      | 1900                    | 1900                    |

### Land

| <a href="#">Land Use</a> | <a href="#">Land Use Desc</a> | <a href="#">Zoning Type</a> | <a href="#">Zoning Desc</a> | <a href="#">Lots</a> | <a href="#">Acres</a> | <a href="#">Sq Feet</a> |
|--------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------|-----------------------|-------------------------|
| 5500                     | TIMBER 2                      | A                           | AGRICULTURE                 | 1                    | 8.78                  | 382456.8                |

### Sale

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

| <a href="#">Date</a> | <a href="#">Price</a> | <a href="#">Vac/Imp</a> | <a href="#">Qualified</a> | <a href="#">OR Book</a> | <a href="#">OR Page</a> | <a href="#">Instrument</a> | <a href="#">OR Link (Clerk)</a>        |
|----------------------|-----------------------|-------------------------|---------------------------|-------------------------|-------------------------|----------------------------|----------------------------------------|
| 1988-03-01           | 52500                 | Vac                     | Q-OLD SALE - QUALIFIED    | 1690                    | 2949                    | WD                         | <a href="#">Official Public Record</a> |

[Link to TaxCollector Record](#)

|            |    |       |
|------------|----|-------|
| Rec.       | \$ | 44.00 |
| Doc. Stamp | \$ | .70   |
| Int. Tax   | \$ |       |
| Surtax     | \$ |       |
| Total      | \$ | 44.70 |

Doc Stamp-Deed: \$0.70



## SPECIAL WARRANTY DEED

*Return to →*  
This instrument prepared by: Charles I. Holden, Jr.  
Holden, Carpenter & Roscow, PL  
5608 NW 43rd Street  
Gainesville, FL 32653  
File Number: 11716.001 (15-334)

THIS SPECIAL WARRANTY DEED, Made and entered into on this 6 day of

January, 2016, by

**HOWARD HODOR,**

whose address is: 112 Planters Row E, Ponte Vedra, Florida 32082

hereinafter called grantor\*, to

**HODOR FARMS, LLC, a Florida limited liability company,**

whose address is: 12730 NW 12<sup>th</sup> Road, Newberry, Florida 32669

and whose social security number is: \_\_\_\_\_

hereinafter called grantee\*:

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

WITNESSETH, That said grantor, for and in consideration of the sum of **Ten and No/100 (\$10.00) Dollars** and other good and valuable consideration 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 situated, lying and being in **Alachua** County, Florida, to-wit:

### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of his homestead property.

TAX PARCEL NUMBER: 04049-007-000 and 04043-000-000

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

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

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

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in  
our presence as witnesses:

Andrea G. Revell  
Witness  
printed name of witness signing above

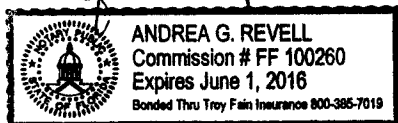
Robert M. Clark  
Witness  
printed name of witness signing above

Howard Hodor (Seal)  
**HOWARD HODOR**

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing Special Warranty Deed was acknowledged before me this 6 day of  
January, 2016, by **HOWARD HODOR**.



Andrea G. Revell  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

Personally known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_



TEL (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607  
 TEL (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470  
 WWW.CHWFL.COM

LAND SURVEYING AND CONSTRUCTION

## DESCRIPTION

**DATE:** 12/11/2015  
**CLIENT:** Andrew Hodor  
**PROJECT NAME:** North Farm  
**PROJECT NO:** 13-0473  
**DESCRIPTION FOR:** Boundary

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72 FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL

## EXHIBIT "A"



SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH  $89^{\circ}33'58''$  WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH  $88^{\circ}52'19''$  WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH  $01^{\circ}07'41''$  WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH  $88^{\circ}52'19''$  WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF  $04^{\circ}57'17''$ , AND A CHORD BEARING AND DISTANCE OF NORTH  $19^{\circ}42'36''$  EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF**

POB  
NORTH CORNER OF  
FRACTIONAL SECTION 2  
(OUTSIDE AREDONDO GRANT)

COUNTY ROAD NO 241  
(80' RIGHT OF WAY)

| LINE DATA TABLE |               |         |
|-----------------|---------------|---------|
| LINE            | DIRECTION     | LENGTH  |
| L1              | S 89°16'03" E | 30.91'  |
| L2              | S 0°00'10" E  | 251.86' |

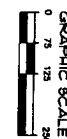
| CURVE DATA TABLE |          |          |           |          |               |
|------------------|----------|----------|-----------|----------|---------------|
| CURVE            | LENGTH   | RADIUS   | DELTA     | CHORD    | CHORD BEARING |
| C1               | 1053.73' | 2800.87' | 21°33'20" | 1047.53' | S 14°13'19" W |
| C2               | 138.65'  | 2824.79' | 2°48'44"  | 138.64'  | S 23°35'37" W |
| C3               | 244.27'  | 2824.79' | 4°57'17"  | 244.20'  | N 19°42'36" E |

LEGEND:  
O.R.B. = OFFICIAL RECORDS BOOK  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:  
1) BEARINGS SHOWN HEREON ARE  
BASED ON A VALUE OF 800654.4" E  
OF THE NORTH LINE OF N.W. 35TH PLACE  
CONDOMINIUMS

DESCRIPTION:  
(SEE ATTACHED)

TP# 04043-001-001  
OWNER: BECK HOLDINGS, LLC



1321 NW 78th Drive  
Casselberry, Florida 32707  
(407) 321-1578  
www.chw.com

**CHW**  
Carter Harris & White, Inc.  
P.L.L.C.

HODOR PROPERTY

12/11/2015  
13-0473

13-0473

MICHAEL L. HARBERT

This map prepared by:  
MICHAEL L. HARBERT  
Professional Surveyor & Mapper No. 1992

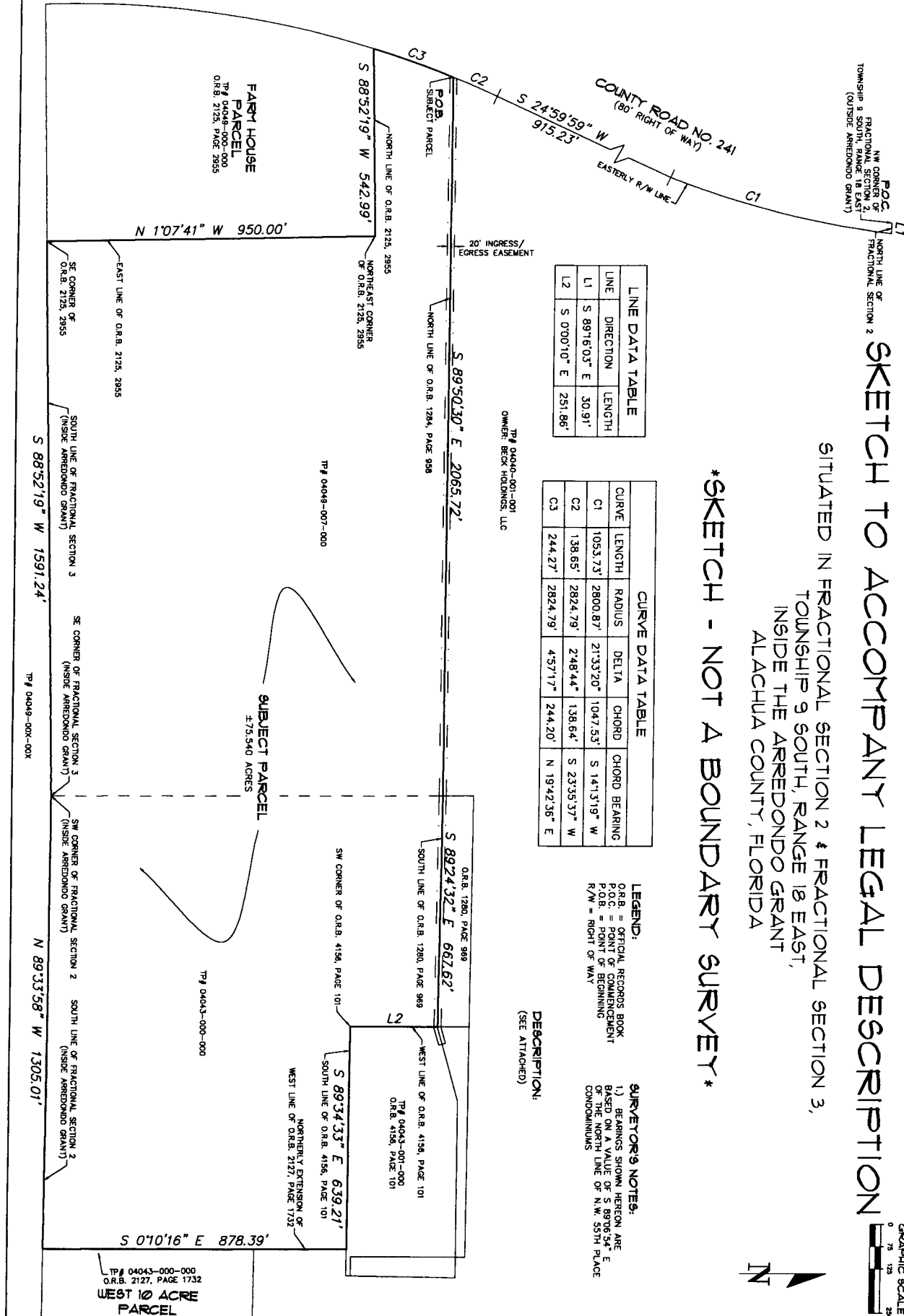
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL PLAT OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

1

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 2 & FRACTIONAL SECTION 3,  
TOWNSHIP 9 SOUTH, RANGE 18 EAST,  
INSIDE THE AREDONDO GRANT  
ALACHUA COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*



**WARRANTY DEED**

(Statutory Form - §689.02 F.S.)

Rec. 10.50  
 Doc. Stamps .70  
 Int. Tax \_\_\_\_\_  
 Surtax \_\_\_\_\_  
 Total 11.20

This instrument prepared by: Charles I. Holden, Jr.  
 Holden, Rappenecker, Eubank and Mills, P.A.  
 2700 N.W. 43rd Street, Suite C  
 Gainesville, FL 32606  
 File Number: 3363-10

CIRCUIT COURT CLERK  
 J.K. "Buddy" Irby  
 ALACHUA COUNTY, FL  
 Date 08/20/1997 14:54  
 Document ID 1482974  
 Book/Page 2127/ 1732

DTAX 0.70

Tax Parcel Number: a portion of 4111-014-000;  
 4049-005-000; 4049-000-000; 4111-000-000

THIS INDENTURE, Made and entered into on this 14<sup>th</sup> day of March,  
 A.D. 1997, by and between

**GREEN HILL FARM OWNERSHIP ASSOCIATION, INC., a Florida corporation  
 not for profit**

whose address is: 2700 N.W. 43rd Street, Suite D, Gainesville, FL 32606

hereinafter called grantor\*, to

**H & S HOLDINGS, INC., a Florida corporation**

whose address is: 2700 N.W. 43rd Street, Suite D, Gainesville, FL 32606

hereinafter called grantee\*:

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

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable  
 consideration 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 situated, lying and being  
 in Alachua County, Florida, to-wit:

**PROPERTY SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE  
 MADE A PART HEREOF.**

SUBJECT TO Taxes for 1997 and all subsequent years.

SUBJECT TO any and all easements and restrictions of record.

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

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in  
 our presence as witnesses:

**GREEN HILL FARM OWNERSHIP  
 ASSOCIATION, INC., a Florida  
 corporation not for profit**

By: \_\_\_\_\_ (Seal)  
**HOWARD HODOR**  
 its President

Witness Rosemarie E. Quintero  
 printed name of witness signing above

Witness Deborah S. Dukes  
 printed name of witness signing above

**ACKNOWLEDGEMENT**

State of Florida  
 County of Alachua

The foregoing warranty deed was acknowledged before me this 14<sup>th</sup> day of  
 March, 1997, by Howard Hodor, President of GREEN HILL FARM OWNERSHIP  
 ASSOCIATION, a Florida corporation not for profit [ ] who has produced a  
 driver's license issued within 5 years from date as identification; OR [✓]  
 who is personally known to me; OR [ ] who produced Other: \_\_\_\_\_.

My Commission Expires:

Rosemarie E. Quintero  
 Notary Public  
 Printed Name: Rosemarie E. Quintero  
 Commission No.: \_\_\_\_\_

(Affix Notary Seal)

WORK 1997 A:GHFOA2.WD



Rosemarie E. Quintero  
 MY COMMISSION # CC575321 EXPIRES  
 August 8, 2000  
 BONDED THRU TROY FAIR INSURANCE, INC.

## EXHIBIT "A"

PARCEL "C"

That part of the south 1/2 of Lot 5 of "HAILE ESTATES" as per plat recorded in Plat Book "A", page 56 of the Public Records of Alachua County, Florida, being more particularly described as follows:

Begin at the southeast corner of Lot 5 of "HAILE ESTATES" as per plat recorded in Plat Book "A", page 56 of the Public Records of Alachua County, Florida; thence N 89°32'53" W along the south line of said Lot 5 for 20.00 feet to an intersection with a line parallel with and offset 20.00 feet westerly of the east line of said Lot 5; thence N 00°10'40" W along said parallel line for 610.65 feet to an intersection with the north line of the south 1/2 of said Lot 5; thence S 89°35'45" E along said north line for 20.00 feet to the northeast corner of the south 1/2 of said Lot 5; thence S 00°10'40" E along the east line of said Lot 5 for 610.67 feet to said point of beginning.

Rec #10.50  
Doc Stamps 0.70  
11.20

RETURN TO:  SFYM & H

THIS DOCUMENT PREPARED BY:  
JAMES D. SALTER, ESQ.  
SALTER, FEIBER, YENSER,  
MURPHY & HUTSON, P.A.  
P. O. Box 357399  
Gainesville, FL 32635-7399

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1952352 2 PGS  
2003 JUL 10 04:23 PM BK 2712 PG 436  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK1 Receipt#147422

Doc Stamp-Deed: 0.70



**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, Executed this 20<sup>th</sup> day of May, 2003, by ANDREW GRAFTON HODOR, a single man, whose post office address is 8615 NW 143<sup>rd</sup> Street, Alachua, FL 32615, GRANTOR, to ANDREW GRAFTON HODOR and SANDRA THURSTON HODOR SOUTHWELL, as joint tenants with right of survivorship, whose post office address is 8615 NW 143<sup>rd</sup> Street, Alachua, FL 32615, GRANTEE:

Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

**WITNESSETH:**

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

**ALL THAT PARCEL OF LAND IN ALACHUA COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 2175, PAGE 2955, ID#04049000000. BEING KNOWN AND DESIGNATED AS PART OF THE FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, METES AND BOUNDS PROPERTY.**

**TAX PARCEL # 04049000000**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.



INSTRUMENT # 1952352  
2 PGS

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

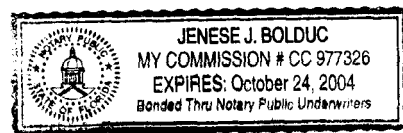
Jeneese Bolduc  
Print Name Jeneese Bolduc  
James D. Salter  
Print Name James D. Salter

Andrew Grafton Hodor (SEAL)  
ANDREW GRAFTON HODOR

**STATE OF FLORIDA  
COUNTY OF ALACHUA**

The foregoing was acknowledged before me this 20th day of May, 2003, by ANDREW GRAFTON HODOR. Such person(s) is/are personally known to me, or produced a current Florida driver's license or \_\_\_\_\_ as identification.

Jeneese J. Bolduc  
Print Name Jeneese J. Bolduc  
Notary Public, State of Florida  
My Commission Expires:  
Serial Number:



F:\Salter3\Hodor, Andrew\Quit Claim.wpd

|            |          |
|------------|----------|
| Rec.       | \$ 27.00 |
| Doc. Stamp | \$ .70   |
| at Tax     | \$       |
| at Tax     | \$       |
| at Tax     | \$ 27.70 |

Doc Stamp-Deed: \$0.70



## SPECIAL WARRANTY DEED

Return  
to →

This instrument prepared by: Charles I. Holden, Jr.  
Holden, Carpenter & Roscow, PL  
5608 NW 43rd Street  
Gainesville, FL 32653  
File Number: 11716.001 (15-334)

THIS SPECIAL WARRANTY DEED, Made and entered into on this 6 day of  
January, 2016, by  
**HOWARD HODOR,**

whose address is: 112 Planters Row E, Ponte Vedra, Florida 32082

hereinafter called grantor\*, to

**HODOR FARMS, LLC, a Florida limited liability company,**

whose address is: 12730 NW 12<sup>th</sup> Road, Newberry, Florida 32669

and whose social security number is: \_\_\_\_\_

hereinafter called grantee\*:

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

WITNESSETH, That said grantor, for and in consideration of the sum of **Ten and No/100 (\$10.00) Dollars** and other good and valuable consideration 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 situated, lying and being in **Alachua** County, Florida, to-wit:

### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of his homestead property.

TAX PARCEL NUMBER: 04049-004-000 (part of)

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

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

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

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in  
our presence as witnesses:

Andrea G. Revell

Andrea G. Revell Witness  
printed name of witness signing above

Robert W. Clark

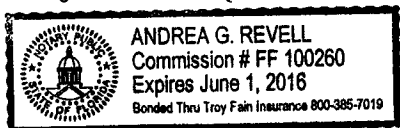
Robert Clark Witness  
printed name of witness signing above

Howard Hodor (Seal)  
**HOWARD HODOR**

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF Ala

The foregoing Special Warranty Deed was acknowledged before me this 6 day of  
January, 2011, by **HOWARD HODOR**.



Andrea G. Revell  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

Personally known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

**25.085 ACRE PARCEL – SOUTH FARM PARCEL “C”**

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 921.31 TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING;

THENCE S 89°14'01" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 241; THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 677.90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID FRACTIONAL SECTION 10; THENCE N 89°35'30" E, ALONG SAID NORTH LINE, A DISTANCE OF 1762.73 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 509.83 FEET; THENCE DEPARTING SAID WEST LINE S 81°35'09" W, A DISTANCE OF 1180.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 25.085 ACRES, MORE OR LESS.

**EXHIBIT “A”**

# SPECIAL WARRANTY DEED

Doc Stamp-Deed: \$0.70



This instrument prepared by: Charles I. Holden, Jr.  
Holden, Carpenter & Roscow, PL  
5608 NW 43rd Street  
Gainesville, FL 32653  
Doc Number: 11716.0001 (15-374)

|            |          |
|------------|----------|
| Rec.       | \$ 27.00 |
| Doc. Stamp | \$ .70   |
| Int. Tax   | \$       |
| Surtax     | \$       |
| Total      | \$ 27.70 |

THIS SPECIAL WARRANTY DEED, Made and entered into on this 11 day of May, 2015, by

**ELLEN BERNSTEIN,**

whose address is: 12110 SW 94<sup>th</sup> Street, Miami, Florida 33186

hereinafter called grantor\*, to

**HODOR FARMS, LLC, a Florida limited liability company,**

whose address is: 12730 NW 12<sup>th</sup> Road, Newberry, Florida 32669

and whose social security number is: \_\_\_\_\_

hereinafter called grantee\*:

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

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration 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 situated, lying and being in Alachua County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of her homestead property.

TAX PARCEL NUMBER: 04049-004-000 (part of)

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

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

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



IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in  
our presence as witnesses:

Roberto Carrion  
Witness  
-----  
printed name of witness signing above  
Raul Cordova  
Witness  
-----  
printed name of witness signing above

Ellen Bernstein (Seal)  
**ELLEN BERNSTEIN**

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF Miami Dade

The foregoing Special Warranty Deed was acknowledged before me this 11<sup>th</sup> day of MAY, 2015, by **ELLEN BERNSTEIN**.



Tania S. Quintana  
Notary Public  
Printed Name: Tania S. Quintana  
Commission No.: FF147561

Personally known \_\_\_\_\_ OR Produced Identification Florida Drivers License

Type of Identification Produced: Florida Drivers License



**32.938 ACRE PARCEL – PARCEL “A” SOUTH FARM**

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID WEST LINE S 89°43'39" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 241 (AN 80' R/W) AND THE POINT OF BEGINNING;

THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S 89°43'40" E, A DISTANCE OF 1756.57 TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1036.85 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 232, (AN 80' R/W); THENCE N 89°43'39" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,132.50 FEET; THENCE RUN N 00°04'39" W, A DISTANCE OF 620.00; THENCE N 89°43'39" W, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

**EXHIBIT “A”**

# SPECIAL WARRANTY DEED

Doc Stamp-Deed: \$0.70



This instrument prepared by: Charles L. Holden, Jr.  
Holden, Carpenter & Roscow, PL  
5608 NW 43rd Street  
Gainesville, FL 32653  
File Number: 11716.0001 (15-324)

|            |    |       |
|------------|----|-------|
| Fee        | \$ | 27.00 |
| Doc. Stamp | \$ | 70    |
| Int. Tax   | \$ |       |
| Surtax     | \$ |       |
| Total      | \$ | 27.70 |

THIS SPECIAL WARRANTY DEED, Made and entered into on this 12 day of May, 2015, by

**KAREN MALTER,**

whose address is: 200 River Vista Drive, #321, Atlanta, Georgia 30339

hereinafter called grantor\*, to

**HODOR FARMS, LLC, a Florida limited liability company,**

whose address is: 12730 NW 12<sup>th</sup> Road, Newberry, Florida 32669

and whose social security number is: \_\_\_\_\_

hereinafter called grantee\*:

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

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration 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 situated, lying and being in Alachua County, Florida, to-wit:

## SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of her homestead property.

TAX PARCEL NUMBER: 04049-004-000 (part of)

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

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

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

Return to:  
Holden, Carpenter, Roscow & Kurdziel, PL  
5608 NW 43rd Street  
Gainesville, FL 32653

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in  
our presence as witnesses:

[Signature]  
Natalasha Steadman <sup>Witness</sup>  
printed name of witness signing above

Karen Malter (Seal)  
KAREN MALTER

[Signature]  
William J. Perkinett <sup>Witness</sup>  
printed name of witness signing above

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF DeKalb

The foregoing Special Warranty Deed was acknowledged before me this 12<sup>th</sup> day of May, 2015, by KAREN MALTER.

[Signature]  
Notary Public  
Printed Name: Zalake Harris  
Commission No.: \_\_\_\_\_

Personally known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: GA DL 058610004

**32.938 ACRE PARCEL – PARCEL “B” SOUTH FARM**

A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 TO THE POINT OF BEGINNING:

THENCE CONTINUE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 504.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N 81°35'09" E, A DISTANCE OF 1180.22 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGE 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1060.80 FEET; THENCE DEPARTING SAID WEST LINE N 89°43'40"W, A DISTANCE OF 1756.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

**EXHIBIT “A”**



|            |    |       |
|------------|----|-------|
| Rec.       | \$ | 44.00 |
| Doc. Stamp | \$ | .70   |
| Int. Tax   | \$ |       |
| Surtax     | \$ |       |
| Total      | \$ | 44.70 |

Doc Stamp-Deed: \$0.70



## SPECIAL WARRANTY DEED

*Return to →*  
This instrument prepared by: Charles I. Holden, Jr.  
Holden, Carpenter & Roscow, PL  
5608 NW 43rd Street  
Gainesville, FL 32653  
File Number: 11716.001 (15-334)

THIS SPECIAL WARRANTY DEED, Made and entered into on this 6 day of

January, 2016, by

**HOWARD HODOR,**

whose address is: 112 Planters Row E, Ponte Vedra, Florida 32082

hereinafter called grantor\*, to

**HODOR FARMS, LLC, a Florida limited liability company,**

whose address is: 12730 NW 12<sup>th</sup> Road, Newberry, Florida 32669

and whose social security number is: \_\_\_\_\_

hereinafter called grantee\*:

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

WITNESSETH, That said grantor, for and in consideration of the sum of **Ten and No/100 (\$10.00) Dollars** and other good and valuable consideration 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 situated, lying and being in **Alachua** County, Florida, to-wit:

### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO taxes for the year 2015 and subsequent years, and restrictions and public utilities easements, if any.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of his homestead property.

TAX PARCEL NUMBER: 04049-007-000 and 04043-000-000

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

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

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

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in  
our presence as witnesses:

Andrea G. Revell  
Witness  
printed name of witness signing above

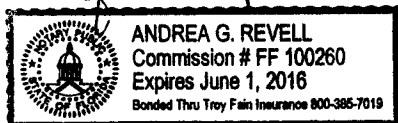
Robert M. Clark  
Witness  
printed name of witness signing above

Howard Hodor (Seal)  
**HOWARD HODOR**

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing Special Warranty Deed was acknowledged before me this 6 day of  
January, 2016, by **HOWARD HODOR**.



Andrea G. Revell  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

Personally known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_



TEL (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607  
 TEL (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470  
 WWW.CHWFL.COM

LAND SURVEYING AND CONSTRUCTION

## DESCRIPTION

**DATE:** 12/11/2015  
**CLIENT:** Andrew Hodor  
**PROJECT NAME:** North Farm  
**PROJECT NO:** 13-0473  
**DESCRIPTION FOR:** Boundary

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72 FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL

## EXHIBIT "A"

SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH  $89^{\circ}33'58''$  WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH  $88^{\circ}52'19''$  WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH  $01^{\circ}07'41''$  WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH  $88^{\circ}52'19''$  WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF  $04^{\circ}57'17''$ , AND A CHORD BEARING AND DISTANCE OF NORTH  $19^{\circ}42'36''$  EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF**

POB  
NORTH CORNER OF  
FRACTIONAL SECTION 2  
(OUTSIDE AREDONDO GRANT)

COUNTY ROAD NO 241  
(80' RIGHT OF WAY)  
EASTERLY R/W LINE

| LINE DATA TABLE |               |         |
|-----------------|---------------|---------|
| LINE            | DIRECTION     | LENGTH  |
| L1              | S 89°16'03" E | 30.91'  |
| L2              | S 0°00'10" E  | 251.86' |

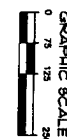
| CURVE DATA TABLE |          |          |           |          |               |
|------------------|----------|----------|-----------|----------|---------------|
| CURVE            | LENGTH   | RADIUS   | DELTA     | CHORD    | CHORD BEARING |
| C1               | 1053.73' | 2800.87' | 21°33'20" | 1047.53' | S 14°13'19" W |
| C2               | 138.65'  | 2824.79' | 2°48'44"  | 138.64'  | S 23°35'37" W |
| C3               | 244.27'  | 2824.79' | 4°57'17"  | 244.20'  | N 19°42'36" E |

LEGEND:  
O.R.B. = OFFICIAL RECORDS BOOK  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:  
1) BEARINGS SHOWN HEREON ARE  
BASED ON A VALUE OF 800654.4" E  
OF THE NORTH LINE OF N.W. 35TH PLACE  
CONDOMINIUMS

DESCRIPTION:  
(SEE ATTACHED)

TP# 04043-001-001  
OWNER: BECK HOLDINGS, LLC



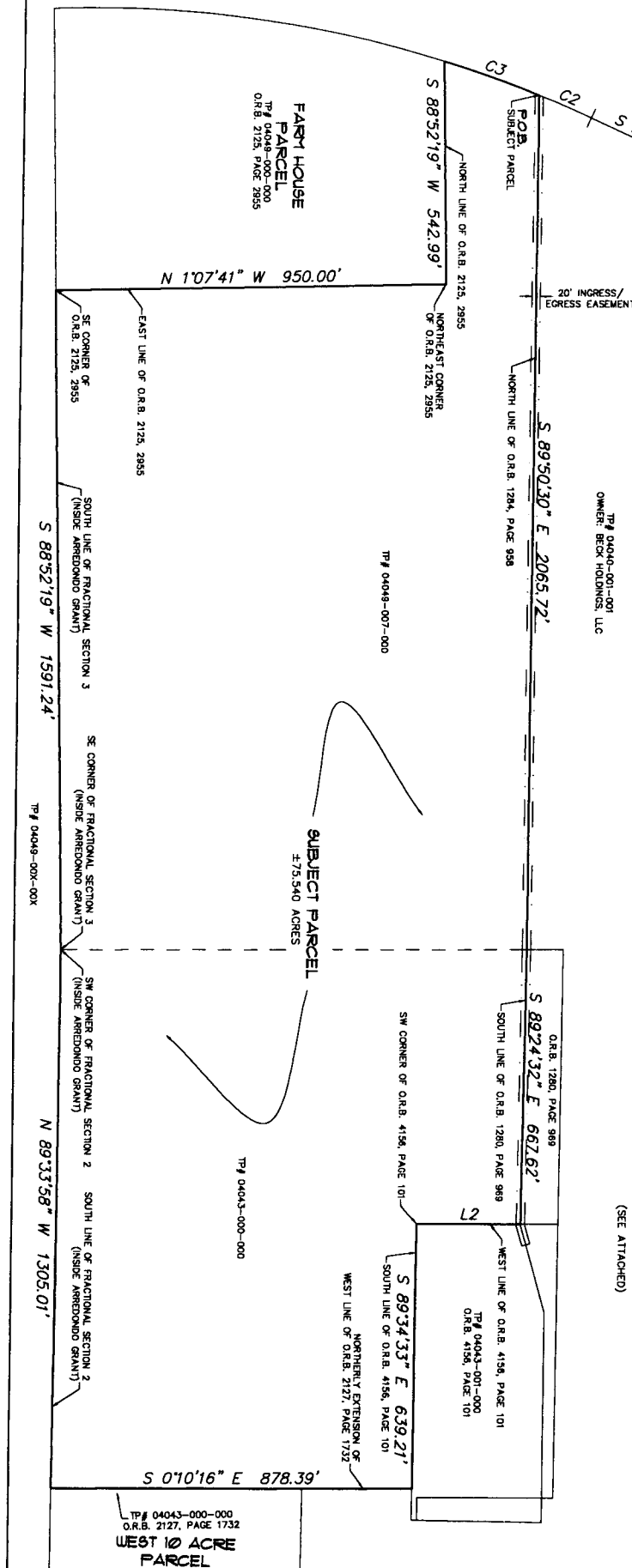
1321 NW 78th Drive  
Casselberry, Florida 32707  
(407) 321-1578  
www.chw.com

**CHW**  
Carter Harris & White, Inc.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 2 & FRACTIONAL SECTION 3,  
TOWNSHIP 9 SOUTH, RANGE 18 EAST,  
INSIDE THE AREDONDO GRANT  
ALACHUA COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*



|                                                                                             |  |                  |  |                   |  |
|---------------------------------------------------------------------------------------------|--|------------------|--|-------------------|--|
| This map prepared by:<br><b>MICHAEL L. HARBERT</b>                                          |  | DATE: 12/11/2015 |  | SHEET NO: 13-0473 |  |
| Certificate of Authorization No. L.S. 5075                                                  |  | RECORDS FILED    |  | HODOR PROPERTY    |  |
| NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PLAT OF A FLORIDA LICENSED SURVEYOR AND MAPPER |  | FILE             |  | 13-0473           |  |



# WARRANTY DEED

(Statutory Form - §689.02 F.S.)

Rec. 6.00  
Doc. Stamps 288.75  
Int. Tax \_\_\_\_\_  
Surtax \_\_\_\_\_  
Total 294.75

Prepared By: Charles I. Holden, Jr.  
**HOLDEN, MURPHY & EUBANK, P.A.**  
1240 N.W. 11th Avenue  
Gainesville, Florida 32601

THIS INDENTURE, Made and entered into on this 1st day of March A.D. 19 88, by and between

NATHANIEL ENOCH ROBERTS, III

of the County of Alachua, State of Florida, as Grantor\*

and HOWARD HODOR, Trustee  
502 N.W. 75th Street, Suite 356  
Gainesville, Florida 32607

of the County of Alachua, State of Florida, as Grantee\*

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars 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, situated, lying and being in Alachua County, Florida, to-wit:

Commence at the Southwest corner of Section 10, Township 9 South, Range 18 East, in Arredondo Grant, and thence run East 10 chains; thence run North 10 chains; thence run West 10 chains; thence run South 10 chains to the Point of Beginning, LESS right of way for State Road #232, and State Road #241.

SUBJECT TO Taxes for 1988 and all subsequent years.

SUBJECT TO any and all easements and restrictions of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN.

Parcel Number 4051-000-00

RECORDED  
OFFICIAL RECORDS  
1988 MAR - 1 P 3:45  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY FL

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

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in  
our presence as witnesses:

Melissa Jay Murphy  
Witness

Robin E. Scott  
Witness

Nathaniel Enoch Roberts, III (Seal)  
NATHANIEL ENOCH ROBERTS, III

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

## ACKNOWLEDGEMENT

State of Florida

County of Alachua

Doc. St. Amt. \$ 288.75  
A. Curtis Powers, Clerk of Circuit Court  
Alachua County - By Janet Collins

The foregoing warranty deed was acknowledged before me this 1st day of March, 1988, by Nathaniel Enoch Roberts, III

13713

(Affix Notary Seal)

O.R. BOOK 1690 PAGE 2949

Melissa Jay Murphy  
Notary Public, State of Florida at Large  
My Commission Expires  
Notary Public, State of Florida  
My Commission Expires Nov. 20, 1991  
Bonded Thru Troy Fain - Insurance Inc.



2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #04043 000 000



Parcel details



Latest bill



Full bill history

2018

2017

2016

2015

...

2002

PAID

PAID

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PAID

PAID

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Get Bills by Email

PAID 2018-11-15 \$233.92  
Receipt #18-0015568

Owner: HODOR FARMS LLC  
12730 NW 12TH RD  
Newberry, FL 32669  
Situs: Unassigned Location RE

Account number: 04043 000 000  
Alternate Key: 1015420  
Millage code: 1700  
Millage rate: 22.5620

Assessed value: 10,800  
School assessed value: 10,800  
Unimproved land value: 10,800

View larger map



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



View

Ad valorem: \$243.67  
Non-ad valorem: \$0.00  
Total Discountable: 243.67  
No Discount NAVA: 0.00  
Total tax: \$243.67

Legal description

HAILE ESTATE S/D PB A-56 LOT 5 LESS N 330 FT OF E 660 FT OR 815/91 LESS THAT PART OF W 667.95 FT LYING N OF C/L OF ACCESS RD ALSO COM 330 FT S OF NE COR LOT 5 ACCESS RD POB S 280.70 FT E 50.50 N 280.70 FT W 54.35 FT POB OR 1284/960 (LESS COM 330 FT S OF NE COR LOT 5 POB E 54.35 FT S 13 FT W 714.17 FT N 13 FT E 660 FT POB PER OR 1284/965) (LESS COMMON AREA GREEN HILL FARMS UNREC'D S/D PER OR 1977/0988) OR 4403/0163

Location

Book, page, item: 4403-0163-  
Geo number: 02-09-18-04043000000  
Range: 18  
Township: 09  
Section: 02  
Neighborhood: 154202.40  
Use code: 05500  
Total acres: 28.870





2018 Roll Details — Real Estate Account At 8615 NW 143RD ST

Print this page

Real Estate Account #04049 000 000



Parcel details



Latest bill



Full bill history

2018

2017

2016

2015

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2002

PAID

PAID

PAID

PAID

PAID

Apply for the 2019 Installment Payment Plan



Get Bills by Email

PAID 2018-11-15 \$1,410.51  
Receipt #18-0015470

Owner: HODOR & SOUTHWELL  
8615 NW 143RD ST  
ALACHUA, FL 32615  
Situs: 8615 NW 143RD ST

Account number: 04049 000 000  
Alternate Key: 1015431  
Millage code: 1700  
Millage rate: 22.5620

Assessed value: 96,900  
School assessed value: 96,900  
Unimproved land value: 11,600

Exemptions

HOMESTEAD: 25,000  
HOMESTEAD ADD'L 25K: 25,000



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



View

Ad valorem: \$1,239.76  
Non-ad valorem: \$229.52  
Total Discountable: 1469.28  
No Discount NAVA: 0.00  
Total tax: \$1,469.28

Legal description

COM SW COR FRAC SEC INSIDE GRT E 40 FT TO E R/W LINE SR 241 POB N 120.67 FT NELY ALG CURVE 844.12 FT E 544.63 FT S 950 FT W 686.15 FT POB OR 2175/2955 & OR 2628/0189 & OR 2712/0436

Location

Book, page, item: 2712-436-  
Geo number: 03-09-18-04049000000  
Range: 18  
Township: 09  
Section: 03  
Neighborhood: 154203.49  
Use code: 06100  
Total acres: 13.590





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #04049 004 000



Parcel details



Latest bill



Full bill history

2018

2017

2016

2015

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2002

PAID

PAID

PAID

PAID

PAID

Apply for the 2019 Installment Payment Plan



Get Bills by Email

PAID 2018-11-15 \$212.27  
Receipt #18-0015568

Owner: HODOR FARMS LLC  
12730 NW 12TH RD  
Newberry, FL 32669  
Situs: Unassigned Location RE

Account number: 04049 004 000  
Alternate Key: 1015436  
Millage code: 1700  
Millage rate: 22.5620

Assessed value: 9,800  
School assessed value: 9,800  
Unimproved land value: 9,800



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



View

Ad valorem: \$221.11  
Non-ad valorem: \$0.00  
Total Discountable: 221.11  
No Discount NAVA: 0.00  
Total tax: \$221.11

Legal description

COM SW COR FRACT SEC 10 INSIDE ARREDONDO GRANT N 660 FT E 40 POB N 921.30 FT E 593 FT N 367.37 FT W 593 FT N 677.90 FT E 1762.73 FT S 2607.48 FT W 1132.50 FT N 620 FT W 620 FT POB (LESS COM SW COR FRAC SEC INSIDE GRT N 660 FT E 40 FT POB N 416.85 FT E 1756.57 FT S 1036.85 FT W 1132.50 FT N 620 FT W 620 FT POB PER OR 4360/0559) (LESS COM SW COR FRAC SEC INSIDE GRT N 660 FT E 40 FT N 416.85 FT POB N 504.45 FT E 593 FT N 367.37 FT N 81 DEG E 1180.22 FT S 1060.80 FT W 1756.57 FT POB PER OR 4360/ 0562) OR 4403/0168

Location

Book, page, item: 4403-0168-  
Geo number: 10-09-18-04049004000  
Range: 18  
Township: 09  
Section: 10  
Neighborhood: 154210.46  
Use code: 05500  
Total acres: 25.080







2018 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #04049 004 001

Parcel details

Latest bill

Full bill history

Print this page

2018

2017

2016

PAID

PAID

PAID

Apply for the 2019 Installment Payment Plan

Get Bills by Email

**PAID** 2018-11-15 \$277.23  
**Receipt #**18-0015568

**Owner:** HODOR FARMS LLC  
12730 NW 12TH RD  
Newberry, FL 32669  
**Situs:** Unassigned Location RE

**Account number:** 04049 004 001  
**Alternate Key:** 1102025  
**Millage code:** 1700  
**Millage rate:** 22.5620

**Assessed value:** 12,800  
**School assessed value:** 12,800  
**Unimproved land value:** 12,800



Location is not guaranteed to be accurate.

**Property Appraiser**

2018 Annual bill

View

**Ad valorem:** \$288.78  
**Non-ad valorem:** \$0.00  
**Total Discountable:** 288.78  
**No Discount NAVA:** 0.00  
**Total tax:** \$288.78

Legal description

COM SW COR FRAC SEC INSIDE GRT N 00 DEG 04 MIN 39 SEC W 660 FT S 89 DEG 43 MIN 39 SEC E 40 FT POB N 00 DEG 04 MIN 39 SEC W 416.85 FT S 89 DEG 43 MIN 40 SEC E 1756.57 FT S 00 DEG 08 MIN 50 SEC W 1036.85 FT N 89 DEG 43 MIN 39 SEC W 1132.50 FT N 00 DEG 04 MIN 39 SEC W 620 FT N 89 DEG 43 MIN 39 SEC W 620 FT POB OR 4360/0565

Location

**Book, page, item:** 4360-565-  
**Geo number:** 10-09-18-04049004001  
**Range:** 18  
**Township:** 09  
**Section:** 10  
**Neighborhood:** 154210.46  
**Use code:** 05500  
**Total acres:** 32.940







2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #04049 004 002

Parcel details

Latest bill

Full bill history

2018

2017

2016

PAID

PAID

PAID

Apply for the 2019 Installment Payment Plan

Get Bills by Email

PAID 2018-11-15 \$277.23  
Receipt #18-0015568

Owner: HODOR FARMS LLC  
12730 NW 12TH RD  
Newberry, FL 32669  
Situs: Unassigned Location RE

Account number: 04049 004 002  
Alternate Key: 1102026  
Millage code: 1700  
Millage rate: 22.5620

Assessed value: 12,800  
School assessed value: 12,800  
Unimproved land value: 12,800



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$288.78  
Non-ad valorem: \$0.00  
Total Discountable: 288.78  
No Discount NAVA: 0.00  
Total tax: \$288.78

Legal description

COM SW COR FRAC SEC INSIDE GRT N 00 DEG 04 MIN 39 SEC W 660 FT S 89 DEG 43 MIN 39 SEC E 40 FT N 00 DEG 04 MIN 39 SEC W 416.85 FT POB N 00 DEG 04 MIN 39 SEC W 504.45 FT N 89 DEG 14 MIN 01 SEC E 593 FT N 00 DEG 04 MIN 39 SEC W 367.37 FT N 81 DEG 35 MIN 09 SEC E 1180.22 FT S 00 DEG 08 MIN 50 SEC W 1060.80 FT N 89 DEG 43 MIN 40 SEC W 1756.57 FT POB OR 4360/ 0568

Location

Book, page, item: 4360-568-  
Geo number: 10-09-18-04049004002  
Range: 18  
Township: 09  
Section: 10  
Neighborhood: 154210.46  
Use code: 05500  
Total acres: 32.940





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #04049 007 000



Parcel details



Latest bill



Full bill history

2018

2017

2016

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PAID

PAID

PAID

PAID

PAID

Apply for the 2019 Installment Payment Plan



Get Bills by Email

PAID 2018-11-15 \$231.74  
Receipt #18-0015568

Owner: HODOR FARMS LLC  
12730 NW 12TH RD  
Newberry, FL 32669  
Situs: Unassigned Location RE

Account number: 04049 007 000  
Alternate Key: 1015448  
Millage code: 1700  
Millage rate: 22.5620

Assessed value: 10,700  
School assessed value: 10,700  
Unimproved land value: 10,700



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



View

Ad valorem: \$241.40  
Non-ad valorem: \$0.00  
Total Discountable: 241.40  
No Discount NAVA: 0.00  
Total tax: \$241.40

Legal description

HAILE LAND PLATTED IN JUDG BK 9-218 LOT 2 (LESS COM SW COR OF FRAC SEC INSIDE GRT E 40 FT TO E R/W LINE SR-241 POB N 120.67 FT NELY ALG CURVE 844.12 FT E 544.63 FT S 950 FT W 686.15 FT POB PER OR 2175/2955) OR 4403/0163

Location

Book, page, item: 4403-0163-  
Geo number: 03-09-18-04049007000  
Range: 18  
Township: 09  
Section: 03  
Neighborhood: 154203.49  
Use code: 05500  
Total acres: 34.090





2018 Roll Details — Real Estate Account At 7001 NW 143RD ST

Print this page

Real Estate Account #04051 000 000

Parcel details

Latest bill

Full bill history

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2018-11-15 \$73.63

Receipt #18-0015568

Owner: HODOR, HOWARD TRUSTEE

12730 NW 12TH RD

NEWBERRY, FL 32669

Situs: 7001 NW 143RD ST

Account number: 04051 000 000

Alternate Key: 1015450

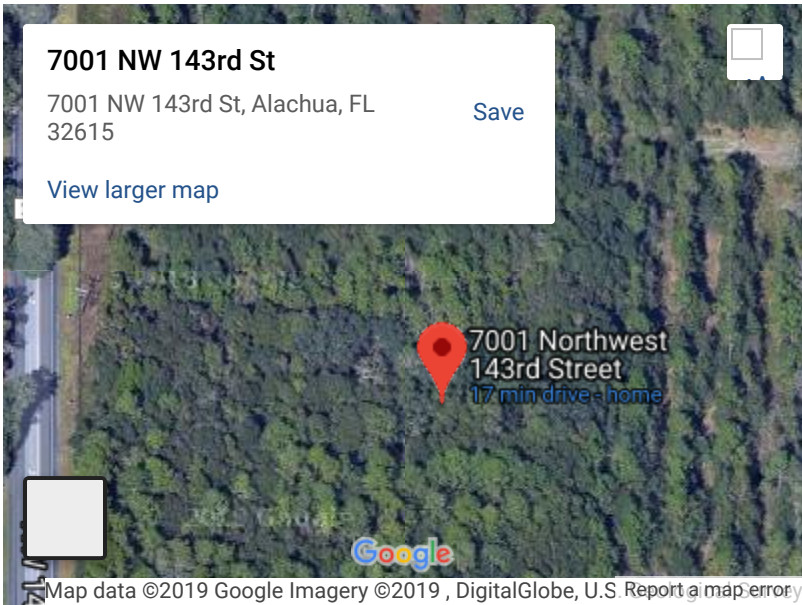
Millage code: 1700

Millage rate: 22.5620

Assessed value: 3,400

School assessed value: 3,400

Unimproved land value: 3,400



Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$76.70

Non-ad valorem: \$0.00

Total Discountable: 76.70

No Discount NAVA: 0.00

Total tax: \$76.70

Legal description

PLAT IN JUDGMENT BOOK 9 PG 218 S 10 CHS OF W 10 CHS OF LOT 6 IN ARREDONDA GRT LESS R/W LYING IN SEC 10 E OF RD OR 1690 /2949

Location

Book, page, item: 1690-2949-

Geo number: 10-09-18-04051000000

Range: 18

Township: 09

Section: 10

Neighborhood: 154210.45

Use code: 05500

Total acres: 8.780





2018 Roll Details — Real Estate Account At 13303 NW 88TH PL

Print this page

Real Estate Account #04044 000 000

Parcel details

Latest bill

Full bill history

2018

2017

2016

2015

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2002

PAID

PAID

PAID

PAID

PAID

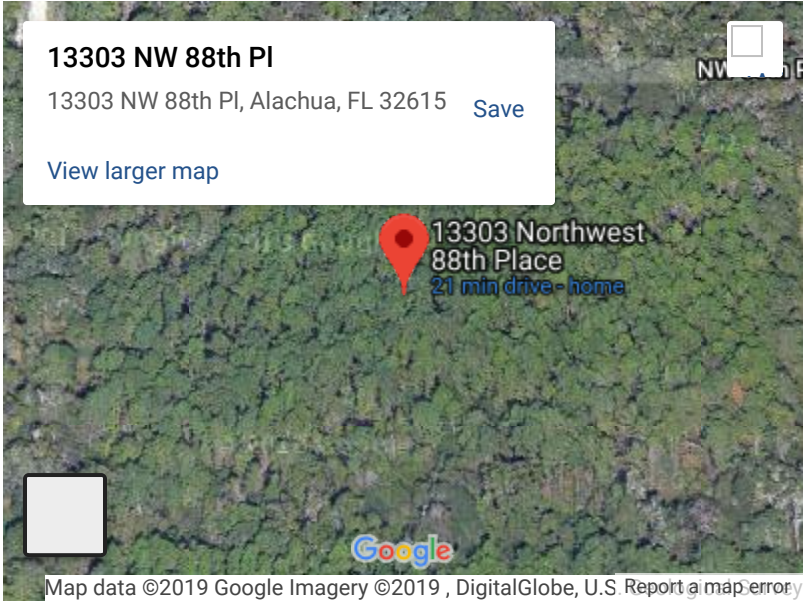
Get Bills by Email

PAID 2018-11-15 \$93.15  
Receipt #18-0015568

Owner: H & S HOLDINGS INC  
% HODOR COMPANY  
12730 NW 12TH RD  
NEWBERRY, FL 32669-2390  
Situs: 13303 NW 88TH PL

Account number: 04044 000 000  
Alternate Key: 1015422  
Millage code: 1700  
Millage rate: 22.5620

Assessed value: 4,300  
School assessed value: 4,300  
Unimproved land value: 4,300



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$97.03  
Non-ad valorem: \$0.00  
Total Discountable: 97.03  
No Discount NAVA: 0.00  
Total tax: \$97.03

Legal description

HAILE ESTATE S/D PB A-56 COM SW COR LOT 6 POB N 610.74 FT E 723.02 FT S 610 FT TO S LINE LOT 6 W 723 FT TO POB (LESS THE E 20 FT AKA PARCEL D PER OR 2127/1728) ALSO 20 FT STRIP ADJ ON W SIDE AKA PARCEL C OR 2127/1732 OR 2085/2190

Location

Book, page, item: 2127-1732-  
Geo number: 02-09-18-04044000000  
Range: 18  
Township: 09  
Section: 02  
Neighborhood: 154202.40  
Use code: 05400  
Total acres: 10.120





TODAY IN HISTORY

In 1638, Swedish colonists settled in present-day Delaware. In 1943, World War II rationing of meat, fats and cheese began, limiting consumers to store purchases of an average of about two pounds a week for beef, pork, lamb and mutton using a coupon system. In 1962, Jack Paar hosted NBC's "Tonight" show for the final time. (Johnny Carson debuted as host the following October.) In 1971, Army Lt. William L. Calley Jr. was convicted of murdering 22 Vietnamese civilians in the 1968 My Lai massacre.

TODAY'S BIRTHDAYS

Basketball Hall of Famer **Walt Frazier** is 74. Singer **Bobby Kimball** (Toto) is 72. Actor **Bud Cort** is 71. Actor **Brendan Gleeson** is 64. Pro and College Football Hall of Famer **Earl Campbell** is 64. Actress **Marina Sirtis** is 64. Actor **Christopher Lambert** is 62. Rock singer **Perry Farrell** (Porno for Pyros; Jane's Addiction) is 60. Comedian-actress **Amy Sedaris** is 58. Model **Elle Macpherson** is 56. Sen. **Catherine Cortez Masto**, D-Nev., is 55. Actress **Annabella Sciorra** is 55.

LOTTERY

**Thursday, March 28**  
**Pick 2**  
**Early drawing:** 6-9  
**Night drawing:** 2-7  
**Pick 3**  
**Early drawing:** 7-0-1  
**Night drawing:** 8-4-7  
**Pick 4**  
**Early drawing:** 8-5-3-9  
**Night drawing:** 2-6-3-8  
**Pick 5**  
**Early drawing:** 4-4-0-0-7  
**Night drawing:** 7-1-8-4-7  
**Fantasy 5**  
9-10-18-20-26  
**Cash4Life**  
**4-6-21-37-58 CB:** 1

**Wednesday's Results**  
**Lotto**  
13-17-19-23-39-50  
**Match Payoff Winners**  
6-of-6...\$0...0-Rollover  
5-of-6...\$3,795.50...20  
4-of-6...\$73...888  
3-of-6...\$5...18,706  
**Fantasy 5**  
6-7-13-19-33  
**Match...Payoff...Winners**  
5-of-5...\$74,772.93...3  
4-of-5...\$101.50...356  
3-of-5...\$9.50...10,656

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Dems demand Mueller's full report

By Lisa Mascaro, Laurie Kellman and Mary Clare Jalonick  
The Associated Press

WASHINGTON — Special counsel Robert Mueller's Trump-Russia report is more than 300 pages long, it was revealed Thursday, sparking fresh criticism from Democrats arguing that Attorney General William Barr's four-page summary was gravely inadequate and the full findings must be quickly released. House Speaker Nancy Pelosi called Barr's synopsis that cleared President Donald Trump of campaign collusion with Russia and criminal obstruction of the federal probe "condescending" and "arrogant." "Mr. Attorney General, we do not need your interpretation," Pelosi said Thursday. "Show us the report and we'll come to our own conclusions." She mocked the administration and Republicans as "scaredy-cats." The length of Mueller's confidential report makes clear that there are substantially more details he and his team have documented in their investigation than Barr disclosed to Congress and the public in his summary. The volume of pages was described Thursday by a Justice Department official and another person familiar with the document. The Justice Department official said Barr discussed the length of the report during a phone call Wednesday with House Judiciary Committee



House Speaker Nancy Pelosi heaps scorn on Attorney General William Barr, saying his letter about special counsel Robert Mueller's report was "condescending," after Barr concluded there was no evidence that President Donald Trump's campaign "conspired or coordinated" with the Russian government to influence the 2016 election, Thursday during a news conference on Capitol Hill in Washington. (J. SCOTT APPLEWHITE/THE ASSOCIATED PRESS)

Chairman Rep. Jerrold Nadler. Both the department official and the other person spoke on condition of anonymity to discuss the confidential report. Barr has been at work going through the document as the battle is intensifying over if and when he will release the complete report and its underlying evidence amid Democratic concerns that what has been made public so far was tilted in Trump's favor. Barr has said he'll release at least a partial version in April and also told Nadler he would agree to testify before his committee. As that battle brews, House Democrats barreled ahead with their oversight of the Trump administration, and Trump resumed his attack on Rep. Adam

Schiff, D-Calif., just as the chairman of the intelligence committee was about to gavel the panel into session. "Congressman Adam Schiff, who spent two years knowingly and unlawfully lying and leaking, should be forced to resign from Congress!" Trump tweeted early Thursday. Republicans picking up on Trump's complaints formalized their demand that Schiff resign as chairman of the intelligence panel over his comments that there was significant evidence the president and his associates conspired with Russia. "We have no faith in your ability to discharge your responsibilities" in line with the Constitution, the Republicans wrote to Schiff in a missive they

read aloud at the hearing. Republicans pointed to Barr's synopsis, released Sunday, that said Mueller's probe didn't find that Trump's campaign "conspired or coordinated" with the Russian government to influence the 2016 presidential election. Schiff stood by his remarks, listing the meetings those in Trump's circle had with Russians. He noted Trump's pursuit of a deal to build a Trump Tower in Moscow. "There is a different word for that than collusion, and it's called compromise," Schiff said, as he opened the session. The hearing was called to provide an overview on how Russia in the past has blackmailed Americans. Since Barr's findings were released, Schiff this week has repeated his

assertion that evidence of collusion is in "plain sight." He says Mueller's failure to find a criminal conspiracy with Russia does not absolve the Trump campaign of its actions. Pelosi stood by Schiff, saying she was proud of him and taunted Republicans — and Trump — for fearing the chairman whom she called a "patriotic leader." "What is the president afraid of, Is he afraid of the truth?" she said. "They're just scaredy-cats." Outside the hearing room, the main battle continued over releasing Mueller's still-confidential report. The New York Times first reported Thursday that the report was more than 300 pages. "I would hope the attorney general would not be acting as a political operative for the president," said Rep. Jamie Raskin, D-Md., a member of the Judiciary Committee. "The Department of Justice should not be involved in a cover-up of what's actually in the report." Rep. Elijah Cummings, D-Md., chairman of the House Oversight Committee, said Wednesday he was disappointed Barr would take weeks, not days, to release the report. "The president has now an opportunity for weeks, it sounds like, to do these victory laps," said Cummings, noting that Trump's lawyer, Michael Cohen, is among those headed to jail as a result of the probe. "Cohen goes to jail, the president runs a victory lap."

Bump stocks turned in or destroyed as ban takes effect

By Lisa Marie Pane  
The Associated Press

BOISE, Idaho — The largest supplier of bump stocks turned in its entire remaining inventory to be destroyed — some 60,000 devices. Washington state's buyback program was so popular it ran out of money. One dealer held a "Viking funeral" for his last bump stock, pouring a can of beer on it and then melting it down with a flamethrower.

A nationwide ban took effect Tuesday on bump stocks, the attachment used by the gunman in the 2017 Las Vegas massacre to make his weapons fire rapidly like machine guns. How many of the estimated half-million devices believed to be in circulation in the U.S. are still around is anyone's guess, but in the weeks leading up to the ban, there were signs that many were destroyed or turned in as required. Anyone in possession of a bump stock from now on can be charged with a federal offense punishable by up to 10 years in prison. The Bureau of Alcohol,



A device called a "bump stock" is attached to a semiautomatic rifle, at the Gun Vault store and shooting range in South Jordan, Utah. [ASSOCIATED PRESS FILE PHOTO]

Tobacco and Firearms outlawed the attachments at President Donald Trump's direction after the Las Vegas gunman rained fire from his high-rise hotel suite on concertgoers, killing 58 people in the deadliest mass shooting in modern U.S. history. On Thursday, the Supreme Court declined to put the ban on hold. As the prohibition drew near, RW Arms in Fort Worth, Texas, featured a countdown clock on its website and heavily promoted last chances to buy

the accessories. By the time the ban took effect, RW Arms was left with 60,000, probably worth millions, since they sell for around \$150 to \$250 each. The company turned over crates of them to the ATF, and a video showed boxes being loaded onto a conveyor belt and fed into an industrial grinder. Washington state set aside \$150,000 to offer owners \$150 for each device they turned in to police. Within weeks, the money had been used up. The ATF declined to say

how many people brought their bump stocks to an ATF office. T.J. Kirgin, owner of a firearms tactical gear company in St. Peters, Missouri, said that in the weeks before the measure went into effect, he made one last sweep through his warehouse to make sure he didn't have any more devices left. And then he took his very last one and with some friends held a mock funeral for it, reducing it to a hunk of melted plastic embedded in a rock. While gun control activists welcomed the end of the line for a device blamed for horrifying carnage, Kirgin called it not just the day bump stocks died but the day freedom died. "If they can do this with a piece of plastic, then they'll be able to do it with another piece of plastic and another piece of metal, another piece of plastic," he said. "And it's just systematically taking away Second Amendment rights."

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**PUBLIC NOTICE**

A neighborhood meeting will be held to discuss a proposed rezoning from Alachua County Agriculture to City of Alachua Agriculture on approx. 198 acres on tax parcels 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1, 4051-0. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments. The meeting will be held at 6:00 p.m. on April 15, 2019 at First Baptist Church located at 14105 NW 39th Ave, Gainesville, FL 32606.

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Contact: Clay Sweger, AICP, LEED AP  
eda engineers-surveyors-planners, inc.  
(352) 373-3541

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## **NEIGHBORHOOD MEETING NOTICE**

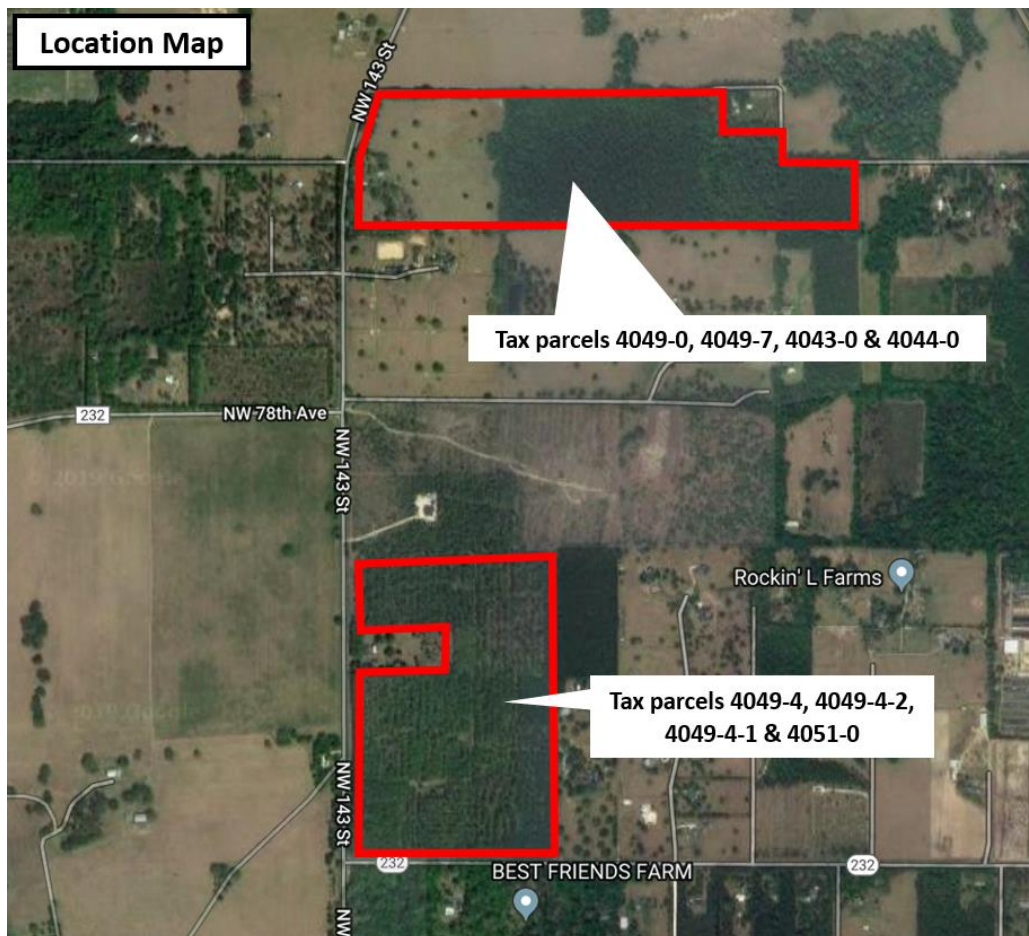
Date: April 15, 2019

Time: 6:00 PM

Place: First Baptist Church, 14105 NW 39<sup>th</sup> Avenue, Gainesville, FL 32606.

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed rezoning from Alachua County Agriculture to City of Alachua Agriculture on approx. 198 acres on tax parcels 4049-0, 4049-7, 4043-0, 4044-0, 4049-4, 4049-4-2, 4049-4-1 & 4051-0. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments.



|                                                                                                      |                                                                                                               |                                                                                                            |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 04043-000-000<br>HODOR FARMS LLC<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669                           | 04044-000-000<br>H & S HOLDINGS INC<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669-2390                            | 04049-004-000<br>HODOR FARMS LLC<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669                                 |
| 04049-004-001<br>HODOR FARMS LLC<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669                           | 04049-004-002<br>HODOR FARMS LLC<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669                                    | 04049-007-000<br>HODOR FARMS LLC<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669                                 |
| 04051-000-000<br>HODOR, HOWARD TRUSTEE<br>12730 NW 12TH RD<br>NEWBERRY, FL 32669                     | 04049-005-000<br>KIDD, DAVID M & ALLISON<br>13200 W NEWBERRY RD APT EE-176<br>NEWBERRY, FL 32669              | 04043-001-000<br>MORALES CARLOS M III & NIA A<br>13505 NW 88TH PL<br>ALACHUA, FL 32615                     |
| 04049-006-001<br>GREEN, PRESTON T & HILARY M<br>13520 NW 79TH LN<br>ALACHUA, FL 32615                | 04049-006-002<br>GREEN, PRESTON T & HILARY M<br>13520 NW 79TH LN<br>ALACHUA, FL 32615                         | 04049-006-003<br>GREEN, PRESTON T & HILARY M<br>13520 NW 79TH LN<br>ALACHUA, FL 32615                      |
| 04049-006-005<br>GREEN, PRESTON T & HILARY M<br>13520 NW 79TH LN<br>ALACHUA, FL 32615                | 04108-002-000<br>GREEN PRESTON T & HILARY<br>13520 NW 79TH LN<br>ALACHUA, FL 32615-6600                       | 04119-010-080<br>MAYS DAVID L & MARON B<br>CALDERWOOD<br>13703 MILLHOPPER RD<br>GAINESVILLE, FL 32653-2452 |
| 04119-010-081<br>WHITTY MARY ANN TRUSTEE<br>13815 MILLHOPPER RD<br>GAINESVILLE, FL 32653-2450        | 04049-001-000<br>VON CASTEL-ROBERTS, KRISTINA M<br>TRUSTEE<br>13818 NW MILLHOPPER RD<br>GAINESVILLE, FL 32653 | 04119-010-082<br>LEE JAMES G & FRANKIE O<br>13903 MILLHOPPER RD<br>GAINESVILLE, FL 32653-2448              |
| 04119-016-002<br>GARRETT L C<br>14007 MILLHOPPER RD<br>GAINESVILLE, FL 32653-2446                    | 04119-016-001<br>YOUNG RICHARD B<br>14101 MILLHOPPER RD<br>GAINESVILLE, FL 32653                              | 04059-010-004<br>WILLIAMS MABLE<br>14405 NW 83RD LN<br>ALACHUA, FL 32615-6739                              |
| 04059-010-002<br>STARK THOMAS M & MARGARET A<br>14410 NW 83RD LN<br>ALACHUA, FL 32615-6739           | 04059-010-001<br>CHEEK PATRICK & SCARLET<br>CARABACA<br>14426 NW 83RD LANE<br>ALACHUA, FL 32615               | 04053-000-000<br>BRYAN RICHARD A & ALICE H LIFE<br>ESTATE<br>14823 NW 94TH AVE<br>ALACHUA, FL 32615        |
| 04101-000-000<br>UNIVERSITY OF FLORIDA, FOUNDAT<br>1938 WEST UNIVERSITY AVE<br>GAINESVILLE, FL 32603 | 04059-010-003<br>WATKINS PAULA MARIE<br>2405 NW 32ND ST<br>GAINESVILLE, FL 32605                              | 04040-001-001<br>BECK HOLDINGS LLC<br>3746 BETHLEHEM RD<br>BLACKSTOCK, SC 29014                            |
| 04040-001-002<br>BECK HOLDINGS LLC<br>3746 BETHLEHEM RD<br>BLACKSTOCK, SC 29014                      | 04049-006-006<br>A TO Z ENTERPRISES LLC<br>6614 NW 50TH LN<br>GAINESVILLE, FL 32653                           | 04050-000-000<br>BRYANT JAMES E & TRACY L<br>7329 NW 143RD ST<br>ALACHUA, FL 32615                         |

04049-003-000  
HARRIS, MARY A LIFE ESTATE  
8303 NW 143RD ST  
ALACHUA, FL 32615

04049-003-001  
HARRIS MARY A LIFE ESTATE  
8303 NW 143RD ST  
ALACHUA, FL 32615

04049-002-000  
BROUSE LARRY J TRUSTEE  
845 WASHINGTON LN  
RYDAL, PA 19046

04049-000-000  
HODOR & SOUTHWELL  
8615 NW 143RD ST  
ALACHUA, FL 32615

04119-016-000  
MAY TRUSTEE & WILLIAMS, TRUSTE  
PO BOX 140011  
GAINESVILLE, FL 32614-0011

04101-001-000  
SHEY STEPHEN & CAROL A  
PO BOX 14424  
GAINESVILLE, FL 32604-2424

04101-001-001  
UNIVERSITY OF FLORIDA, FOUNDAT  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

04101-001-002  
UNIVERSITY OF FLORIDA, FOUNDAT  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

Antoinette Endelicato  
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Gainesville, FL 32653

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Tom Gorman  
9210 NW 59th Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, FL 32653

Peggy Arnold  
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Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

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Alachua, FL 32616

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Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Michele L. Lieberman  
County Manager  
12 SE 1st Street  
Gainesville, FL 32601

Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615

[illegible]



## Neighborhood Meeting Minutes

**Project:** Proposed Rezoning – City of Alachua

**Meeting Date & Time:** April 15, 2019 at 6:00 PM

**Location:** First Baptist Church  
14105 NW 39th Ave  
Gainesville, FL 32606

**Attendees:** As listed on attached Sign-in-Sheet  
Clay Sweger, eda

### **Meeting Minutes:**

Clay Sweger gave a brief presentation explaining the proposed rezoning of the subject properties from Alachua County Agriculture to City of Alachua Agriculture. He explained the similarities of the two zoning districts and that the property owners wish to have an appropriate City zoning designation.

Q: Is there any development proposed?

A: The proposed rezoning application is not a development proposal, per se, but upon approval of zoning, a building permit for a single family home may be applied for on one of the parcels.

Q: What can be built on the property regarding residential?

A: The existing and proposed Agriculture zoning both allow for a maximum of 1 residential unit per 5 acres, provided that any similar subdivision complies with the applicable portions of the Land Development Code.

## **LEGAL DESCRIPTION**

For: 8615 NW 143<sup>rd</sup> St  
Alachua, FL 32615  
Tax Parcel 04049-000-000



THAT PART OF THE FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THAT PART OF THE SAID FRACTIONAL SECTION 3 LYING EAST OF THE STATE ROAD NO. 241 FOR A POINT OF REFERENCE; THENCE FROM SAID POINT OF REFERENCE RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST ALONG THE SOUTH LINE OF THE SAID FRACTIONAL SECTION 3, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 241 AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEG. 04 MIN. 47 SEC. WEST ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 120.67 FEET TO A POINT OF CURVATURE OF A CURVE (P.C.), CONCAVED EASTERLY, HAVING A CENTRAL ANGLE OF 17 DEG. 07 MIN. 17 SEC. AND A RADIUS OF 2824.79 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND THE SAID EAST RIGHT OF WAY LINE AN ARC DISTANCE OF 844.12 FEET TO A POINT ON THE SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 08 DEG. 28 MIN. 52 SEC. EAST, 840.00 FEET); THENCE LEAVING THE SAID CURVE AND THE SAID EAST RIGHT OF WAY LINE, RUN NORTH 88 DEG. 56 MIN. 12 SEC. EAST PARALLEL TO THE SAID SOUTH LINE OF THE FRACTIONAL SECTION 3, A DISTANCE OF 544.63 FEET; THENCE RUN SOUTH 01 DEG. 03 MIN. 48 SEC. EAST, A DISTANCE OF 950.00 FEET TO A POINT ON THE SAID SOUTH LINE OF FRACTIONAL SECTION 3; THENCE RUN SOUTH 88 DEG. 56 MIN. 12 SEC. WEST ALONG THE SAID SOUTH LINE OF THE FRACTIONAL SECTION 3, A DISTANCE OF 686.15 FEET TO THE SAID EAST RIGHT OF WAY LINE OF STATE ROAD NO. 241 AND THE AFOREMENTIONED POINT OF BEGINNING.

## **LEGAL DESCRIPTION**

For: Tax Parcel 04049-004-000



A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 921.31 TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE S 89°14'01" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 241; THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 677 .90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID FRACTIONAL SECTION 10; THENCE N 89°35'30" E, ALONG SAID NORTH LINE, A DISTANCE OF 1762.73 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 509.83 FEET; THENCE DEPARTING SAID WEST LINE S 81°35'09" W, A DISTANCE OF 1180.22 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS CONTAIN 25.085 ACRES, MORE OR LESS.

## **LEGAL DESCRIPTION**

For: Tax Parcel 04049-004-001



AP ARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID WEST LINE S 89°43'39" E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 241 (AN 80' R/W) AND THE POINT OF BEGINNING; THENCE N 00°04'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINES 89°43'40" E, A DISTANCE OF 1756.57 TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGES 280-282 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1036.85 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 232, (AN 80' R/W); THENCE N 89°43'39" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,132.50 FEET; THENCE RUN N 00°04'39" W, A DISTANCE OF 620.00; THENCE N 89°43'39" W, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.

## **LEGAL DESCRIPTION**

For: Tax Parcel 04049-004-002



A PARCEL OF LAND LYING IN LOTS FIVE (5) AND SIX (6) OF FRACTIONAL SECTION TEN (10) INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 10, INSIDE THE ARREDONDO GRANT, TOWNSHIP 9 SOUTH, RANGE 18 EAST; THENCE N 00°04'39" W, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 10 A DISTANCE OF 660.00 FEET; THENCE S 89°43'39" E, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 241 (AN 80' R/W); THENCE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 416.85 TO THE POINT OF BEGINNING: THENCE CONTINUE N 00°04'39"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 504.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 213, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°14'01" E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 593.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE N 00°04'39" W, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 367.37 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N 81°35'09" E, A DISTANCE OF 1180.22 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1493, PAGE 280-282, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 00°08'50" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1060.80 FEET; THENCE DEPARTING SAID WEST LINE S 89°43'40"W, A DISTANCE OF 1756.57 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 32.938 ACRES, MORE OR LESS.



## **LEGAL DESCRIPTION**



For: Tax Parcels 04049-007-000 and 04043-000-000

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 2 AND FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, OUTSIDE THE ARREDONDO GRANT FOR A POINT OF REFERENCE AND RUN SOUTH 89°16'03" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 30.91 FEET TO A P.R.M. CAP SET IN THE PAVEMENT, SAID P.R.M. CAP LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (80 FOOT RIGHT OF WAY), SAID EASTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 2800.87 FEET, CENTRAL ANGLE OF 21°33'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°13'19" WEST, 1047.53 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 1053.73 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24°59'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 915.23 FEET TO A CONCRETE MONUMENT AND A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 02°48'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°35'37" WEST, 138.64 FEET RESPECTIVELY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 138.65 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°50'30" EAST, ALONG THE NORTH LINE OF OFFICIAL RECORDS BOOK 1284, PAGE 958 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2065.72 FEET; THENCE SOUTH 89°24'32" EAST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1280, PAGE 969, A DISTANCE OF 667.62 FEET TO THE WEST LINE OF OFFICIAL RECORDS BOOK 4156, PAGE 101 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°00'10" EAST, ALONG SAID WEST LINE OF SAID LANDS, A DISTANCE OF 251.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°34'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 639.21 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF OFFICIAL RECORDS BOOK 2127, PAGE 1732 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°10'16" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE, A DISTANCE OF 878.39 FEET TO THE SOUTH LINE OF SAID FRACTIONAL SECTION 2, INSIDE THE ARREDONDO GRANT; THENCE NORTH 89°33'58" WEST, ALONG SAID SOUTH LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 1305.01 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 3 INSIDE THE ARREDONDO GRANT; THENCE SOUTH 88°52'19" WEST, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 1591.24 FEET TO THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 2125, PAGE 2955 OF SAID PUBLIC RECORDS; THENCE NORTH 01°07'41" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 950.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°52'19" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 542.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 04°57'17", AND A CHORD BEARING AND DISTANCE OF NORTH 19°42'36" EAST, 244.20 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 244.27 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 75.540 ACRES, MORE OR LESS.

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## **LEGAL DESCRIPTION**



For: Tax Parcel 04051-000-000

COMMENCE AT THE SOUTHWEST COMER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 18 EAST, IN ARREDONDO GRANT, AND THENCE RUN EAST 10 CHAINS; THENCE RUN NORTH 10 CHAINS; THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 10 CHAINS TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD #232, AND STATE ROAD #241.

## **LEGAL DESCRIPTION**



For: 13303 NW 88<sup>th</sup> Pl  
Alachua, FL 32615  
Tax Parcel 04044-000-000

THAT PART OF THE SOUTH 1/2 OF LOT 5 OF "HAILE ESTATES" AS PER PLAT RECORDED IN PLAT BOOK "A", PAGE 56 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5 OF "HAILE ESTATES" AS PER PLAT RECORDED IN PLAT BOOK "A", PAGE 56 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N 89°32'53.11" W ALONG THE SOUTH LINE OF SAID LOT 5 FOR 20.00 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND OFFSET 20.00 FEET WESTERLY OF THE EAST LINE OF SAID LOT 5; THENCE N 00°10'40.11" W ALONG SAID PARALLEL LINE FOR 610.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 5; THENCE S 89°35'45" E ALONG SAID NORTH LINE FOR 20.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 5; THENCE S 00°10'40" E ALONG THE EAST LINE OF SAID LOT 5 FOR 610.67 FEET TO SAID POINT OF BEGINNING.



# Parkland massacre defendant’s attorneys to remain for now

The Associated Press

FORT LAUDERDALE — A judge ordered the public defenders representing the former student charged with the Florida high school massacre to stay on his case Wednesday while she determines if he remains legally indigent as he may be eligible for a large payout from his late mother.

Circuit Judge Elizabeth Scherer ordered Broward County public defenders to keep representing Nikolas Cruz while she determines if he'll collect about \$432,000 before taxes from Lynda Cruz's annuity and whether that would be enough for him to hire private attorneys.

His public defenders argued that simply by being eligible for that payout, he is no longer poor enough to be represented by them on charges that he murdered 14 students and three staff

members at Marjory Stoneman Douglas High School on Feb. 14, 2018, and wounded 17 others. Both prosecutors and victims' families objected, saying he will never get the money because of lawsuits and a change of attorneys would delay his trial, scheduled for early next year.

Assistant Public Defender Diane Cuddihy told Judge Scherer that under state law, her office can only represent those who are too poor to hire private attorneys. She said given that he is entitled to the money, she and her colleagues believe they can no longer represent him.

Cruz, 20, has said he wants any money he receives from his mother or her estate be given to the victims' families, but Cuddihy cited a previous court ruling that said it would "be a fraud on the courts and taxpayers" to allow a defendant to



Debbi Hixon, right, the widow of victim Chris Hixon, is consoled in court by family friend Jennifer Valliere during a hearing for Parkland school shooting suspect Nikolas Cruz at the Broward Courthouse in Fort Lauderdale on Wednesday. [MIKE STOCKER/SOUTH FLORIDA SUN-SENTINEL VIA AP/POOL]

voluntarily transfer money in order to remain indigent. Sitting at the defense table, Cruz once vigorously shook his head when it was suggested he might get the annuity money.

Attorney Jeannine Jacobson, an attorney for MetLife, said the sides have mischaracterized Lynda Cruz's

policy as life insurance. She said it is an annuity worth more than \$863,000 as a lump-sum payment that Cruz would split with his younger brother if they file a claim, which neither has done.

Because it is annuity, any payout would be taxed — online calculators

indicate Cruz would net about \$300,000 — and he can waive his share, giving it to his brother. Lynda Cruz died about three months before the attack of pneumonia and the Cruz brothers could have accessed the annuity before the shooting. Cruz's father died more than a decade earlier.

Prosecutors and victims' families opposed the public defenders' removal, saying Cruz will lose any money he gets to the victims' families. Assistant State Attorney Joel Silvershein told Scherer she also needs to consider the time and money already spent that would be wasted if Cruz gets new attorneys.

David Brill, who represents the father of slain victim Meadow Pollack, told Scherer that delaying the trial as Cruz's new attorneys prepare would cause additional pain to the victims' families. Under the

Florida Constitution, victims have a right to a speedy trial, just like the accused.

"The defendant has admitted to massacring 17 innocent people and injuring 17 more, caused countless others to suffer PTSD and essentially destroyed the peace and tranquility of an entire community," Brill said. "There is something fundamentally wrong to allowing him to use the money for private attorneys this late in the game."

Cruz, wearing an orange jail jumpsuit with his wrists and ankles shackled, dropped his face into his hands and appeared to cry as Debbie Hixon, the widow of athletic director Chris Hixon, begged Scherer not to do anything that would delay the trial.

"To make us wait longer for a judgment, it is just unbearable," Hixon said. "It is long enough."

## CONCEPT

From Page B1

to open in Gainesville because the younger, University of Florida-oriented crowd likes new concepts.

An interactive restaurant concept that lets you cook your own food at your own pace makes the restaurant a potential hotspot for students, he said.

Ousaid the restaurant will open in the next two weeks.

### Nenita's Asian Bar and Grill

A new restaurant with plans to offer Filipino cuisine, along with live music and rich Filipino culture, opens Friday.

Nenita's Asian Bar and Grill, 2445 SW 13th St., will open in the former Xclusive Tavern/Cafe and El Norteño spot.

Nenita's will offer Filipino staples like pancit bihon, a noodle dish often served at Filipino celebrations, adobo and rice, which is served with either chicken or pork, and lumpia, made similarly to an egg roll but "tastes a million times better," said General Manager Linus Ocasio. Nenita's lumpia will be served with ground turkey, chicken breast or rib-eye.

As for its bar options, Nenita's will serve a few of its own craft cocktails and Red Horse beer, which is brewed at the Philippines' San Miguel Brewery.

For those not feeling the Filipino vibe, the restaurant

will serve chicken wings and fries and offer Coronas, Ocasio said.

Ocasio, whose wife owns the restaurant, said he hopes Nenita's will be a place where family, friends, students, businesses can get together and experience Filipino culture. Ocasio is Puerto Rican and Filipino. The restaurant is named for his mother.

Nenita's will be open Tuesday from 11 a.m. to 10 p.m., Wednesday through Saturday from 11 a.m. to midnight, and starting June 2, 10 a.m. to 3 p.m. for brunch.

### Just Salad

A new restaurant focused on promoting a healthy and environment-friendly lifestyle has opened up off West University.

Just Salad, 1404 W. University Ave., opened April 23 in the plaza next to Taco Bell and Gator BTW.

As its name suggests, Just Salad offers more than a dozen signature salads to choose from.

Its Chipotle Cowboy salad comes with romaine lettuce, grilled chicken, black beans, avocado and onions. Its Crispy Chicken Poblano salad comes with romaine lettuce, kale, breaded chicken, cotija cheese, avocado, Mexican quinoa and tortilla chips. Other salads include its Seared Ahi Tuna salad, which comes loaded with spinach, tuna, carrot edamame slaw, cucumbers, onions and a sauce.

The restaurant also has a build-your-own-salad option.

Janani Lee, Just Salad's chief sustainability officer,

said any of Just Salad's salads can be made into wraps. The restaurant also serves avocado toast and quinoa bowls.

Lee said Just Salad started in 2006 with sustainability in mind. At the restaurant, its guests can buy a reusable hard plastic bowl for \$1, and if they reuse the bowl, they can get free toppings, like avocado, on their salads during each of their visits. The bowls can also be used as takeout containers.

Lee said Just Salad moved into Gainesville because the national restaurant chain looks into markets with "health-minded and environmentally-minded people."

"I think (Just Salad) will appeal really well to that crowd in Gainesville," she said.

Just Salad tries to keep its prices low, Lee said, and has at least 10 menu items under \$10.

### The Swamp

There is a controversial plan to tear down The

Swamp restaurant off West University Avenue for a new high-rise student apartment complex. However, in a joint press release, Swamp restaurant owner Ronald DeFilippo and Tampa-based developer 908 Group said the restaurant is part of the plan for the new development.

DeFilippo said in the release The Swamp will be incorporated into the development's ground-level retail space. Plans from the developer and engineering group CHW show The Swamp going into a new, 10,000-square-foot space on the corner of West University Avenue and Northwest 17th Street, the same corner it sits on today.

The release also states that the new design will incorporate a patio area, a favorite part of The Swamp as it is now.

The Sun published a column written by DeFilippo regarding The Swamp's plans to relocate into the new development's retail space. Many readers suggested they still weren't happy with the

decision to tear down the building, even if The Swamp reopens in the same spot.

"People like The Swamp because of the aesthetic — a smaller house-like building with porches and a front yard," wrote Facebook user Jeff Stevens. "None of this will be part of the new building and experience."

"If it is a newly constructed building with upgraded facilities, ensconced within a new, unnecessary apartment building, it is NOT the Swamp except in name," wrote Nicole Vassilatos Modica.

The release did not say when The Swamp plans to close for its demolition. Grill Fresh, a nearby restaurant also affected by the new development, closed Tuesday.

"To all our loyal Grill Fresh guests, unfortunately the property we sit on has been sold," Grill Fresh staff posted on Facebook. "We will let you know our new location but while we are gone — eat healthy ... Thank you so much and see you soon."

### Smoothie King

Smoothie King reopened Wednesday in the former Gator Cycle spot off Archer Road and Southwest 34th Street.

DJ Halligan, owner of both Smoothie King locations in Gainesville, said the new Smoothie King is about 1,100 square feet and will be open from 7 a.m. to 10 p.m. Monday-Friday, Saturday from 8 a.m. to 10 p.m. and Sunday from 9 a.m. to 9 p.m.

The Smoothie King location in Butler Plaza closed eight months ago after Halligan declined to re-sign his lease with Butler Enterprises.

"The rent over there is too expensive," he said. "They're building their little empire over there, and I don't know how anyone is going to make it over there."

Halligan planned to close and immediately move into the smoothie shop's new location, 3321 Archer Road, but construction issues held him back. He said he's excited to be back open and offering smoothies again.

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

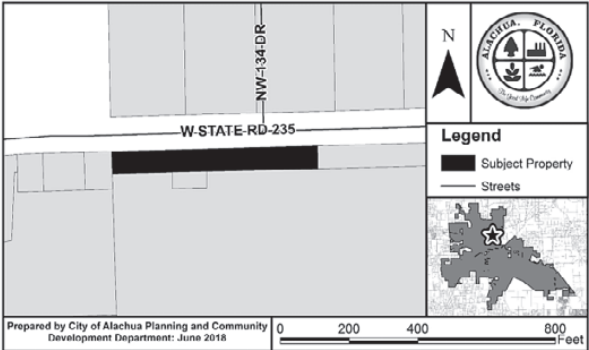
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on May 14, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the Comprehensive Plan Future Land Use Element as follows: amending Objective 1.4, and Policies 1.4.a, 1.4.d, and 1.4.f relating to the Corporate Park Future Land Use Map (FLUM) Designation.

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

GF-GH045885

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

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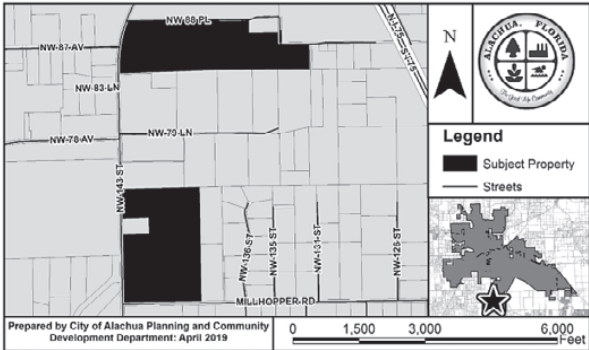


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GF-GH045883

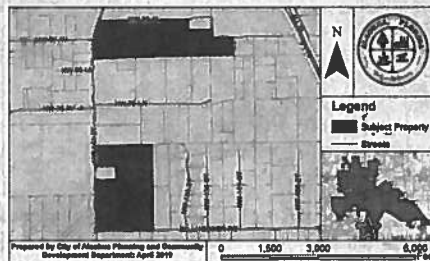




# City of ALACHUA

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(Published: Alachua County Today - May 02, 2019)



## AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE  
SIGN ON 4/24/19 FOR THE Hodor Farms Rezoning - 5/14/19 PZB Hearing  
(name) (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)

1284  
(number of signs)

# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

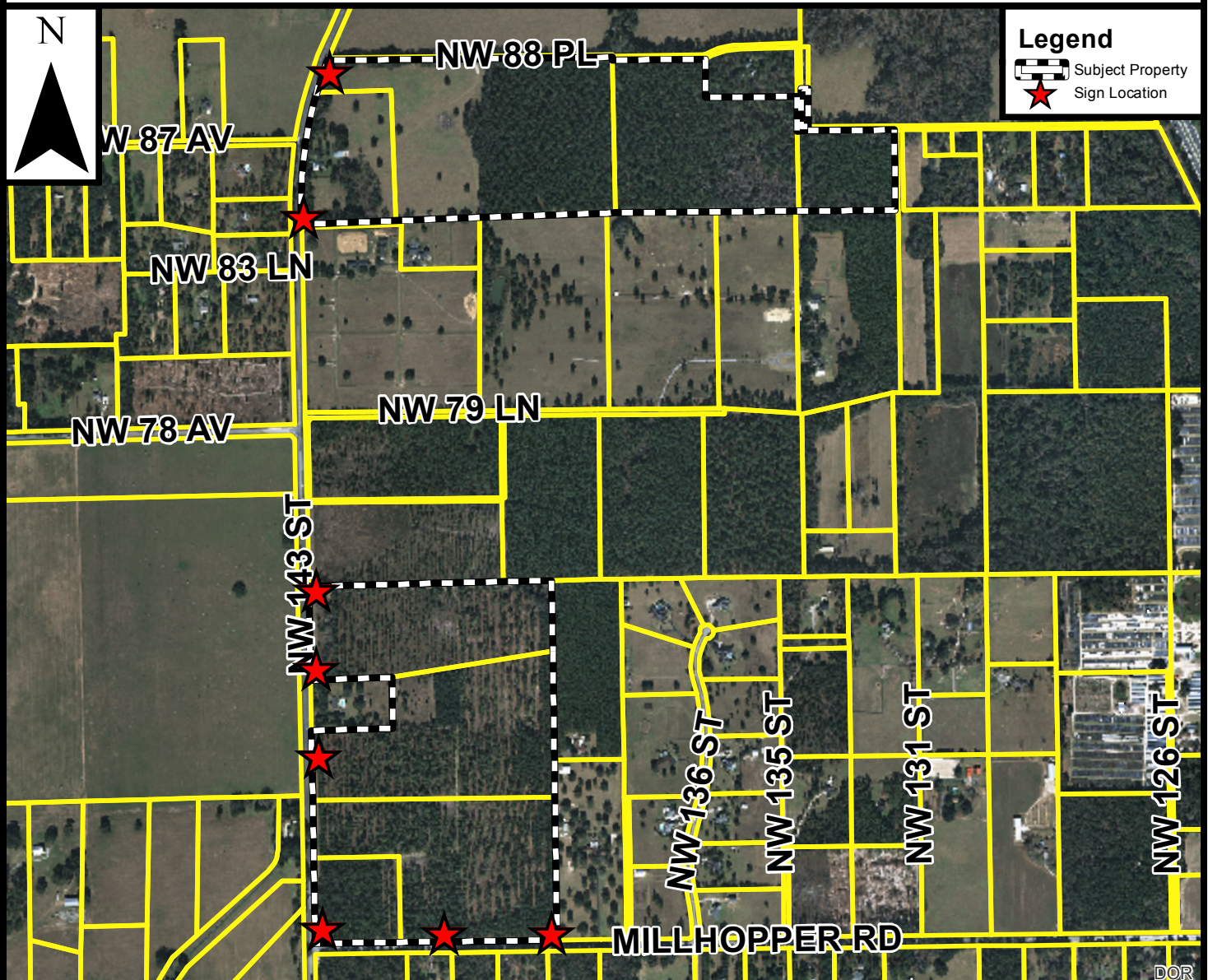
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals 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.***



## Hodor Farms Rezoning



Prepared by the City of Alachua  
Planning & Community Development Department

Prepared April 2019

**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.

0 400 800 1,600  
Feet



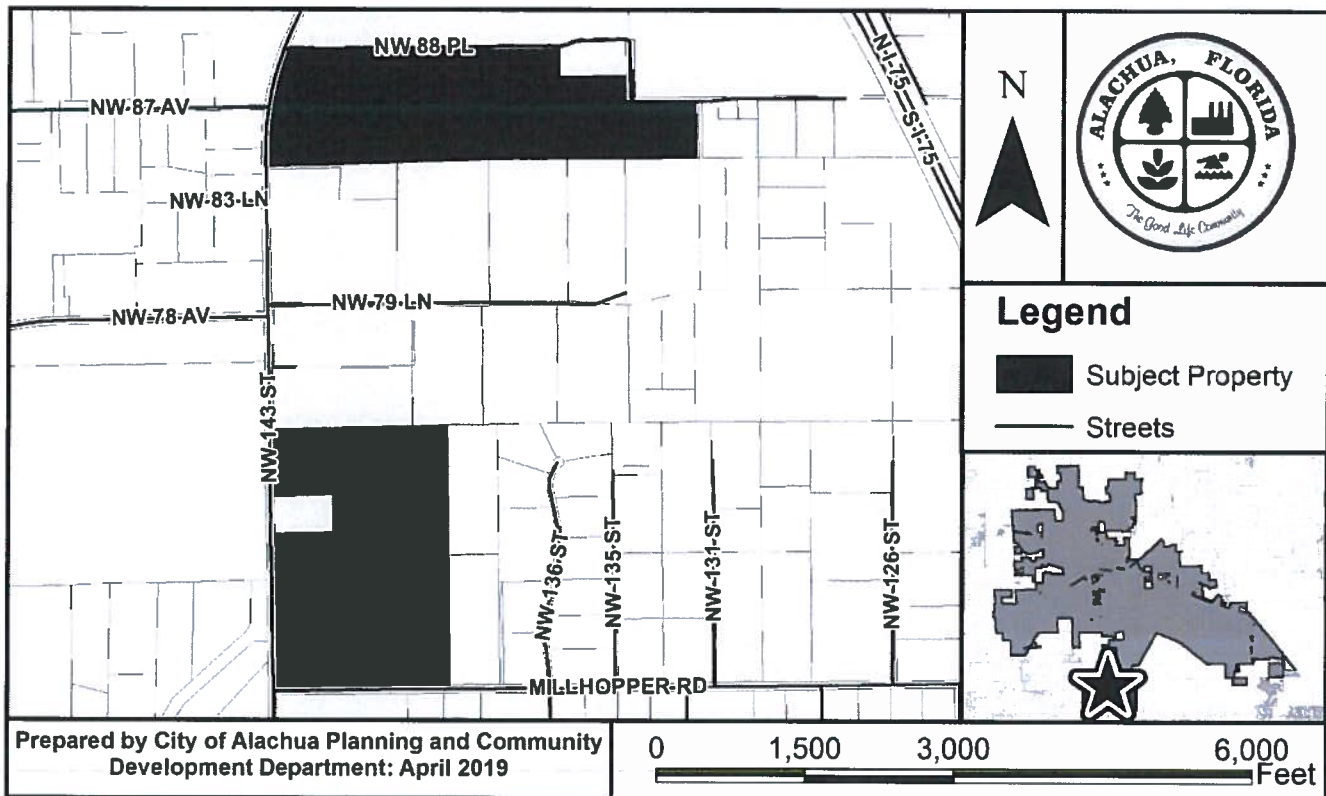
City of  
ALACHUA

THE GOOD LIFE COMMUNITY

*Mailed 4/29/2019*

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

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



04104-000-000

04049-004-000  
HODOR FARMS LLC  
12730 NW 12TH RD  
NEWBERRY, FL 32669

04049-007-000  
HODOR FARMS LLC  
12730 NW 12TH RD  
NEWBERRY, FL 32669

04049-005-000  
KIDD, DAVID M & ALLISON  
13200 W NEWBERRY RD APT EE-176  
NEWBERRY, FL 32669

04049-006-002  
GREEN, PRESTON T & HILARY M  
13520 NW 79TH LN  
ALACHUA, FL 32615

04049-006-005  
GREEN, PRESTON T & HILARY M  
13520 NW 79TH LN  
ALACHUA, FL 32615

04119-010-080  
MAYS DAVID L & MARON B CALDERWOOD  
13703 MILLHOPPER RD  
GAINESVILLE, FL 32653-2452

04119-010-082  
LEE JAMES G & FRANKIE O  
13903 MILLHOPPER RD  
GAINESVILLE, FL 32653-2448

04059-010-004  
WILLIAMS MABLE  
14405 NW 83RD LN  
ALACHUA, FL 32615-6739

04053-000-000  
BRYAN RICHARD A & ALICE H LIFE ESTATE  
14823 NW 94TH AVE  
ALACHUA, FL 32615

04043-000-000  
HODOR FARMS LLC  
12730 NW 12TH RD  
NEWBERRY, FL 32669

04049-004-001  
HODOR FARMS LLC  
12730 NW 12TH RD  
NEWBERRY, FL 32669

04051-000-000  
HODOR, HOWARD TRUSTEE  
12730 NW 12TH RD  
NEWBERRY, FL 32669

04043-001-000  
MORALES CARLOS M III & NIA A  
13505 NW 88TH PL  
ALACHUA, FL 32615

04049-006-003  
GREEN, PRESTON T & HILARY M  
13520 NW 79TH LN  
ALACHUA, FL 32615

04108-002-000  
GREEN PRESTON T & HILARY  
13520 NW 79TH LN  
ALACHUA, FL 32615-6600

04119-010-081  
WHITTY MARY ANN TRUSTEE  
13815 MILLHOPPER RD  
GAINESVILLE, FL 32653-2450

04119-016-002  
GARRETT L C  
14007 MILLHOPPER RD  
GAINESVILLE, FL 32653-2446

04059-010-002  
STARK THOMAS M & MARGARET A  
14410 NW 83RD LN  
ALACHUA, FL 32615-6739

04101-000-000  
UNIVERSITY OF FLORIDA, FOUNDAT  
1938 WEST UNIVERSITY AVE  
GAINESVILLE, FL 32603

04044-000-000  
H & S HOLDINGS INC  
12730 NW 12TH RD  
NEWBERRY, FL 32669-2390

04049-004-002  
HODOR FARMS LLC  
12730 NW 12TH RD  
NEWBERRY, FL 32669

04044-002-000  
DENNIS SIDNEY  
13027 NW 88TH PL  
ALACHUA, FL 32615-9369

04049-006-001  
GREEN, PRESTON T & HILARY M  
13520 NW 79TH LN  
ALACHUA, FL 32615

04049-006-000  
GREEN HILL FARMS OWNERSHIP, AS  
13520 NW 79TH LN  
ALACHUA, FL 32615

04108-010-000  
GREEN, PRESTON T & HILARY M  
13520 NW 79TH LN  
ALACHUA, FL 32615

04049-001-000  
VON CASTEL-ROBERTS, KRISTINA M TRUSTEE  
13818 NW MILLHOPPER RD  
GAINESVILLE, FL 32653

04119-016-001  
YOUNG RICHARD B  
14101 MILLHOPPER RD  
GAINESVILLE, FL 32653

04059-010-001  
CHEEK PATRICK & SCARLET CARABACA  
14426 NW 83RD LANE  
ALACHUA, FL 32615

04044-003-000  
DENNIS, WYARD JR  
217 SE 20TH ST  
GAINESVILLE, FL 32641-7432

04059-010-003  
WATKINS PAULA MARIE  
2405 NW 32ND ST  
GAINESVILLE, FL 32605

04049-006-006  
A TO Z ENTERPRISES LLC  
6614 NW 50TH LN  
GAINESVILLE, FL 32653

04049-003-001  
HARRIS MARY A LIFE ESTATE  
8303 NW 143RD ST  
ALACHUA, FL 32615

04119-016-000  
MAY TRUSTEE & WILLIAMS, TRUSTE  
PO BOX 140011  
GAINESVILLE, FL 32614-0011

04101-001-002  
UNIVERSITY OF FLORIDA, FOUNDAT  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

04040-001-001  
BECK HOLDINGS LLC  
3746 BETHLEHEM RD  
BLACKSTOCK, SC 29014

04050-000-000  
BRYANT JAMES E & TRACY L  
7329 NW 143RD ST  
ALACHUA, FL 32615

04049-002-000  
BROUSE LARRY J TRUSTEE  
845 WASHINGTON LN  
RYDAL, PA 19046

04101-001-000  
SHEY STEPHEN & CAROL A  
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GAINESVILLE, FL 32604-2424

04040-001-002  
BECK HOLDINGS LLC  
3746 BETHLEHEM RD  
BLACKSTOCK, SC 29014

04049-003-000  
HARRIS, MARY A LIFE ESTATE  
8303 NW 143RD ST  
ALACHUA, FL 32615

04049-000-000  
HODOR & SOUTHWELL  
8615 NW 143RD ST  
ALACHUA, FL 32615

04101-001-001  
UNIVERSITY OF FLORIDA, FOUNDAT  
PO BOX 14425  
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Alachua, FL 32615

David Forest  
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Alachua, FL 32615

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FL Dept of Environmental Protection  
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Gainesville, FL 32641

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

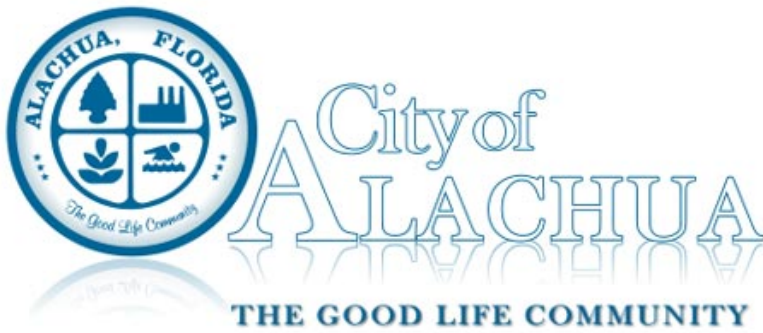
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Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Michele L. Lieberman  
County Manager  
12 SE 1st Street  
Gainesville, FL 32601

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653



## Board/Committee Agenda Item

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**MEETING DATE:** 5/14/2019

**SUBJECT:** Small Scale Comprehensive Plan Amendment: a request by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua) on a ±0.95 acre subject property. Consisting of Parcel Numbers 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (Legislative Hearing).

**PREPARED BY:** Justin Tabor, AICP

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment for the Bentley Timber, LLC property 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 Small Scale Comprehensive Plan Amendment for the Bentley Timber, LLC property to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

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### Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., applicant and agent, for Bentley Timber, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change FLUM Designation from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua) on a ±0.95 acre subject property. Table 1 below provides an analysis of the change in density/intensity proposed by the application.

The subject property is located south of the intersection of State Road 235 and NW 134th Drive. The subject property was annexed into the City of Alachua in February 2018. It is in common ownership with a larger tract of land (±49.85 acres) located to the south and east of the subject property (Tax Parcel Number 03135-000-000). This tract of land presently has a Moderate Density Residential FLUM Designation and was previously zoned Planned Unit Development (PUD). This PUD was known as the Creekside Estates PUD.

The Creekside Estates PUD was approved in 2006, and expired in 2016. The applicant seeks to reinstate the zoning of this tract, and to include the property subject to the SSCP application into a proposed Planned Development – Residential (PD-R), known as the Tolosa PD-R.

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

units, accessory dwelling units, residential planned developments, and supporting community services, such as schools, houses of worship, parks, and community centers.

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**ATTACHMENTS:**

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Draft Ordinance
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for 05/14/19 PZB Hearing



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Legislative Hearing

May 14, 2019

|                             |                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>             | A request to amend the Future Land Use Map (FLUM) Designation from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua)                                                                                                                                                                                                  |
| <b>APPLICANT/AGENT:</b>     | A.J. "Jay" Brown, P.E.<br>JBrown Professional Group, Inc.                                                                                                                                                                                                                                                                                                  |
| <b>PROPERTY OWNER:</b>      | Bentley Timber, LLC                                                                                                                                                                                                                                                                                                                                        |
| <b>LOCATION:</b>            | South of the intersection of State Road 235 and NW 134 <sup>th</sup> Drive                                                                                                                                                                                                                                                                                 |
| <b>PARCEL ID NUMBER(S):</b> | 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000                                                                                                                                                                                                                                                                                |
| <b>ACREAGE:</b>             | ±0.95 acres                                                                                                                                                                                                                                                                                                                                                |
| <b>PROJECT PLANNER:</b>     | Justin Tabor, AICP                                                                                                                                                                                                                                                                                                                                         |
| <b>RECOMMENDATION:</b>      | Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment for the Bentley Timber, LLC property to the City Commission with a recommendation to approve.                                                                                                                                             |
| <b>RECOMMENDED MOTION:</b>  | <i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment for the Bentley Timber, LLC property to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.</i> |

## SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., applicant and agent, for Bentley Timber, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change FLUM Designation from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua) on a ±0.95 acre subject property. Table 1 below provides an analysis of the change in density/intensity proposed by the application.

The subject property is located south of the intersection of State Road 235 and NW 134<sup>th</sup> Drive. The subject property was annexed into the City of Alachua in February 2018. It is in common ownership with a larger tract of land (±49.85 acres) located to the south and east of the subject property (Tax Parcel Number 03135-000-000). This tract of land presently has a Moderate Density Residential FLUM Designation and was previously zoned Planned Unit Development (PUD). This PUD was known as the Creekside Estates PUD.

The Creekside Estates PUD was approved in 2006, and expired in 2016. The applicant seeks to reinstate the zoning of this tract, and to include the property subject to the SSCPA application into a proposed Planned Development – Residential (PD-R), known as the Tolosa PD-R.

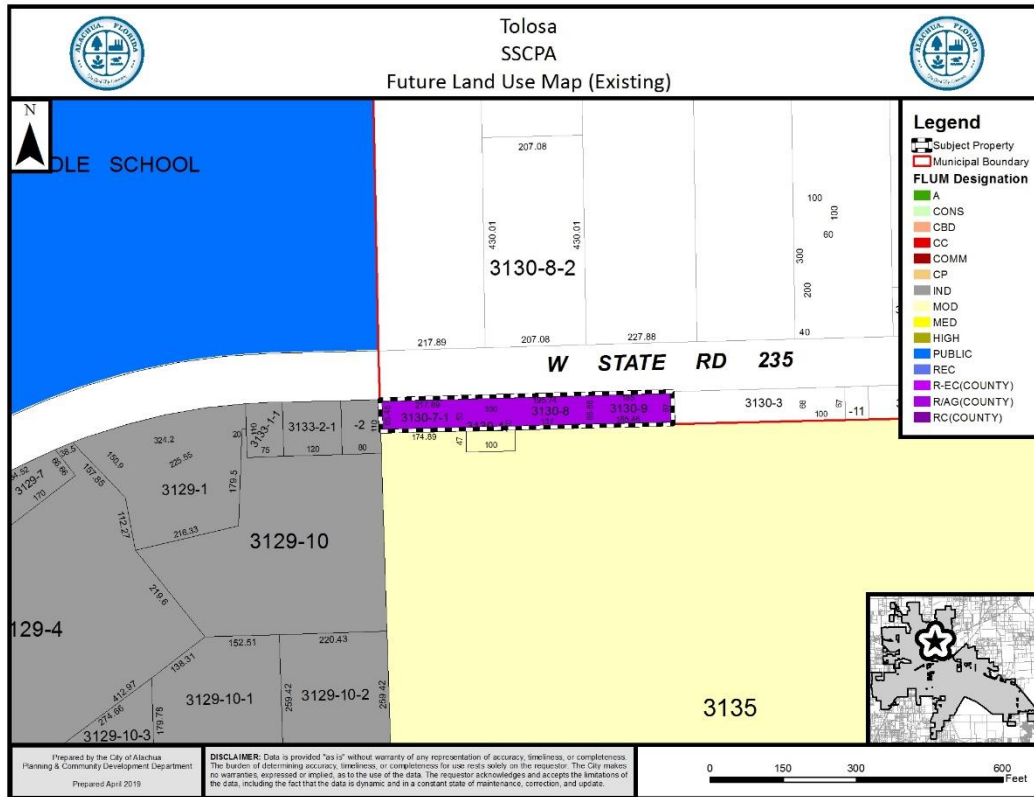
Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential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

**Table 1. Comparison of Existing / Proposed FLUM Designations**

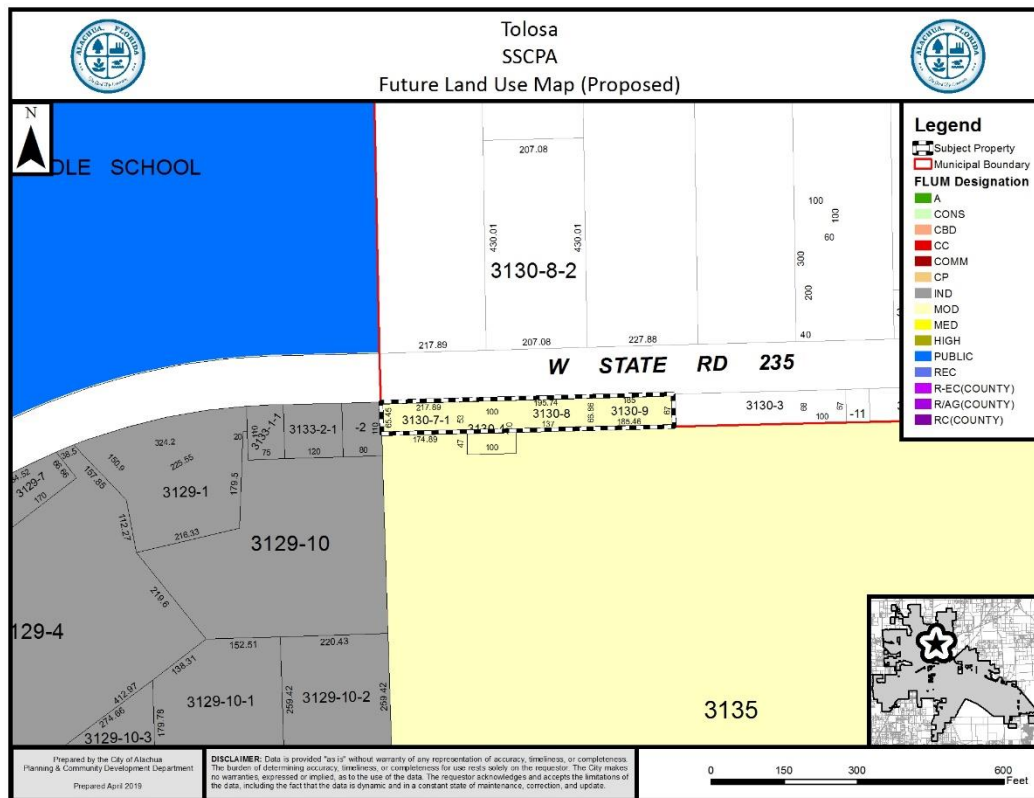
|                                                                                                                                                                                                                                                                                                                        | Existing FLUM Designation                                                                                                                         | Proposed FLUM Designation                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| FLUM Designation:                                                                                                                                                                                                                                                                                                      | Rural / Agriculture<br>(Alachua County)                                                                                                           | Moderate Density Residential                                                                                      |
| Max. Gross Density*:                                                                                                                                                                                                                                                                                                   | 1 dwelling unit*                                                                                                                                  | 3 dwelling units*                                                                                                 |
| Floor Area Ratio*:                                                                                                                                                                                                                                                                                                     | N/A*                                                                                                                                              | N/A*                                                                                                              |
| Typical Uses:                                                                                                                                                                                                                                                                                                          | Agricultural Activities;<br>Limited Commercial Uses on a<br>Limited Scale Serving or<br>Ancillary to Agricultural Uses;<br>Rural Residential Uses | Residential Uses;<br>Supporting Community Services<br>(Schools and Religious Institutions);<br>Agri-Business Uses |
| Net Increase/<br>Decrease:                                                                                                                                                                                                                                                                                             | Increase of 2 Dwelling Units*                                                                                                                     |                                                                                                                   |
| * The increase in development potential represented by the SSCPA application is 2 dwelling units. However, the subject property is part of a larger proposed PD-R, which would permit up to 120 single-family detached dwellings, 40 single-family attached dwellings, and 20,000 square feet of non-residential uses. |                                                                                                                                                   |                                                                                                                   |



## Map 1. Existing Future Land Use Map with Subject Property



## Map 2. Proposed Future Land Use Map with Subject Property



## EXISTING USES

The subject property is currently undeveloped.

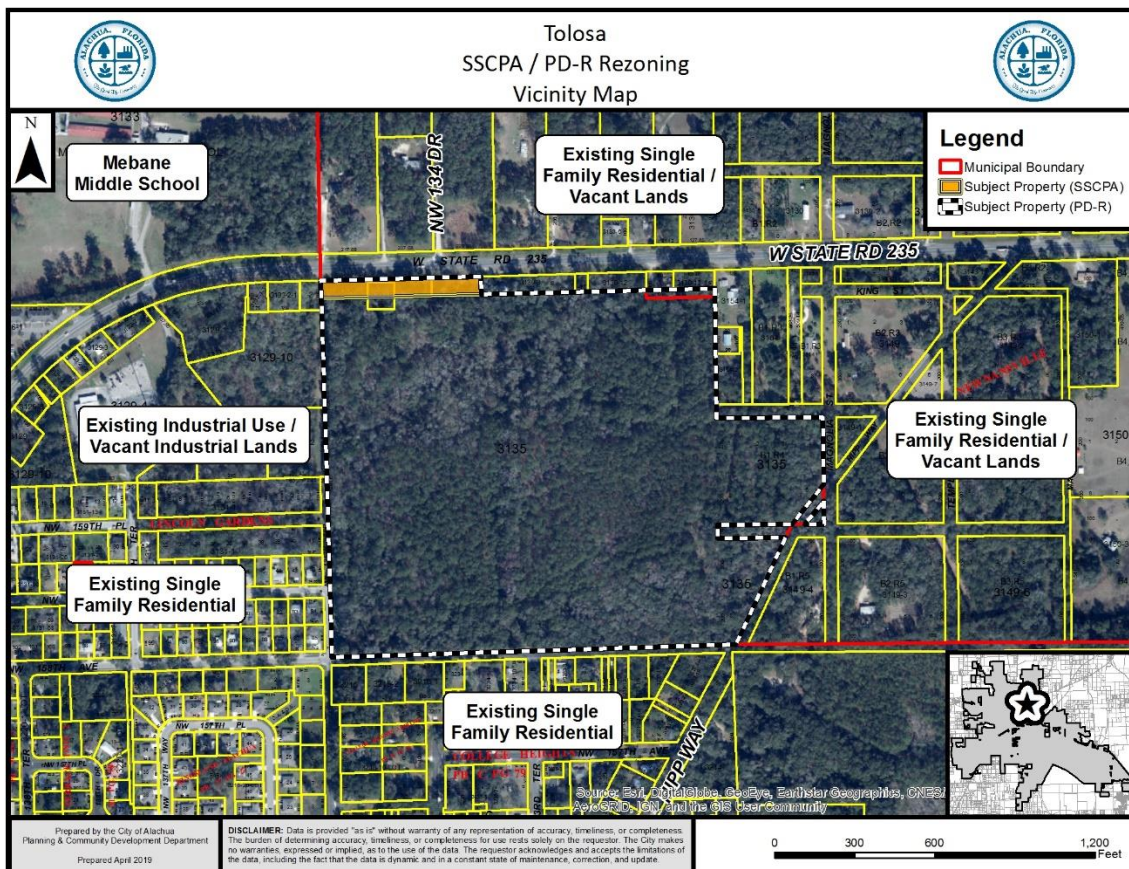
## SURROUNDING USES

The subject property is located south of the intersection of State Road 235 and NW 134<sup>th</sup> Drive. Lands to the north and east are primarily rural residential uses. Lands to the west are primarily comprised of residential and industrial uses and vacant industrial lands. The lands to the south of the subject property are in common ownership, are presently vacant, and are designated for residential uses.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 2. Map 2 provides an overview of the vicinity of the subject property.

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

### Map 3. Vicinity Map



**Table 2. Surrounding Land Uses**

| <b>Direction</b> | <b>Existing Use(s)</b>          | <b>FLUM Designation(s)</b>           | <b>Zoning District(s)</b>          |
|------------------|---------------------------------|--------------------------------------|------------------------------------|
| North            | Residential Uses                | Rural / Agriculture (Alachua County) | Agricultural (Alachua County)      |
| South            | Vacant Residential Lands        | Commercial                           | Planned Unit Development (PUD)     |
| East             | Residential Uses                | Rural / Agriculture (Alachua County) | Agricultural (Alachua County)      |
| West             | Residential and Industrial Uses | Industrial                           | Light & Warehouse Industrial (ILW) |

## NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on May 29, 2018 at the Alachua Branch of the Alachua County Library, located at 14813 NW 140<sup>th</sup> Street. The applicant was present and available to answer questions. According to the materials submitted by the applicant, nine (9) individuals attended the meeting.

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 SSCPA subject property, a Neighborhood Meeting was held. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant in the companion Rezoning application materials.

## NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statutes, 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 subject property is a part of a proposed Planned Development – Residential (PD-R) project – the Tolosa PD-R. The proposed Moderate Density Residential FLUM Designation would permit up to 3 single-family residential dwellings on the subject property. The

remaining property which comprises the Tolosa PD-R presently has a Moderate Density Residential FLUM Designation. The Tolosa PD-R would permit a maximum of 120 single-family detached dwellings, 40 single-family attached dwellings, and 20,000 square feet of non-residential uses.

The applicant references the City of Alachua Growth Trends Report (2016), which determined that by 2025, the City's population could increase to 12,950 persons, representing an increase of approximately 2,290 person from the 2018 estimated population. Based upon this increase in population, the applicant contends an additional 888 dwelling units would be needed to accommodate the estimated population increase.

## URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**Evaluation & Findings:** The subject property is located adjacent to lands presently designated for residential uses, and is in common ownership with these lands. The proposed amendment would permit development consistent with the surrounding area, both as permitted by existing FLUM Designations and as represented by existing residential development to the southeast of the subject property.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

**Evaluation & Findings:** The subject property is located proximate to existing urban land uses, including single-family detached dwellings and non-residential uses, and is proximate to the City's central core.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**Evaluation & Findings:** The subject property is located north and east of existing urban development. It is expected that the subject property will be developed as a part of the development of the lands immediately to the south of the subject property. These lands are adjacent to existing residential development of a comparable density permitted by the Moderate Density Residential FLUM Designation.



- (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:** An Environmental Conditions & Site Suitability Analysis is provided separately within this report. A wetland area has been delineated by the applicant and is located south of the subject property. Any future development will be subject to the applicable protection standards, including wetland buffering, established in the City's Comprehensive Plan and Land Development Regulations.

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

**Evaluation & Findings:** The subject property is approximately 0.95 acres and is not presently utilized for an agricultural purpose. The amendment would have no impact upon agricultural areas or activities.

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

**Evaluation & Findings:** The subject property is located near existing public facilities and services, including water, wastewater, and electric services.

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

**Evaluation & Findings:** The subject property is located near existing public facilities and services, including water, wastewater, and electric services.

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

**Evaluation & Findings:** The subject property is located proximate to existing residential and nonresidential development near the City's urban core. The development of the subject property would represent a logical extension of urban areas, as the subject property and its incorporation into the proposed development of adjacent property to the south of the subject property would be located adjacent to existing urban development.

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

**Evaluation & Findings:** The subject property is located in an area with existing urban uses, including residential and industrial uses. While the lands to the north and east are primarily comprised of rural residential uses, the subject property is located adjacent to lands which presently have a Moderate Density Residential FLUM Designation. The amendment of the ±0.95 acre subject property to Moderate Density Residential will not affect the separation between rural and urban uses.



- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**Evaluation & Findings:** The subject property is located proximate to existing urban areas in the City's urban core. While not necessarily infill development, the proposed amendment is supportive of such concepts. The proposed FLUM Designation would result in a logical extension of urban uses.

- (XI) Fails to encourage a functional mix of uses.

**Evaluation & Findings:** The subject property is located proximate to existing residential uses and lands designated for urban uses.

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

**Evaluation & Findings:** The subject property would be served by a connection to State Road 235. Existing environmental conditions, including the wetland area located to the south of the subject property, may restrict access to the subject property from surrounding areas. Access to the property by way of State Road 235 is consistent with existing development located proximate to the subject property.

- (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 provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**Evaluation & Findings:** The subject property is located in an area proximate to the City's urban core, and proximate to existing residential and non-residential development. Nearby residential areas are developed at a density comparable to those permitted by the Moderate Density Residential FLUM Designation. A wetland area has been delineated by the applicant and is located south of the subject property. Any future development will be subject to the applicable protection standards, including wetland buffering, established in the City's Comprehensive Plan and Land Development Regulations. There are no known natural resources on the subject property.

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

**Evaluation & Findings:** The subject property is located proximate to existing residential and nonresidential development near the City's urban core. Additionally, the subject property is located within an area presently served by existing water, wastewater, and electric services. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.

- (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 subject property is a part of a proposed Tolosa PD-R. While the subject property itself may not promote walkable and connected communities, its inclusion in the Tolosa PD-R project furthers these goals.

- (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:** Agricultural activities do not presently take place on the property. The proposed amendment would not affect agricultural areas or activities.

- (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:** As the City of Alachua continues to grow and population continues to increase, the City will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands near existing urban development near the City's urban core.

- (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

#### Objective 1.2: Residential

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

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

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

***Analysis of Consistency with Objective 1.2 and Policy 1.2.a:*** The proposed amendment would apply a City of Alachua Future Land Use Map (FLUM) Designation to the subject property and provide for its inclusion into the proposed Tolosa PD-R. Residential Planned Developments are identified by Policy 1.2.a as a use permitted in the Moderate Density Residential FLUM Designation.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land

Use Map and the development review process. Natural features may be included as amenities within a development project.

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

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

- GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.
- Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of

Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

***Analysis of Consistency with Goal 9 and Policy 9.2:*** The subject property is within the potable water and wastewater service area, and as such must connect to these systems at the time of development.

## **Housing Element**

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

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

## **Recreation Element**

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

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

## **Transportation Element**

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

***Analysis of Consistency with Objective 1.1:*** An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.



## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

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

### **Levels of Service**

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

***Evaluation and Findings of Consistency with Policy 1.1.d:*** An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

| <u>FACILITY TYPE</u> | <u>LEVEL OF SERVICE STANDARD</u> |
|----------------------|----------------------------------|
| Solid Waste Landfill | .73 tons per capita per year     |

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

- Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:
1. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

- Policy 4.1.c: The City establishes the following level of service standards for potable water:
1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
  2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
  3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

***Evaluation and Findings of Consistency with Objective 4.1.c:*** An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

## **Conservation and Open Space Element**

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

***Evaluation and Findings of Consistency with Policy 1.2.a:*** An Environmental Conditions and Site Suitability Analysis have been provided in this report.

**OBJECTIVE 1.3: Listed Species**

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

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

***Analysis of Consistency with Objective 1.3 and Policies 1.3.a - 1.3.e:*** An Environmental Conditions and Site Suitability Analysis have been provided in this report. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

**OBJECTIVE 1.10: Wetlands**

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

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

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

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

***Analysis of Consistency with Objective 1.10 and Policies 1.10.a and 1.10.g:*** An Environmental Conditions and Site Suitability Analysis have been provided in this report. Wetlands have been delineated in accordance with the methodology established in Florida Administrative Code, as required by Policy 1.10.a. The PD Master Plan establishes minimum wetland setbacks which comply with Policy 1.10.g.

## ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

### **Wetlands**

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the PD-R subject property. No wetland areas are shown on the SSCPA subject property.

**Evaluation:** The applicant has submitted a letter and map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. There are no wetland areas located on the property subject to the SSCPA application. Any future development will be subject to the applicable protection standards, including wetland buffering, established in the City's Comprehensive Plan and Land Development Regulations.

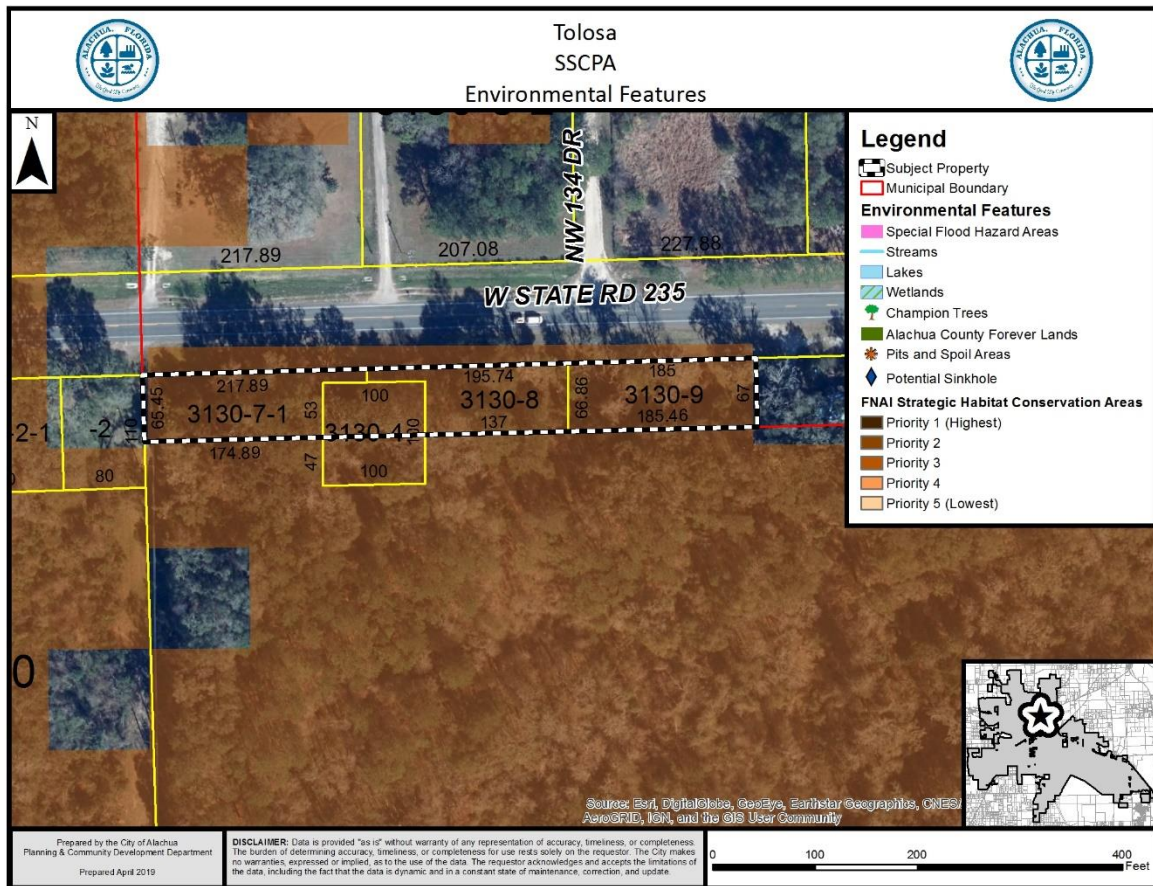
### **Strategic Ecosystems**

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.



### Map 3. Environmental Features



### Regulated Plant & Animal Species

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

**Evaluation:** The property contains lands identified as "Priority 3" in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. 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 is one (1) soil type found on the subject property:

*Fort Meade Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

**Evaluation:** The soil type present on the subject property poses only slight or moderate limitations for local roads and streets and commercial buildings. A more detailed geotechnical analysis may be required prior to any development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

## **Flood Potential**

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

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

## **Karst-Sensitive Features**

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

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

## **Wellfield Protection Zones**

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

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

## **Historic Structures/Markers and Historic Features**

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

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

## **PUBLIC FACILITIES IMPACT**

The analysis of impacts to public facilities provided within this report considers the overall impacts of the proposed Tolosa PD-R. The property subject to the proposed Small Scale Comprehensive Plan Amendment (SSCPA) ( $\pm 0.95$  acres) is a part of the larger PD-R Rezoning application, and thus the potential impacts which could be generated by the proposed PD-R are greater than those represented by the proposed SSCPA. The analysis presented below indicates that the proposed impacts for the PD-R application are acceptable and would not degrade the Level of Service (LOS) of any public facilities to an unacceptable level. Therefore, the impacts which could be generated by the proposed SSCPA are also acceptable.

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

|                             | <b>Existing Zoning District</b>                                                                                            | <b>Proposed Zoning District<br/>(<i>Companion PD-R<br/>Rezoning Application</i>)</b> |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Zoning District:</b>     | Planned Development Residential (PUD)- Expired [ $\pm 49.50$ acres]/ Agricultural (A) (Alachua County) [ $\pm 0.95$ acres] | Planned Development – Residential (PD-R) [ $\pm 50.45$ acres]                        |
| <b>Max. Gross Density:</b>  | 0.20 du/acre                                                                                                               | 4 du/acre                                                                            |
| <b>Floor Area Ratio:</b>    | N/A                                                                                                                        | 20,000 square feet nonresidential                                                    |
| <b>Maximum Development:</b> | 1 dwelling unit                                                                                                            | 160 dwelling units<br>20,000 square feet nonresidential                              |

The analysis of each public facility provided below represents an analysis of the gross impacts (160 dwelling units and 20,000 square feet nonresidential) generated by the proposed Zoning Designation. Existing and proposed impacts are based upon the maximum development potential as proposed by the PD-R zoning amendment.

***At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.*** If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2, 3</sup> | Segment Description                              | Lanes | Functional Classification | Area Type   | LOS |
|--------------------------------|--------------------------------------------------|-------|---------------------------|-------------|-----|
| 3/4 (106)                      | US 441 (from NW 126 <sup>th</sup> Ave to SR 235) | 4D    | Principle Arterial        | Urban Trans | D   |
| 5 (107/1407)                   | US 441 ( from SR 235 to North City Limits)       | 4D    | Principle Arterial        | Urban Trans | D   |
| 8 (108)                        | SR 235<br>(from 235/241 intersection to US 441)  | 2U    | Major Collector           | Comm        | D   |
| 9 (109/4109)                   | SR 235<br>(from US 441 to North City Limits)     | 2U    | Major Collector           | Comm        | D   |

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.  
<sup>2</sup> For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].  
<sup>3</sup> 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<sup>1</sup>**

|                      | Land Use                                                | AADT<br>(Enter/Exit)      | AM Peak Hour<br>(Enter/Exit) | PM Peak Hour<br>(Enter/Exit) |
|----------------------|---------------------------------------------------------|---------------------------|------------------------------|------------------------------|
| Proposed PD-R Zoning | Single- Family, Detached <sup>2</sup><br>(ITE Code 210) | 1,133<br>(567/567)        | 89<br>(22/67)                | 119<br>(75/44)               |
|                      | Multiple - Family <sup>3</sup><br>(ITE Code 220)        | 262<br>(131/131)          | 20<br>(5/15)                 | 26<br>(16/10)                |
|                      | Office <sup>4</sup><br>(ITE Code 710)                   | 168<br>(84/84)            | 41<br>(35/6)                 | 19<br>(3/16)                 |
|                      | Daycare <sup>5</sup><br>(ITE Code 565)                  | 238<br>(19/119)           | 55<br>(26/26)                | 56<br>(26/30)                |
|                      | <b>Total</b>                                            | <b>1,801</b><br>(901/901) | <b>205</b><br>(91/114)       | <b>220</b><br>(121/99)       |

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formulas: AADT – 9.44 trips per dwelling unit x 120 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 120 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 120 dwelling units (67% entering/33% exiting).  
<sup>3</sup> Formulas: AADT – 6.55 trips per dwelling unit x 40 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.50 trips per dwelling unit x 40 dwelling units (23% entering/77% exiting); PM Peak Hour – 0.65 trips per dwelling unit x 40 dwelling units (63% entering/37% exiting).  
<sup>4</sup> Formulas: AADT – 11.20 trips per 1ksf gfa x 15 ksf (50% entering/50% exiting); AM Peak Hour – 2.73 trips per 1ksf gfa x 15 ksf (86% entering/14% exiting); PM Peak Hour – 1.27 trips per 1ksf gfa x 15 ksf (16% entering/84% exiting).  
<sup>5</sup> Formulas: AADT – 47.62 trips per 1 ksf x5 ksf (50% entering/50% exiting); AM Peak Hour – 11 trips per 1 ksf x5 ksf (53% entering/47% exiting); PM Peak Hour – 11.12 trips per 1 ksf x5 ksf (47% entering/53% exiting).

**Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments**

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | US 441 (from NW 126 <sup>th</sup> Ave to SR 235)(3/4) <sup>1</sup> | US 441 ( from SR 235 to North City Limits) (5) <sup>1</sup> | SR 235 (from 235/241 intersection to US 441) (8) <sup>1</sup> | SR 235 (from US 441 to North City Limits) (9) <sup>1</sup> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------|
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 45,700                                                             | 39,000                                                      | 14,400                                                        | 14,400                                                     |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 18,579                                                             | 25,926                                                      | 10,305                                                        | 7,537                                                      |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3,252                                                              | 3,265                                                       | 3                                                             | 32                                                         |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 23,869                                                             | 9,809                                                       | 4,092                                                         | 6,831                                                      |
| Potential Impact Generated by Proposed FLUM Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 360                                                                | 180                                                         | 1,261                                                         | 1,801                                                      |
| <b>Residual Capacity after Proposed Amendment<sup>5</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>23,509</b>                                                      | <b>9,629</b>                                                | <b>2,831</b>                                                  | <b>5,030</b>                                               |
| PM Peak Hour Traffic Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | US 441 (from NW 126 <sup>th</sup> Ave to SR 235)(3/4) <sup>1</sup> | US 441 ( from SR 235 to North City Limits) (5) <sup>1</sup> | SR 235 (from 235/241 intersection to US 441) (8) <sup>1</sup> | SR 235 (from US 441 to North City Limits) (9) <sup>1</sup> |
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4,110                                                              | 3,510                                                       | 1,290                                                         | 1,290                                                      |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,765                                                              | 2,463                                                       | 979                                                           | 716                                                        |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 442                                                                | 317                                                         | 18                                                            | 2                                                          |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,903                                                              | 730                                                         | 293                                                           | 572                                                        |
| Potential Impact Generated by Proposed FLUM Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 41                                                                 | 26                                                          | 153                                                           | 220                                                        |
| <b>Residual Capacity after Proposed Amendment<sup>5</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>1,862</b>                                                       | <b>704</b>                                                  | <b>140</b>                                                    | <b>352</b>                                                 |
| <sup>1</sup> 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. Trip Distribution: Segment 9: 100%; Segment 3/4: 20%; Segment 5: 10%; Segment 8: 70%.<br><sup>2</sup> Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.<br><sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).<br><sup>4</sup> Source: City of Alachua May 2019 Development Monitoring Report.<br><sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will <b>not</b> be reserved. |                                                                    |                                                             |                                                               |                                                            |

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/nonresidential is therefore acceptable. Concurrency and impacts to the City’s transportation network will be reevaluated at the Final PD Plan review stage.

## Potable Water Impacts

**Table 6. Potable Water Impacts**

| System Category                                                                                                                                                                                                                      | Gallons Per Day |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Current Permitted Capacity*                                                                                                                                                                                                          | 2,300,000       |
| Less Actual Potable Water Flows*                                                                                                                                                                                                     | 1,295,603       |
| Reserved Capacity*                                                                                                                                                                                                                   | 79,775          |
| Potential Potable Water Demand from Proposed Amendment **                                                                                                                                                                            | 47,900          |
| <b>Residual Capacity</b>                                                                                                                                                                                                             | <b>876,722</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                              | <b>61.88%</b>   |
| <i>Sources:</i><br><i>* City of Alachua May 2019 Development Monitoring Report</i><br><i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day (160 dus x 275) + 3,900 gpd (nonresidential)</i> |                 |

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property to 47,900 gallons per day. This analysis is based on the maximum development potential of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/ nonresidential that would be permitted by the proposed zoning Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

## Sanitary Sewer Impacts

**Table 7. Sanitary Sewer Impacts**

| System Category                                                                                                                                                                                                                       | Gallons Per Day |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Treatment Plant Current Permitted Capacity*                                                                                                                                                                                           | 1,500,000       |
| Less Actual Treatment Plant Flows*                                                                                                                                                                                                    | 729,000         |
| Reserved Capacity*                                                                                                                                                                                                                    | 76,737          |
| Projected Potential Wastewater Demand from Proposed Amendment **                                                                                                                                                                      | 43,900          |
| <b>Residual Capacity</b>                                                                                                                                                                                                              | <b>650,363</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                               | <b>56.64%</b>   |
| <i>Sources:</i><br><i>* City of Alachua May 2019 Development Monitoring Report</i><br><i>**City of Alachua Comprehensive Plan Sanitary Sewer Level of Service of 250 gallons/du/ day (160 dus x 250) + 3,900 gpd (nonresidential)</i> |                 |

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property to 43,900 gallons per day. This analysis is based on the maximum development potential of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/ nonresidential that would be permitted by the proposed zoning Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.



## Recreational Impacts

**Table 8a. Recreational Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acreage      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Existing City of Alachua Recreation Acreage <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                            | 117.65       |
| Acreage Required to Serve Existing Population <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                          | 50.78        |
| Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.62         |
| Potential Demand Generated by Development <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                              | 2.06         |
| <b>Residual Recreational Capacity After Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>64.19</b> |
| <b>Sources:</b><br><sup>1</sup> City of Alachua May 2019 Development Monitoring Report.<br><sup>2</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida (2018)</i> ; Policy 1.2.b, Recreation Element (Formula: 10,155 persons / [5 acres/1,000 persons])<br><sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 160 dwellings / [5 acres/1,000 persons]) |              |

**Table 8b. Improved Passive Park Space Analysis**

|                                                                                                                                                                                                                                                                                                                                                                                      |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                                                                           | 10.28 acres   |
| Acreage Required to Serve Demand Generated by Development <sup>2</sup>                                                                                                                                                                                                                                                                                                               | 0.41 acres    |
| Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development                                                                                                                                                                                                                                                                               | 10.69 acres   |
| Existing Improved Passive Park Space <sup>1</sup>                                                                                                                                                                                                                                                                                                                                    | 34.82 acres   |
| <b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>                                                                                                                                                                                                                                            | <b>30.70%</b> |
| <b>Sources:</b><br><sup>1</sup> Source: City of Alachua May 2019 Development Monitoring Report.<br><sup>2</sup> Formula: Recreation Demand Generated by Development (2.06 acres) x 20%.<br><sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development) |               |

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 2.06 acres, and for passive park space by 0.41 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the Final PD Plan stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

## Solid Waste Impacts

**Table 9. Solid Waste Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Lbs Per Day     | Tons Per Year |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| Existing Demand <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 40,620.00       | 7,413.15      |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 6,882.99        | 1,256.15      |
| Projected Solid Waste Demand from Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1,750.00        | 333.80        |
| <b>New River Solid Waste Facility Capacity<sup>4</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>50 years</b> |               |
| <b>Sources:</b><br><sup>1</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida (2018)</i> ; Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per year)<br><sup>2</sup> City of Alachua May 2019 Development Monitoring Report<br><sup>3</sup> Policy 2.1.a, CFNGAR Element (Formula: Residential: 2.58 persons per dwelling x 160 dwellings x 0.73 tons per person per year; Office: 6 lbs per day per 1k sf gfa x 20k sf gfa; Day care: 12lbs per day per 1k sf gfa x 5k sf gfa [sf: square feet; gfa: gross floor area; k: 1,000])<br><sup>4</sup> New River Solid Waste Facility, April 2019 |                 |               |

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property by 333.80 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

### **Public School Impact**

A School Capacity Review has been submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. On August 31, 2018, a School Capacity Review was received from SBAC and concluded that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels. Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

**EXHIBIT “A”  
TO  
BENTLEY TIMBER, LLC  
(TOLOSA)**

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION  
STAFF REPORT**



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 23, 2019

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

### RE: Hearings to be scheduled for Tolosa SSCPA and PD-R Rezoning Applications

Dear Mr Brown:

On December 26, 2018 the City of Alachua received your revised application for the Tolosa PD-R Rezoning application which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000. The application was first submitted on May 31, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on June 21, 2018. On January 10, 2019 the City determined that all outstanding DRT comments had been addressed and PD Ordinance and Agreement negotiations began.

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 2 (two) *double-sided, three-hole punched, color sets* of each **complete** application package, 7 (seven) full size (24" x 36" minimum) sets of PD Master Plan sheets, and a digital copy of all materials for each application in PDF format on a CD or by emailing a cloud/FTP link to the project planner *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 **May 14, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 30, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,



Adam Hall, AICP  
Planner

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



Zimbra

ad\_hall@cityofalachua.org

---

**Re: Savannah Station Phase 2 Review and Tolosa**

---

**From :** Adam Hall <ad\_hall@cityofalachua.org>

Wed, Apr 17, 2019 12:07 PM

**Subject :** Re: Savannah Station Phase 2 Review and Tolosa

📎 1 attachment

**To :** jay brown <jay.brown@jbprogroup.com>

Jay,

Sorry, no I didn't get that email. I will send you a letter regarding scheduling for the May 14 PZB for the SSCPA and RZ.

Thank you,

Adam Hall  
City of Alachua

---

**From:** "jay brown" <jay.brown@jbprogroup.com>**To:** "Adam Hall" <ad\_hall@cityofalachua.org>**Sent:** Wednesday, April 17, 2019 11:43:00 AM**Subject:** RE: Savannah Station Phase 2 Review and Tolosa

Adam,

I replied to this email via my cell phone a week or 2 ago when I was meeting with Luis Diaz, but based on what Laurie indicated to me this morning, you may not have received it. We are Ok with the language as proposed and are ready to proceed to Planning & Zoning Board.

Thank you,

Jay

**A. J. "Jay" Brown, Jr., P.E.****President**[www.JBProGroup.com](http://www.JBProGroup.com)3530 NW 43<sup>rd</sup> Street • Gainesville, FL 32606-6104

Office: (352) 375-8999 x102 • Fax: (352) 375-0833 • Mobile: (352) 318-9462

*"Our services now include surveying. Please contact us for all of your surveying needs!"*

**From:** Adam Hall [mailto:ad\_hall@cityofalachua.org]  
**Sent:** Tuesday, April 9, 2019 9:42 AM  
**To:** A. J. 'Jay' Brown Jr. PE  
**Cc:** Luis Diaz; DAVID A FISHER (davidafisher@outlook.com); Kenneth O'Rorke (kororke@delosstrategies.com)  
**Subject:** Re: Savannah Station Phase 2 Review and Tolosa

Jay,

Please see the City's revised proposed language below:

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

I have also included an updated draft PD Ordinance with the proposed amended language highlighted. Please let me know if this is acceptable.

If it is, then we will be on track for the May 14 PZB hearing.

Thank you,

Adam Hall  
City of Alachua

---

**From:** "jay brown" <jay.brown@jbprogroup.com>  
**To:** "Adam Hall" <ad\_hall@cityofalachua.org>  
**Cc:** "Luis Diaz" <diaz@townoftioga.com>, "DAVID A FISHER (davidafisher@outlook.com)" <davidafisher@outlook.com>, "Kenneth O'Rorke (kororke@delosstrategies.com)" <kororke@delosstrategies.com>  
**Sent:** Friday, March 29, 2019 4:59:18 PM  
**Subject:** RE: Savannah Station Phase 2 Review and Tolosa

Adam,

We have been carefully reviewing the responses you provided on 2-28-19, and the only remaining concern for our group remains the items of 10.d. and 14.b. which we believe are not reasonable or fair. We feel strongly that there needs to be some language that provides a balance to make sure those decisions will be fair and proportional. Your comment suggested we provide some proposed

language to reflect our concern yet still keep the City authority. Would you consider adding this language to the end of both of those sections. This language was crafted to enable a reasonable analysis and study of the infrastructure impacts resulting in a fair allocation of those offsite infrastructure improvements to the developer.

**Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be supported by the City's Land Development Regulations, and by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the area adjacent to the boundaries of proposed development. The data and analysis used to justify the requirement for offsite improvements may be provided by traffic study data, reports, or other infrastructure analysis that identifies the development impact on the adjacent infrastructure, and allocates a reasonable proportional impact responsibility to the proposed development. The data and analysis may be provided by the City or by the developer or by a combination of both parties as necessary to arrive at a reasonable impact and offsite infrastructure improvement allocation to the developer.**

Please review and let me know if this language makes sense and is acceptable to the City. We would like to try and wrap this up as soon as possible and begin the public hearings associated with this PD petition. Thanks so much for your help throughout this process.

Jay

**A. J. "Jay" Brown, Jr., P.E.**

**President**



[www.JBProGroup.com](http://www.JBProGroup.com)

3530 NW 43<sup>rd</sup> Street • Gainesville, FL 32606-6104

Office: (352) 375-8999 x102 • Fax: (352) 375-0833 • Mobile: (352) 318-9462

*"Our services now include surveying. Please contact us for all of your surveying needs!"*

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**From:** Adam Hall [mailto:ad\_hall@cityofalachua.org]

**Sent:** Thursday, March 14, 2019 10:12 AM

**To:** A. J. 'Jay' Brown Jr. PE

**Subject:** Savannah Station Phase 2 Review and Tolosa

Good morning Jay,

I just wanted to confirm that you had received our response for Tolosa PD Agreement/Ordinance. Let me know if you wanted to meet on that and we can set something up.

Also, I wanted to see if there were any questions or if you needed anything else on the Savannah Station Phase 2A construction plans.

Thank you!

--

Adam Hall, AICP | Planner | Office of Planning and Community Development

City of Alachua | [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com) | Phone: 386.418.6121 | Direct: 386.418.6125

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**From :** A. J. 'Jay' Brown Jr. PE <[jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)> Wed, Apr 17, 2019 11:43 AM  
**Subject :** RE: Savannah Station Phase 2 Review and Tolosa  1 attachment  
**To :** Adam Hall <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>

Adam,

I replied to this email via my cell phone a week or 2 ago when I was meeting with Luis Diaz, but based on what Laurie indicated to me this morning, you may not have received it. We are Ok with the language as proposed and are ready to proceed to Planning & Zoning Board.

Thank you,  
Jay

**A. J. "Jay" Brown, Jr., P.E.**  
**President**



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**From:** Adam Hall [mailto:ad\_hall@cityofalachua.org]

**Sent:** Tuesday, April 9, 2019 9:42 AM

**To:** A. J. 'Jay' Brown Jr. PE

**Cc:** Luis Diaz; DAVID A FISHER (davidafisher@outlook.com); Kenneth O'Rorke (kororke@delosstrategies.com)

**Subject:** Re: Savannah Station Phase 2 Review and Tolosa

Jay,

Please see the City's revised proposed language below:

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

I have also included an updated draft PD Ordinance with the proposed amended language highlighted. Please let me know if this is acceptable.

If it is, then we will be on track for the May 14 PZB hearing.

Thank you,

Adam Hall  
City of Alachua

---

**From:** "jay brown" <jay.brown@jbprogroup.com>

**To:** "Adam Hall" <ad\_hall@cityofalachua.org>

**Cc:** "Luis Diaz" <diaz@townoftioga.com>, "DAVID A FISHER (davidafisher@outlook.com)" <davidafisher@outlook.com>, "Kenneth O'Rorke (kororke@delosstrategies.com)" <kororke@delosstrategies.com>

**Sent:** Friday, March 29, 2019 4:59:18 PM

**Subject:** RE: Savannah Station Phase 2 Review and Tolosa





## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 28, 2019

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

**RE: Response to Comment Letter dated February 2, 2019 for the Tolosa PD-R Rezoning Agreement and Ordinance**

Dear Mr Brown:

On February 2, 2019, the City of Alachua received your comments for the proposed PD Agreement and PD Ordinance for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000. The application was first submitted on May 31, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan on June 21, 2018. The application was resubmitted on November 5, 2018 and on December 26, 2018. On January 10, 2019, the City determined that all outstanding DRT comments had been adequately addressed and a draft PD Ordinance and Agreement were provided. Please see the City's response to the submitted comment letter below:

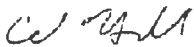
- A. PD Agreement Comments 1 & 2 –The City's Land Development Regulations state that the PD Master Plan and PD Agreement are binding upon the landowners, and their successors or assigns (Section 2.4.3(D)(6)). When Aldevco, LLC assumes ownership they will also assume the PD Agreement. The City cannot enter into a PD Agreement with other than the current landowner. The PD Agreement runs with the land, is recorded in the public records, and is binding upon any subsequent purchaser.
- B. PD Agreement Comments 3 & 4 – These are acceptable changes and have been included in the attached revised PD Agreement.
- C. PD Ordinance Comment 1- Medical and Dental clinics are not permitted uses in the PD-R Zoning district and so cannot be included as an allowed use in Area B.
- D. PD Ordinance Comments 2 through 6 – These are acceptable changes and have been included in the attached revised PD Ordinance.
- E. PD Ordinance Comment 7- It is the City's understanding that this comment has actually been revised to request that Area B be permitted to development prior to any development in Area A. This is acceptable. Please see the revised language in the revised PD Ordinance.
- F. PD Ordinance Comment 8 – The proposed change is not acceptable. Wetland boundaries can change over time, which would also change the required wetland buffer location.
- G. PD Ordinance Comment 9- The long term management of invasive species is required by the City's Comprehensive Plan (Policy 1.2.i, Conservation and Open Space Element). While the covenant and restrictions for any future subdivision are not approved or under

review at this time, proposed language that addresses the concerns raised by this comment can be reviewed and comments provided. Please provide proposed language.

- H. PD Ordinance Comment 10 – The proposed change is acceptable and has been included in the attached revised PD Ordinance.
- I. PD Ordinance Comment 11 & 13- The proposed PD Rezoning is a preliminary development order. Future development within the City may impact levels of service for roadway facilities servicing the subject property or the City's wastewater and potable water systems. The intent is not to "burden this project with infrastructure deficiencies that currently exist", but rather to prevent this project from creating infrastructure deficiencies in the future and to provide a route for remedying any infrastructure deficiencies. Please provide proposed language.
- J. PD Ordinance Comment 12- The PD Ordinance has been revised to reflect these corrections.
- K. PD Ordinance Comment 14- The proposed change is acceptable and has been included in the attached revised PD Ordinance.
- L. PD Ordinance Comment 15- The proposed change is not acceptable as regulations cannot be frozen; the City's right to future valid uses of its police power cannot be waived.

If you would like to discuss, please feel free to contact me.

Sincerely,



Adam Hall, AICP  
Planner

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



# JBrown Professional Group

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

February 2, 2019

Mr. Adam Hall, AICP  
Planner, Office of Planning & Community Development  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616

## **RE: Tolosa PD - PD-R Rezoning Application**

Dear Adam,

We are pleased that we have satisfied all of the DRT comments for our PD Rezoning & Land Use Change for the Tolosa PD-R. We are very anxious to move it forward to the public hearing stage. Thank you for providing us copies of the draft PD Agreement and PD Ordinance. We have taken your advice and reviewed it carefully. The managers of the development group, Aldevco, LLC, myself, and their attorney, Mr. Darryl Tompkins have all reviewed these documents, and we have jointly prepared the following responses and comments.

### **Planned Development Agreement Comments**

1. The land owner, Mr. David Fisher, as manager of Bentley Timber, LLC would prefer that the agreement be executed between the City and Aldevco, LLC, which will become the land owner and is the developer for the project. This company will own the property as it develops. Is it possible to enter into this agreement with the developer and not the current land owner? Or if Aldevco becomes the ultimate owner
2. If that is the case, the names and addresses in the first paragraph and Item 10. On page 4 would change, along with the signature page 6.
3. Does it make sense to change the year in the title and footnote to 2019 instead of 2018, as it will be heard in 2019?
4. In item 7 on page 3, consider adding the verbiage "***or its successors and/or assignees,***" directly after the words "Owner/Developer" occurring in 3 places within the paragraph.

### **Ordinance 19-XX Comments**

1. Page 3 within Table, we would like to include medical office as an Allowable Use in Development Area B.
2. Page 3 within Table, we would like to request raising the Building Height to 45 ft. within Development Area B.
3. Page 3 within Table, the Common Area C Acres should be 14.39 acres instead of 14.48.
4. Page 4 within Table, the Wetland D Acres should be 5.80 instead of 5.54.
5. Page 4 within Table, the Rights-of-Ways E Acres should be 8.48 acres instead of 9.00.
6. Page 4 within Table, we would like to add "Utilities" as an allowable use within Rights-of-Ways E.
7. We would like to request a slight modification in Item 2 on page 5 to change the minimum number of residential lots from 30 to 20 in a first phase prior to non-residential development. Our actual lot layout proposes a 24 lot Phase 1, and the intent was to make

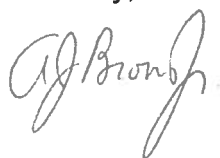
sure the residential development started the first phase prior to non-residential development. Using 20 instead of 30 gives us a little leeway in case Phase 1 might utilize larger lot sizes and reduce the number of lots.

8. We would like you to consider revising item 4 on page 5 since wetlands have already been delineated and mapped and included in the PD documents. Our revised language suggestion is as follows: ***"Existing wetlands are depicted on the PD Master Plan included in Exhibit 'B'. The wetland areas were delineated using professionally accepted methodology. All development in and / or near wetland areas shall be consistent with the wetlands and wetland buffers shown on the PD Master Plan. The wetland buffers shown are consistent with the City's Comprehensive Plan."***
9. Item 6 on Page 5 is certainly understandable; however, the site contains a creek that will continually receive discharge from offsite properties that can introduce non-native plant species seed stock. This also happens with required perimeter buffers that can be invaded from adjacent property vegetation that is beyond the control of the Tolosa property owners and their association. We would appreciate seeing examples of language approved by the City for other HOA's that identify the long term commitment for managing exotic plants in perpetuity on the development property.
10. In item 10.a. we suggest adding the words ***"and the PD Master Plan drawing."*** at the end of the 2<sup>nd</sup> sentence in the paragraph. The PD provides specificity about the design of the roadways, and should not be altered by future LDR changes that could conflict with what is approved by the PD.
11. Item 10.d. is not acceptable to the owners in its current form. It is open ended and could be implemented in a very unfair way. I am sure it is not the intent of the City of Alachua to be unfair and unnecessarily burden this project with infrastructure deficiencies that currently exist in adjacent roadways. It is feasible that reasonable and generally accepted transportation engineering data and analysis may identify offsite improvements that are necessitated as a result of the increased traffic load generated by the Tolosa Development. However, this should be analyzed by the project traffic engineer and discussed with the City to reach an agreement jointly by both parties, based on the data, and not solely at the discretion of the City. If the City has any specific requested offsite improvements from Tolosa, we would prefer to understand those requests now and evaluate their impact to the project. We are already aware that there may be deficiencies in Hipp Way that may require improvement, however we have not budgeted for other major offsite improvements. Significant offsite improvements, if required, could result in this project not being financially feasible. This project is a market rate housing project not a high end project, and is being designed to serve the needs of the community by bringing these lots on the market at an affordable price commensurate with the neighborhood. Unknown infrastructure improvement requests could seriously disrupt the feasibility of the project or force the project to be dropped altogether. Our preference is to remove this item altogether or at least understand exactly what the City has in mind prior to moving forward.
12. Item 12. A. has 2 typos. Consider revising the 1<sup>st</sup> line to include ....all ***"costs"*** associated....., and the 2<sup>nd</sup> line to include .....water ***"system,"*** as necessary.....
13. Item 14. B. contains the same language as item 10. D. and is not acceptable to the Tolosa owners in its current form. For the same reasons identified in No. 10. above, we prefer this item be removed or negotiated at the current time instead of having such an open ended item approved at this time. This language is inherently unfair to the owner / developer.

14. Item 15. We suggest adding the following language to the end of the paragraph. ...Project, ***"or to remove dead or dying vegetation or exotic plant species, or to plant landscaping necessary to restore or improve the project landscape buffers."***
15. Item 25. We suggest adding the following language to the end of the sentence. ....of this ordinance, ***"unless otherwise addressed specifically within the PD Master Plan documents."***

Please review our group's comments and let me know if a meeting is warranted to work through them. Most of the comments are pretty straightforward and should not be an issue. It might make sense for us to have more conversation regarding the City's position on offsite infrastructure improvements. Please let me know if you have any additional questions or comments, or would like to schedule a meeting to review our comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. J. Brown Jr.", written in dark ink.

A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

Cc: Luis Diaz, Ken O'Rourke, David A. Fisher of Aldevco, LLC  
Darryl J. Tompkins, Esquire



**From:** Adam Hall [mailto:ad\_hall@cityofalachua.org]  
**Sent:** Thursday, January 10, 2019 3:23 PM  
**To:** A. J. 'Jay' Brown Jr. PE  
**Subject:** Proposed PD Agreement/Ordinance for Tolosa PD-R

Jay,

All of the DRT comments for the Tolosa project have been resolved and can now proceed to PZB. Before scheduling the hearing, however, the terms and language of the PD Agreement and Ordinance must be finalized. Once the owner/developer is in agreement we can move forward to Planning and Zoning Board.

I have attached the proposed PD-R Agreement and Ordinance. The Ordinance and Agreement should be reviewed carefully.

If you or the developer have any questions, please let me know. We can also schedule an in person meeting if that is easier.

Thank you,

--

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

— **ORD\_19-XX\_Tolosa\_PD-R\_ORD\_DRAFT\_PZB\_01\_10\_19\_APP.pdf**  
455 KB

— **Tolosa\_2018\_PD-R\_RZ\_PD\_Agreement\_01\_10\_19\_APP.pdf**  
318 KB

— **PD Ordinance Review Letter\_Tolosa\_PD-R\_Rezoning\_2-2-19.pdf**  
268 KB

December 26, 2018

Mr. Justin Tabor, AICP  
Planner, Office of Planning & Community Development  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616

**RE: Tolosa PD – SSCPA Application**

Dear Justin:

Please find attached our revised SSCPA application package for the proposed Tolosa PD-R. The amendment application is being resubmitted to address the Outstanding DRT Comments provided to us via your November 28<sup>th</sup>, 2018 letter. Three (3) copies of the SSCPA narrative report are provided and include the following items.

- Updated Narrative Report including attachments
- Statement of Proposed Change & Maps illustrating the proposed change
- Urban Sprawl Analysis
- Concurrency Impact Analysis
- Needs Analysis
- Consistency with Comprehensive Plan Analysis
- ATT A: Comprehensive Plan Amendment Application
- ATT B: Authorized Agent Affidavit (original copy provided separately)
- ATT C: Aerial Map of the property
- ATT D: Application Mailing Labels for nearby property notifications
- ATT E: Public School Student Generation Form
- ATT F: Legal Description of the subject property
- ATT G: Proof of Ownership (Deeds of the subject properties)
- ATT H: Proof of Payment of property taxes
- ATT I: Environmental Study
- CD with electronic (.pdf) files of all application submittal documents

The narrative report has been revised to address the City DRT comments that we received on November 28, 2018. The DRT comments received regarding the SSCPA application are replicated below with our response to address each comment.

**SSCPA Review Comments**

1. Application materials refer to a pedestrian connection and pedestrian connectivity between the property subject to the SSCPA and the larger adjacent property. This appears to require a wetland crossing, which does not appear to be proposed by the companion rezoning application. Please clarify and address.

**Response: The pedestrian crossing is identified in the Development Standards (Section 2.E.1) on page 7 of the accompanying PD-R application narrative report.**

**The proposed pedestrian crossing has also been shown on Sht. C2.0 (PD Zoning Master Plan) of the accompanying PD-R application plan set.**

2. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, reference a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.

**Response: The Environmental Assessment and Listed Species Survey has been revised, and the roadway crossing language has been removed. The revised report is provided in Attachment I of the SSCPA and the conclusion section identifies the future pedestrian crossing only, and not the former wetland roadway crossing.**

3. The maps depicting the existing land use and proposed land use on Page 3 of the application package refers to the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.

**Response: The references to "Annexation Parcel" on Page 3 of the SSCPA narrative report have been removed and replaced with "Subject Property".**

I believe these responses and the provided accompanying materials adequately address the provided comments. Please reach out to me if you have any additional questions or comments.

Sincerely,



A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

Cc: Luis Diaz, Ken O'Rorke, David A. Fisher of Aldevco, LLC



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

November 28, 2018

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

**RE: Outstanding Development Review Team (DRT) Comments for Tolosa Small Scale Comprehensive Plan Amendment and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) Applications**

Dear Mr Brown:

On November 5, 2018 the City of Alachua received your revised application for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000. The application was first submitted on May 31, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on June 21, 2018.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Wednesday, December 12, 2018. A digital submission of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing before the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies:

***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

**SSCPA Review Comments**

1. Application materials refer to a pedestrian connection and pedestrian connectivity between the property subject to the SSCPA and the larger adjacent property. This appears to require a

wetland crossing, which does not appear to be proposed by the companion rezoning application. Please clarify and address.

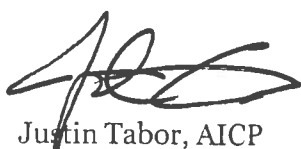
2. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, references a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.
3. The maps depicting the existing land use and proposed land use on Page 3 of the application package refers to the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.

### **RZ Review Comments**

1. Proposed future pedestrian crossing of wetland will be permitted separately through all appropriate agencies including Alachua County and the City of Alachua. Please include clarifying language.
2. Proposed traffic study report provides traffic information for build out, but not for first 1/2 of single family detached homes using Hipp Way. Please provide analysis or information for 60 single family detached homes using Hipp Way and if any intersection improvements may be needed at intersection of Hipp Way and SR 235 or Hipp Way and NW 133<sup>rd</sup> Terrace,
3. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, references a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,



Justin Tabor, AICP  
Principal Planner



Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Project File



## Development Review Team (DRT) Meeting

**Project Name:** Tolosa SSCPA / PD-R Rezoning

**Meeting Date:** November 27, 2018 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]

# **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** Tolosa

**APPLICATION TYPES:** (1) Small Scale Comprehensive Plan Amendment (SSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to PD-R

**PROPERTY OWNER:** Bentley Timber, LLC

**APPLICANT/AGENT:** A.J. "Jay" Brown, P.E., JBrown Professional Group

**DRT MEETING DATE:** November 27, 2018

**DRT MEETING TYPE:** Staff

**EXISTING FLUM DESIGNATION:** Moderate Density Residential ( $\pm 49.5$  acres); Rural / Agriculture (County Designation) ( $\pm 0.95$  acres)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential ( $\pm 50.45$  acres)

**EXISTING ZONING:** Planned Unit Development (PUD) (expired) ( $\pm 49.5$  acres); Agriculture (County) ( $\pm 0.95$  acres)

**PROPOSED ZONING:** Planned Development – Residential (PD-R) ( $\pm 50.45$  acres)

**OVERLAY:** N/A

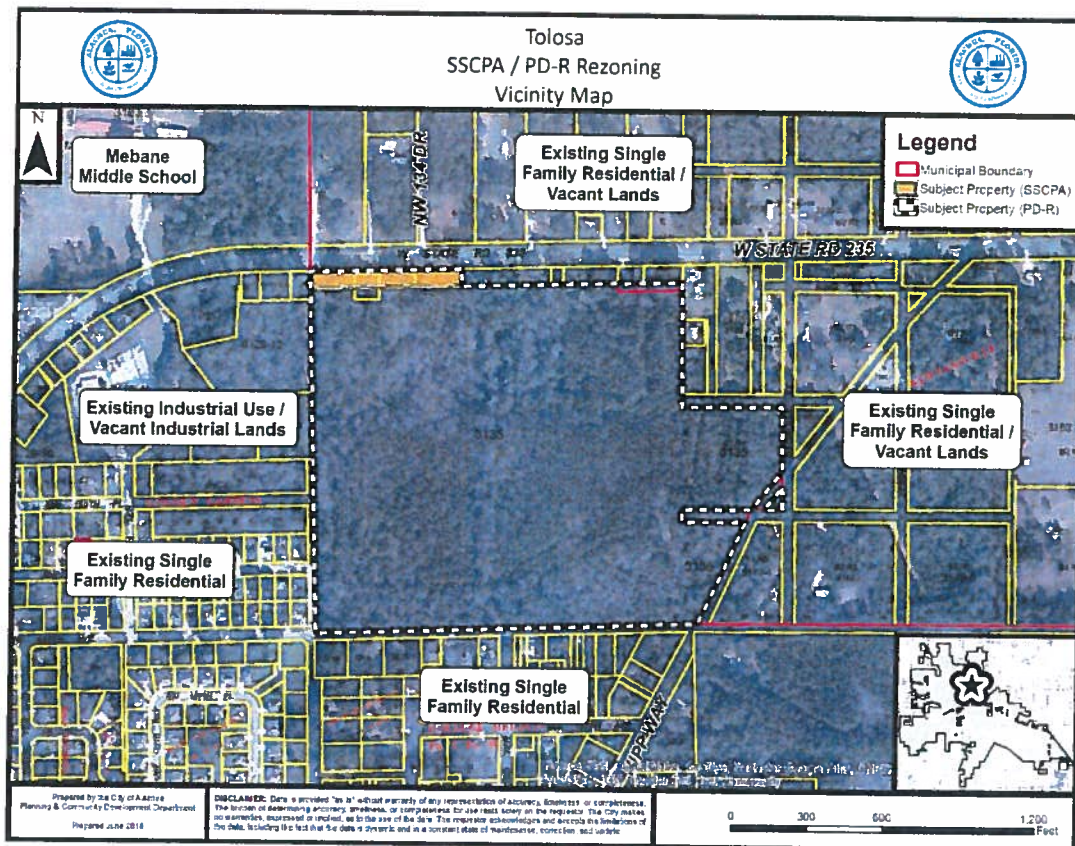
**ACREAGE:**  $\pm 0.95$  acres (SSCPA);  $\pm 50.45$  acres (PD-R)

**PARCELS:** 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (SSCPA); 03130-004-000, 03130-007-001, 03130-008-000, 03130-009-000, and 03135-000-000 (Rezoning)

**PROJECT SUMMARY:** (1) A request to amend the FLUM Designation of a  $\pm 0.95$  acre subject property from Rural / Agriculture (County Designation) to Moderate Density Residential (Tax Parcel Nos. 03130-007-001; 03130-008-000; 03130-009-000; and a portion of 03130-004-000).

(2) A request amend the Official Zoning Atlas from Planned Unit Development (PUD) (expired) on  $\pm 49.5$  acres and Agriculture (County) on  $\pm 0.95$  acres to Planned Development – Residential (PD-R) on  $\pm 50.45$  acres. The proposed PD-R would permit a maximum of 120 single family detached units, 40 single family attached / multi-family units, 20,000 square feet of non-residential uses, and 2,000 square feet of community recreational facilities.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Wednesday, December 12, 2018.**



## ***Deficiencies to be Addressed***

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

### **SSCPA Review Comments**

1. Application materials refer to a pedestrian connection and pedestrian connectivity between the property subject to the SSCPA and the larger adjacent property. This appears to require a wetland crossing, which does not appear to be proposed by the companion rezoning application. Please clarify and address.
2. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, references a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.
3. The maps depicting the existing land use and proposed land use on Page 3 of the application package refers to the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.

### **RZ Review Comments**

1. Proposed future pedestrian crossing of wetland will be permitted separately through all appropriate agencies including Alachua County and the City of Alachua. Please include clarifying language.
2. Proposed traffic study report provides traffic information for build out, but not for first ½ of single family detached homes using Hipp Way. Please provide analysis or information for 60 single family detached homes using Hipp Way and if any intersection improvements may be needed at intersection of Hipp Way and SR 235 or Hipp Way and NW 133<sup>rd</sup> Terrace,
3. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, references a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.



# JBrown Professional Group

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

November 5, 2018

Mr. Justin Tabor, AICP  
Planner, Office of Planning & Community Development  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616



**RE: Tolosa PD-R Comprehensive Plan Amendment Application**

Dear Justin:

Please find attached our revised CPA application package for the proposed Tolosa PD-R. The amendment application is being resubmitted to address the Outstanding DRT Comments provided to us via your July 12, 2018 letter. Eight (8) copies of the updated CPA Narrative Application package are provided and include the following items.

- Updated Narrative Report including attachments
- Comprehensive Plan Amendment Application (original copy provided separately)
- Authorized Agent Affidavit (original copy provided separately)
- Statement of Proposed Change & Maps illustrating the proposed change
- Urban Sprawl Analysis
- Concurrency Impact Analysis
- Need Analysis
- Analysis of Consistency with the City of Alachua Comprehensive Plan
- Aerial Map
- Property Owner Mailing Labels
- Public School Student Generation Form
- Legal Description of the subject property
- Proof of Ownership (Deeds of the subject properties)
- Proof of Payment of property taxes
- Environmental Assessment & Listed Species Survey Report
- CD with electronic (.pdf) files of all application submittal documents

In addition to the 8 copies of the bound report, three (3) copies of the mailing labels for the Land Use Change are included. The narrative report has been revised to address the City DRT comments that we received on July 12, 2018. Each of the comments are numbered below in accordance with the numbering provided in the comments letter.

#### **4. Additional Standards for PD Districts (Section 3.6.3)**

- e. Per Section 3.6.3 (A)(5)(b)(iii), in order to reduce or modify street standards, certain criteria must be met demonstrating that the requirements found in this section have been met. Additionally, in order to meet the block length requirements, pedestrian paths through long blocks are required with a provided minimum width of traffic calming/pedestrian crossing. Please verify scale on plans.

**(New Comment):** The standards found in Section 3.6.3 (A)(5)(b)(iii) have not been adequately addressed. Please justify modifications to minimum street standards by responding to each required element found below:



- a. The reduction or modification is necessary as a traffic calming measure:
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic:
- c. Access for emergency service vehicles is not substantially impaired:
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

**Response:**

1. ***This comment was addressed with the separate PD-R rezoning application resubmittal since it was related to the overall PD-R rezoning petition.***

**7. Development and Subdivision Standards**

- a. Development Area "D" not labeled on Master PD Plan. Development within this area may be subject to additional review and approval by the Alachua County Board of County Commissioners Alachua County department, Suwannee River Water Management District, Florida Department of Environmental Protection, and Environmental Protection Agency. An environmental analysis showing no impact to the natural function of the wetlands will be required to meet the requirements of 6.9.5 of the City's LDRs.

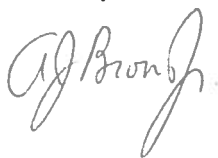
**New Comment:** The submitted Environmental Considerations (Section 15) and wetland delineation letter from Verde Environmental dated October 18, 2017 do not sufficiently address this comment. Further explanation or justification is required to show that the construction of the roadway through the wetland area (exclusive of wetland buffer) will not impact the natural function of the wetlands (as stated in Section 6.9.5 of the City of Alachua LDR's). Further, in addition to roadway, sidewalk, grading, and stormwater facilities, it appears that both water and wastewater lines will be constructed through this area as well. Potential options to address this comment include:

- A Statement from an environmental / wetland scientist, specialist or other environmental professional indicating that the proposed development within the wetland delineated area would not alter the natural function of the entire wetland area located on the site
- A proposed design that does not require development of wetland delineated area (such as a bridge, arch, or culvert with directional bore of utility lines)

2. **Response:** ***Due to the City's comment and coordination with the Alachua County Environmental Protection Dept. concerning their new Wetland Ordinance, the developers of Tolosa have decided to abandon the roadway crossing of the creek wetland. This altogether avoids the impact to the wetland due to roadway construction. This comment was also addressed separately with the PD-R rezoning application resubmittal.***

We have done our best to carefully address each of the provided comments. If you have any questions or require any additional information, please contact me. Thank you for your help with this project.

Sincerely,



A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

Cc: Luis Diaz, Ken O'Rorke, David A. Fisher of Aldevco, LLC

**BOARD MEMBERS**

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

**SUPERINTENDENT**

Karen D. Clarke



*We are committed to the success of every student!*

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

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

---

Facilities Department \*\* 3700 N. E. 53<sup>rd</sup> Avenue \*\* Gainesville, Florida 32609 \*\* 352.955.7400

August 31, 2018

Adam Hall, Planner  
Planning & Community Development Department  
City of Alachua  
PO Box 9  
Alachua, FL 32616

RE: Tolosa PD-R including 160 single family residential units and 40 multi-family residential units. Tax Parcels 03130-007-001, 03130-004-000, 03130-008-000, 03130-009-000, 03135-000-000.

Dear Mr. Hall:

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

*POLICY 1.1.b: Coordinating School Capacity with Planning Decisions*

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

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

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

*POLICY 1.1.e: SBAC Report to City*

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

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

*POLICY 1.1.f City to Consider SBAC Report*

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

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

**TABLE 1: THE TOLOSA PD-R – PROJECTED STUDENT GENERATION AT BUILDOUT**

|                       | ELEMENTARY  | MIDDLE       | HIGH        | TOTAL        |
|-----------------------|-------------|--------------|-------------|--------------|
| <b>SINGLE FAMILY</b>  | <b>160</b>  |              |             |              |
| <b>MULTIPLIER</b>     | <b>0.15</b> | <b>0.070</b> | <b>0.09</b> | <b>0.310</b> |
| <b>STUDENTS</b>       | <b>24</b>   | <b>11</b>    | <b>14</b>   | <b>49</b>    |
| <b>MULTI FAMILY</b>   | <b>40</b>   |              |             |              |
| <b>MULTIPLIER</b>     | <b>.08</b>  | <b>.03</b>   | <b>.03</b>  | <b>0.14</b>  |
| <b>STUDENTS</b>       | <b>3</b>    | <b>1</b>     | <b>1</b>    | <b>5</b>     |
| <b>TOTAL STUDENTS</b> | <b>27</b>   | <b>12</b>    | <b>15</b>   | <b>54</b>    |

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

Student generation estimates for the Tolosa PD-R indicate that 27 elementary seats would be required at buildout. Capacity. Level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

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

Student generation estimates for The Tolosa PD-R indicate that 12 middle seats would be required at buildout. Capacity. Level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

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

Student generation estimates for The Tolosa PD-R indicate that 15 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and, ten year planning periods.

Summary Conclusion. Students generated by The Tolosa PD-R at the elementary, middle and high levels can be reasonably accommodated for the five year and ten year planning periods.

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

If you have any questions, please contact me.

Regards,



Suzanne Wynn  
Director of Community Planning  
School Board of Alachua County  
3700 NE 53 Avenue  
Gainesville, Florida 32609  
352-955-7400 x1445

CC: Gene Boles



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

July 12, 2018

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

**RE: Outstanding Development Review Team (DRT) Comments for Tolosa Small Scale Comprehensive Plan Amendment and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) Applications**

Dear Mr Brown:

On July 3, 2018 the City of Alachua received your revised application for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000. The application was first submitted on May 31, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on June 21, 2018.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, August 6, 2018. A digital submission of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):



## ***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

### ***4. Additional Standards for PD Districts (Section 3.6.3)***

- e. Per Section 3.6.3 (A)(5)(b)(iii), in order to reduce or modify street standards, certain criteria must be met demonstrating that the requirements found in this section have been met. Additionally, in order to meet the block length requirements, pedestrian paths through long blocks are required with a provided minimum width of traffic calming/pedestrian crossing. Please verify scale on plans.

***New comment:*** The standards found in Section 3.6.3 (A)(5)(b)(iii) have not been adequately addressed. Please justify modifications to minimum street standards by responding to each required element found below:

- a. The reduction or modification is necessary as a traffic-calming measure;**
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;**
- c. Access for emergency service vehicles is not substantially impaired;**
- d. Adequate off-street parking is provided for the uses proposed; and**
- e. Adequate space for public utilities is provided within the right-of-way.**

### ***7. Development and Subdivision Standards***

- a. Development Area "D" not labeled on Master PD Plan. Development within this area may be subject to additional review and approval by the Alachua County Board of County Commissioners, Alachua County Environmental Protection Department, Suwannee River Water Management District, Florida Department of Environmental Protection, and Environmental Protection Agency. An environmental analysis showing no impact to the natural function of the wetlands will be required to meet the requirements of 6.9.5 of the City's LDRs.

***New comment:*** The submitted Environmental Considerations (Section 15) and wetland delineation letter from Verde Environmental dated October 18, 2017 do not sufficiently address this comment. Further explanation or justification is required to show that the construction of the roadway through the wetland area (exclusive of wetland buffer) will not impact the natural function of the wetlands (as stated in Section 6.9.5 of the City of Alachua, LDRs). Further, in addition to roadway, sidewalk, grading, and stormwater facilities, it appears that both water and wastewater lines will be constructed through this area as well. Potential options to address this comment include:

- A statement from an environmental/wetland scientist, specialist or other qualified environmental professional indicating that the proposed development within the wetland delineated area would not alter the natural function of the entire wetland area located on the site
- A proposed design that does not require development of wetland delineated area (such as a bridge, arch, or culvert with directional bore of utility lines)

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

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



# JBrown Professional Group

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

July 3, 2018

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616



**RE: Tolosa PD-R - Small Scale Comprehensive Plan Amendment**

Dear Justin:

Please find attached our revised application package for the Small Scale Comprehensive Plan Amendment in support of the proposed Tolosa PD-R. The amendment application is for a 0.95 acre piece of property fronting SR 235 and consisting of Tax Parcel No.'s 03130-7-1, 03130-8-0, 03130-9-0, and a portion of 03130-4-0. The property was recently annexed into the City of Alachua and currently maintains an Alachua County land use designation of Rural / Agriculture. The requested change is for a new City of Alachua land use designation of Moderate Density Residential (MOD). An accompanying application package is being submitted to rezone these same parcels from the current Alachua County zoning designation of Agriculture (A) to City of Alachua zoning category PD-R. The revised Comprehensive Plan Amendment submittal package includes 4 copies of the following items.

- Comprehensive Plan Amendment Application
- Authorized Agent Affidavit
- Statement of Proposed Change & Maps illustrating the proposed change
- Urban Sprawl Analysis
- Concurrency Impact Analysis
- Needs Analysis
- Analysis of Consistency with the City of Alachua Comprehensive Plan
- Aerial Map
- Three (3) sets of labels for all property owners within 400 ft. of the property.
- Public School Student Generation Form
- Legal Description of the subject property
- Proof of Ownership (Deeds of the subject properties)
- Proof of payment of property taxes
- CD with electronic files of all the application submittal documents
- Comment response letter addressing the 6-21-18 City of Alachua review comments

The application package has been revised to address the City provided comments that we received on June 21, 2018. Each of the comments are numbered in accordance with the numbering provided in your comments summary.

## **1. Urban Sprawl Analysis**

- a. In response to (I), the application states, "there is a 1.60 acre wetland on site."
  - i. The property subject to the SSCPA application is 0.95 acres. Please clarify the location of the wetland, which is located on lands not subject to the SSCPA application, but part of the proposed Tolosa PD-R.
  - ii. Response states a 75' buffer will be provided surrounding the wetland, and that "there is no encroachment from development". The PD Master Plan proposes a crossing which would

connect the area south and east of the wetland to the area north of the wetland. Please clarify the statement that there would be "no encroachment".

- iii. Please clarify that the "Master Plan" referenced within the applicant's response is to the PD Master Plan.

**Response: Section I of the Urban Sprawl Analysis has been revised to address the above comments, as requested.**

- b. In response to (II), additional information should be provided in the report identifying specific locations of and potential points of connection to existing public utilities, including but not limited to water, wastewater, and electric services.

**Response: Section II of the Urban Sprawl Analysis has been revised as required and the points of connection are depicted on the Public Facilities Maps.**

## **1. Comprehensive Plan Analysis**

- a. Policy of 8.1a of the Future Land Use Element appears to apply to this area. Please provide analysis of the application's consistency with this Policy.

**Response: Policy 8.1a has been addressed in Section 5 of the narrative.**

## **2. Concurrency Impact Analysis**

- a. Please clarify in the paragraph at the beginning of the Concurrency Impact Analysis that the impact to public facilities that would be generated by the land use change are significantly less than the total impact to public facilities which would be generated by the companion PD—R rezoning application. Since the impacts generated by the proposed PD—R are acceptable, the impacts created by the SSCPA application are also acceptable.

**Response: This clarification has been added to the paragraph at the beginning of the Concurrency Impact Analysis.**

- b. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.

**Response: The Sanitary Sewer concurrency analysis has been updated with 250 gpd per residential unit.**

- c. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.

**Response: The Potable water concurrency analysis has been updated with 275 gpd per residential unit.**

- d. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.

***Response: The concurrency analysis for recreation has been revised accordingly, and the residual acreage has been revised.***

- e. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.

***Response: The Recreational Concurrency Analysis has been updated using 5 acres per 1,000 persons.***

- f. Please cite the source of all data and sources of public facility demand / generation rates'.

***Response: All sources used have been cited in each section of the analysis.***

### **3. Needs Analysis**

- a. Please reference Section 8.4.2(B), which pertains to development of two or more adjacent unimproved lots of record in common ownership.

***Response: The first paragraph of the Needs Analysis has been revised to account for the provisions of Section 8.4.2(B) regarding common ownership.***

- b. Please reference Section 5.2.4(A)(1), which pertains to fractional measurements of residential units when calculating the number of permitted units on a parcel of land.

***Response: The second paragraph of the Needs Analysis has been revised to account for the fractional measurement criteria in Section 5.2.4(A)(1).***

### **4. Miscellaneous/General Comments**

- a. The current FLUM Designation is Rural/Agriculture. Statement of proposed use references the current FLUM Designation as "Agriculture". Please ensure that references to the current FLUM Designation throughout the applicant's report reflect accordingly.

***Response: All references to FLUM "Agriculture" have been changed to "Rural/Agriculture"***

- b. Exhibits and maps within the applicant's report label the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.

***Response: All references to "Annexation Parcel" have been changed to "Subject Property" throughout the report.***

- c. Please correct references to "Annexation Parcel" on the Sketch of and Legal Description of the property subject to the SSCPA application.



***Response: The references to "Annexation Parcel" have been changed to "Subject Property" on the Sketch and Legal Description of the property.***

If you have questions or require any additional information, please contact me. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

CC: Luis Diaz, Ken O'Rourke, and David Fisher of Aldevco, LLC

## Development Review Team (DRT) Meeting

**Project Name:** Tolosa SSCP & PD-R Rezoning

**Meeting Date:** June 21, 2018 (Applicant)

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# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Tolosa

**APPLICATION TYPES:** (1) Small Scale Comprehensive Plan Amendment (SSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to PD-R

**PROPERTY OWNER:** Bentley Timber, LLC

**APPLICANT/AGENT:** A.J. "Jay" Brown, P.E., JBrown Professional Group

**DRT MEETING DATE:** June 21, 2018

**DRT MEETING TYPE:** Applicant

**EXISTING FLUM DESIGNATION:** Moderate Density Residential ( $\pm 49.5$  acres); Rural / Agriculture (County Designation) ( $\pm 0.95$  acres)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential ( $\pm 50.45$  acres)

**EXISTING ZONING:** Planned Unit Development (PUD) (expired) ( $\pm 49.5$  acres); Agriculture (County) ( $\pm 0.95$  acres)

**PROPOSED ZONING:** Planned Development – Residential (PD-R) ( $\pm 50.45$  acres)

**OVERLAY:** N/A

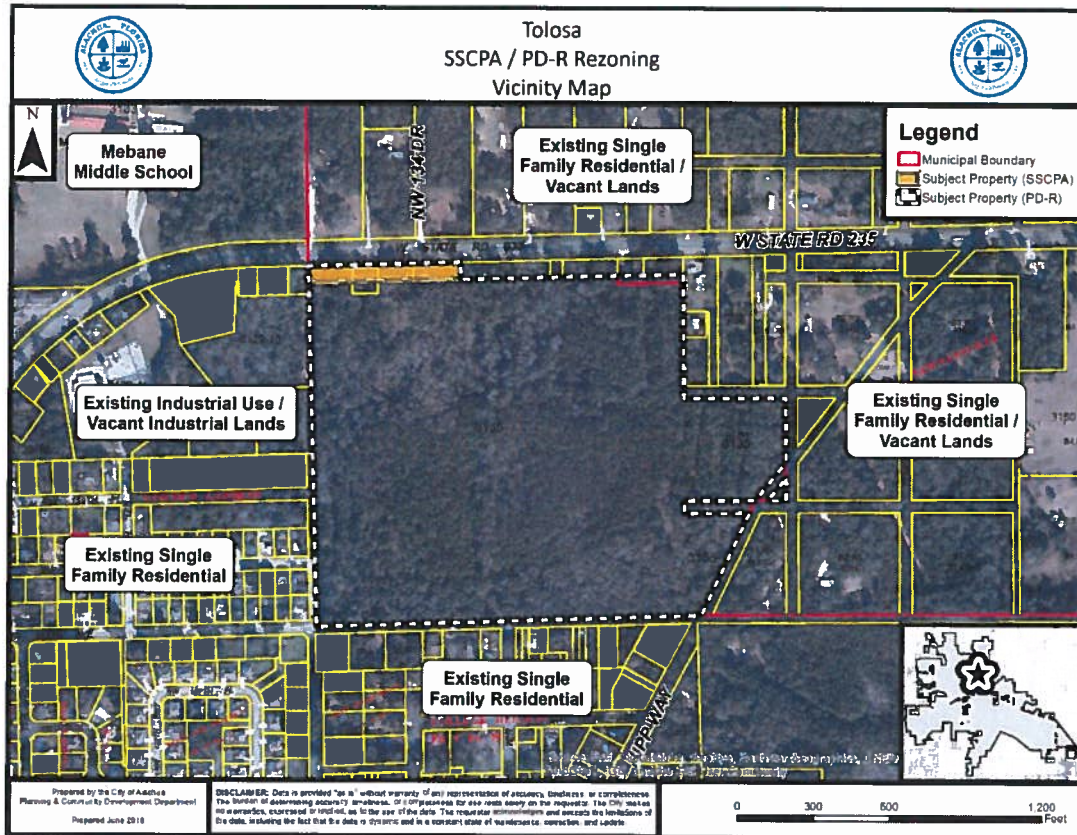
**ACREAGE:**  $\pm 0.95$  acres (SSCPA);  $\pm 50.45$  acres (PD-R)

**PARCELS:** 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (SSCPA); 03130-004-000, 03130-007-001, 03130-008-000, 03130-009-000, and 03135-000-000 (Rezoning)

**PROJECT SUMMARY:** (1) A request to amend the FLUM Designation of a  $\pm 0.95$  acre subject property from Rural / Agriculture (County Designation) to Moderate Density Residential (Tax Parcel Nos. 03130-007-001; 03130-008-000; 03130-009-000; and a portion of 03130-004-000).

(2) A request amend the Official Zoning Atlas from Planned Unit Development (PUD) (expired) on  $\pm 49.5$  acres and Agriculture (County) on  $\pm 0.95$  acres to Planned Development – Residential (PD-R) on  $\pm 50.45$  acres. The proposed PD-R would permit a maximum of 120 single family detached units, 40 single family attached / multi-family units, 20,000 square feet of non-residential uses, and 2,000 square feet of community recreational facilities.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, July 3, 2018**.



## ***Deficiencies to be Addressed***

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

### **SSCPA Review Comments**

#### **1. Urban Sprawl Analysis**

- a. In response to (I), the applicant states, "[t]here is a 1.60 acre wetland on the site."
  - i. The property subject to the SSCPA application is 0.95 acres. Please clarify the location of the wetland, which is located on lands not subject to the SSCPA application, but part of the proposed Tolosa PD-R.
  - ii. Response states a 75' buffer will be provided surrounding the wetland, and that "there is no encroachment from development". The PD Master Plan proposes a crossing which would connect the area south and east of the wetland to the area north of the wetland. Please clarify the statement that there would be "no encroachment".
  - iii. Please clarify that the "Master Plan" referenced within the applicant's response is to the PD Master Plan.
- b. In response to (II), additional information should be provided in the report identifying specific locations of and potential points of connection to existing public utilities, including but not limited to water, wastewater, and electric services

#### **1. Comprehensive Plan Analysis**

- a. Policy 8.1.a of the Future Land Use Element appears to apply to this area. Please provide an analysis of the application's consistency with this Policy.

#### **2. Concurrency Impact Analysis**

- a. Please clarify in the paragraph at the beginning of the Concurrency Impact Analysis that the impact to public facilities that would be generated by the land use change are significantly less than the total impact to public facilities which would be generated by the companion PD-R rezoning application. Since the impacts generated by the proposed PD-R are acceptable, the impacts created by the SSCPA application are also acceptable.
- b. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.
- c. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.
- d. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.
- e. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.
- f. Please cite the source of all data and sources of public facility demand / generation rates.

#### **3. Needs Analysis**

- a. Please reference Section 8.4.2(B), which pertains to development of two or more adjacent unimproved lots of record in common ownership.



- b. Please reference Section 5.2.4(A)(1), which pertains to fractional measurements of residential units when calculating the number of permitted units on a parcel of land.

4. Miscellaneous / General Comments

- a. The current FLUM Designation is ***Rural*** / Agriculture. Statement of proposed use references the current FLUM Designation as "Agriculture". Please ensure that references to the current FLUM Designation throughout the applicant's report reflect accordingly.
- b. Exhibits and maps within the applicant's report label the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.
- c. Please correct references to "Annexation Parcel" on the Sketch of and Legal Description of the property subject to the SSCPA application.

## **PD-R Rezoning Review Comments**

2. Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)

- a. A more detailed analysis of Section 2.4.2 (E) (1)(c), (e), and (f) must be provided.
- b. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the PD-R rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis.

3. General Standards for all PD Districts (Section 3.6.2)

- a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
  - i. On-site potable water and wastewater facilities
  - ii. General location of all public facility sites serving the development. This can be achieved through a vicinity map or a table showing pertinent information for each facility such as address, and distance from site.
- b. Per Section 3.6.2 (A)(3), development along the perimeter of the PD District must be compatible with the adjacent existing or proposed development. The lots located within Pod A-9 are adjacent to residential lots averaging 0.8 acres in size. The applicant must establish a Pod which provides for larger lot sizes along the perimeter of Pod A-9 to provide complementary character or provide a substantial natural buffer area between this Development Pod and perimeter of PD area.
- c. Per Section 3.6.2 (A)(3), development along the perimeter of the PD District must be compatible with the adjacent existing or proposed development. Development Pods C-1, C-2, C-6, C-7, and C-9 may not be appropriate locations for a "commons building/ clubhouse".
- d. Phasing Plan as described on page 8 of application must be on Master PD Plan. Section 3.6.2 (A)(4).

4. Additional Standards for PD Districts (Section 3.6.3)

- a. Table 2 of the proposed PD Master Plan indicates that "recreational uses" are permitted in Use Area B. Please clarify or expand upon this use, as certain recreational uses are not permitted within the PD-R zoning district. Section 3.6.3 (A) (2).
- b. Table 2 of the proposed PD Master Plan indicates that "farmer's markets" are permitted in Use Area B. Please clarify or expand upon this use, as this use is not listed in the Table 4.1-1, Table of Allowed Uses (3.6.3 (A) (2)).

- c. Per Section 3.6.3 (A) (5), the method by which to vary the minimum parking requirements is through a Master Parking Plan, which provides at a minimum: the location of parking zones, number of residential units and floor area of proposed non-residential uses for each zone, number of off-street and on-street parking spaces provided in each zone, minimum design or location standards for off-street and on-street parking, including dimensions of parking spaces, and brief narrative justifying reduction in parking rate.
- d. Proposed Development Standard states that entrance signage at roadway connections shall be allowed "adjacent to rights-of-way". If proposed signage cannot meet requirements as found in Section 6.5.4 (A) (2) and/or 6.5.4(f) (5), the method by which to vary the signage requirement is through a Master Sign Plan.
- e. Per Section 3.6.3 (A)(5)(b)(iii), in order to reduce or modify street standards, certain criteria must be met demonstrating that the requirements found in this section have been met. Additionally, in order to meet the block length requirements, pedestrian paths through long blocks are required with a provided minimum width of traffic calming/pedestrian crossing. Please verify scale on plans.
- f. Typical roadway profile required or narrative describing right-of-way profile.
- g. Clear statement will be needed from Traffic Engineer that Hipp Way can support 50% of proposed lots and no intersection upgrades will be needed at intersection of Hipp Way and SR235.
- h. The PD Master Plan must "establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features". The PD Master Plan must also "specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City". This can be accomplished through note(s) on the PD Master Plan. Section 3.6.3(A)(5)(b)(v).

5. Comprehensive Plan Analysis

- a. Policy 8.1.a of the Future Land Use Element appears to apply to this area. Please provide an analysis of the application's consistency with this Policy.

6. Concurrency Impact Analysis

- a. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.
- b. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.
- c. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.
- d. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.
- e. Please cite the source of all data and sources of public facility demand / generation rates.
- f. Per Section 2.4.14 (H)(2)(b), affected roadway segments for proposed developments generating greater than 1,000 daily trips include those segments on which the development's impacts are 5% of MSV or more. Additionally, segments within ½ mile of the proposed

development or to the nearest major intersection, whichever is greater are considered affected roadway segments. Segments 3/4, 5 (US Highway 441 from NW 126<sup>th</sup> to SR 235 ,US Highway 441 from SR 235 to North City Limits line) must be analyzed for concurrency impacts.

7. Development and Subdivision Standards

- a. Development Area "D" not labeled on Master PD Plan. Development within this area may be subject to additional review and approval by the Alachua County Board of County Commissioners, Alachua County Environmental Protection Department, Suwannee River Water Management District, Florida Department of Environmental Protection, and Environmental Protection Agency. An environmental analysis showing no impact to the natural function of the wetlands will be required to meet the requirements of 6.9.5 of the City's LDRs.
- b. Page 17 of application states that there is no development within wetland, however, plan shows a roadway through area. Application also indicates a pedestrian path through area may be permitted as well.
- c. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. Miscellaneous / General Comments

- a. Narrative for proposed change references 107 single family lots and 28 attached units, but master plan indicates 120 single family lots and 40 attached units. Please verify.
- b. Language regarding connection to SR235 should be removed as this area is outside of City limits and cannot be subject to the language of this PD Master Plan and/or PD Agreement.
- c. Proposed PD Master Plan shows pedestrian path being constructed on right-of-way near area C-7. This right-of-way appears to be within unincorporated Alachua County. Please verify. If within County maintained right-of-way, please adjust plan accordingly as this area cannot be subject to the language of this PD Master Plan and/or PD agreement.
- d. Clarify in Table 1 on Master PD Plan that the maximum development is 40 residential units and 20,000 square feet of non-residential, if that is intent.

## Development Review Team (DRT) Meeting

**Project Name:** Tolosa SSCPA & PD-R Rezoning

**Meeting Date:** June 19, 2018 (Staff DRT)

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# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Tolosa

**APPLICATION TYPES:** (1) Small Scale Comprehensive Plan Amendment (SSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to PD-R

**PROPERTY OWNER:** Bentley Timber, LLC

**APPLICANT/AGENT:** A.J. "Jay" Brown, P.E., JBrown Professional Group

**DRT MEETING DATE:** June 19, 2018

**DRT MEETING TYPE:** Staff

**EXISTING FLUM DESIGNATION:** Moderate Density Residential ( $\pm 49.5$  acres); Rural / Agriculture (County Designation) ( $\pm 0.95$  acres)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential ( $\pm 50.45$  acres)

**EXISTING ZONING:** Planned Unit Development (PUD) (expired) ( $\pm 49.5$  acres); Agriculture (County) ( $\pm 0.95$  acres)

**PROPOSED ZONING:** Planned Development – Residential (PD-R) ( $\pm 50.45$  acres)

**OVERLAY:** N/A

**ACREAGE:**  $\pm 0.95$  acres (SSCPA);  $\pm 50.45$  acres (PD-R)

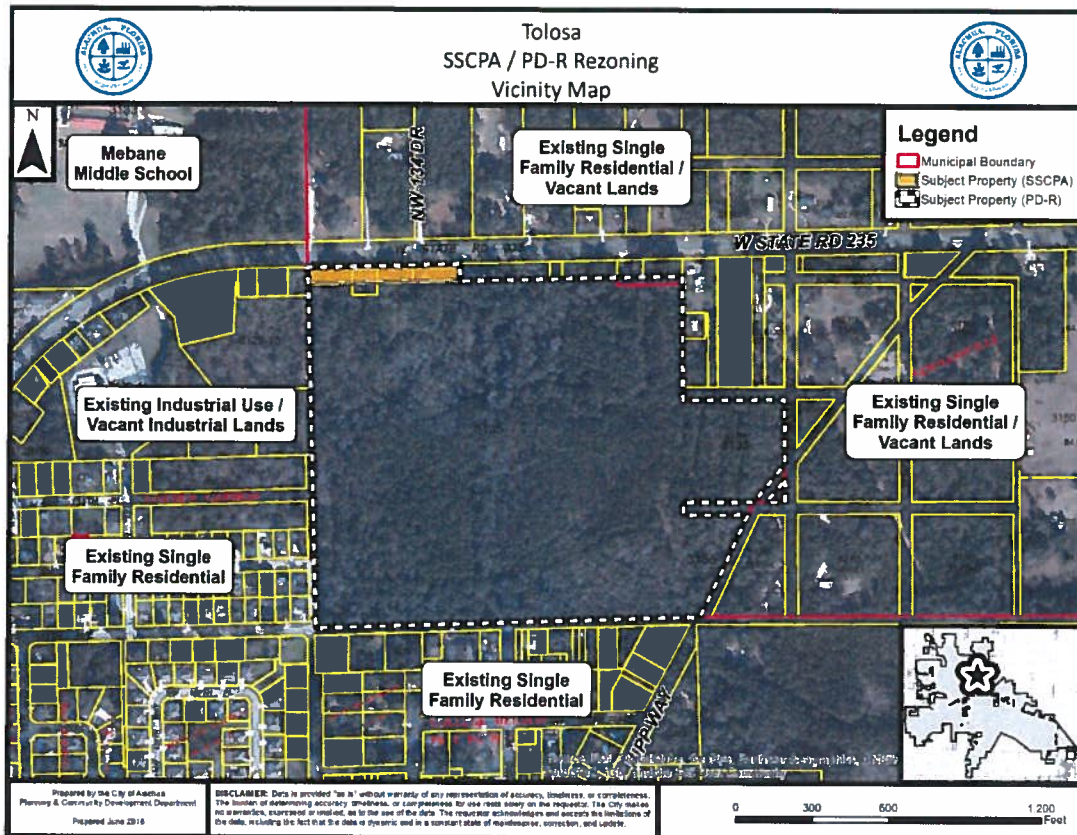
**PARCELS:** 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (SSCPA); 03130-004-000, 03130-007-001, 03130-008-000, 03130-009-000, and 03135-000-000 (Rezoning)

**PROJECT SUMMARY:** (1) A request to amend the FLUM Designation of a  $\pm 0.95$  acre subject property from Rural / Agriculture (County Designation) to Moderate Density Residential (Tax Parcel Nos. 03130-007-001; 03130-008-000; 03130-009-000; and a portion of 03130-004-000).

(2) A request amend the Official Zoning Atlas from Planned Unit Development (PUD) (expired) on  $\pm 49.5$  acres and Agriculture (County) on  $\pm 0.95$  acres to Planned Development – Residential (PD-R) on  $\pm 50.45$  acres. The proposed PD-R would permit a maximum of 120 single family detached units, 40 single family attached / multi-family units, 20,000 square feet of non-residential uses, and 2,000 square feet of community recreational facilities.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, July 3, 2018**.





## ***Deficiencies to be Addressed***

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

### **SSCPA Review Comments**

#### **1. Urban Sprawl Analysis**

- a. In response to (I), the applicant states, "[t]here is a 1.60 acre wetland on the site."
  - i. The property subject to the SSCPA application is 0.95 acres. Please clarify the location of the wetland, which is located on lands not subject to the SSCPA application, but part of the proposed Tolosa PD-R.
  - ii. Response states a 75' buffer will be provided surrounding the wetland, and that "there is no encroachment from development". The PD Master Plan proposes a crossing which would connect the area south and east of the wetland to the area north of the wetland. Please clarify the statement that there would be "no encroachment".
  - iii. Please clarify that the "Master Plan" referenced within the applicant's response is to the PD Master Plan.
- b. In response to (II), additional information should be provided in the report identifying specific locations of and potential points of connection to existing public utilities, including but not limited to water, wastewater, and electric services

#### **2. Concurrency Impact Analysis**

- a. Please clarify in the paragraph at the beginning of the Concurrency Impact Analysis that the impact to public facilities that would be generated by the land use change are significantly less than the total impact to public facilities which would be generated by the companion PD-R rezoning application. Since the impacts generated by the proposed PD-R are acceptable, the impacts created by the SSCPA application are also acceptable.
- b. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.
- c. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.
- d. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.
- e. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.
- f. Please cite the source of all data and sources of public facility demand / generation rates.

#### **3. Needs Analysis**

- a. Please reference Section 8.4.2(B), which pertains to development of two or more adjacent unimproved lots of record in common ownership.
- b. Please reference Section 5.2.4(A)(1), which pertains to fractional measurements of residential units when calculating the number of permitted units on a parcel of land.

4. Miscellaneous / General Comments

- a. The current FLUM Designation is Rural / Agriculture. Statement of proposed use references the current FLUM Designation as "Agriculture". Please ensure that references to the current FLUM Designation throughout the applicant's report reflect accordingly.
- b. Exhibits and maps within the applicant's report label the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.
- c. Please correct references to "Annexation Parcel" on the Sketch of and Legal Description of the property subject to the SSCPA application.

5. Completeness Review Comments

- a. **Comprehensive Plan Amendment Attachment #7:** Mailing Labels.

**Action Needed to Address Deficiency:** Submit three (3) sets of mailing labels of all properties within 400 feet of the subject property **AND** of those persons and organizations registered with the City to receive notice of development applications (available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>).

## **PD-R Rezoning Review Comments**

1. Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)

- a. A more detailed analysis of Section 2.4.2 (E) (1)(c), (e), and (f) must be provided.
- b. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the PD-R rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis.

2. General Standards for for all PD Districts (Section 3.6.2)

- a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
  - i. On-site potable water and wastewater facilities
  - ii. General location of all public facility sites serving the development. This can be achieved through a vicinity map or a table showing pertinent information for each facility such as address, and distance from site.
- b. Per Section 3.6.2 (A)(3), development along the perimeter of the PD District must be compatible with the adjacent existing or proposed development. The lots located within Pod A-9 are adjacent to residential lots averaging .8 acres in size. The applicant must establish a Pod which provides for larger lot sizes along the perimeter of Pod A-9 to provide complementary character or provide a substantial natural buffer area between this Development Pod and perimeter of PD area.
- c. Per Section 3.6.2 (A)(3), development along the perimeter of the PD District must be compatible with the adjacent existing or proposed development. Development Pods C-1, C-2, C-6, C-7, and C-9 may not be appropriate locations for a "commons building/ clubhouse".
- d. Phasing Plan as described on page 8 of application must be on Master PD Plan. Section 3.6.2 (A)(4).

3. Additional Standards for PD Districts (Section 3.6.3)

- a. Table 2 of the proposed PD Master Plan indicates that "recreational uses" are permitted in Use Area B. Please clarify or expand upon this use, as certain recreational uses are not permitted within the PD-R zoning district. Section (3.6.3 (A) (2).

- b. Table 2 of the proposed PD Master Plan indicates that "farmer's markets" are permitted in Use Area B. Please clarify or expand upon this use, as this use is not listed in the Table 4.1-1, Table of Allowed Uses (3.6.3 (A) (2)).
  - c. Per Section 3.6.3 (A) (5), the method by which to vary the minimum parking requirements is through a Master Parking Plan.
  - d. Proposed Development Standard states that entrance signage at roadway connections shall be allowed "adjacent to rights-of-way". If proposed signage cannot meet requirements as found in Section 6.5.4 (A) (2) and/or 6.5.4(f) (5), the method by which to vary the signage requirement is through a Master Sign Plan.
  - e. Per Section 3.6.3 (A)(5)(b)(iii), in order to reduce or modify street standards, certain criteria must be met demonstrating that the requirements found in this section have been met. Additionally, in order meet the block length requirements, pedestrian paths through long blocks are required with a provided minimum width of traffic calming/pedestrian crossing. Please verify scale on plans.
  - f. Typical roadway profile required or narrative describing right-of-way profile.
  - g. Clear statement will be needed from Traffic Engineer that Hipp Way can support 50% of proposed lots and no intersection upgrades will be needed at intersection of Hipp Way and SR235.
  - h. The PD Master Plan must "establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features". The PD Master Plan must also "specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City". This can be accomplished through note(s) on the PD Master Plan. Section 3.6.3(A)(5)(b)(v).
4. Comprehensive Plan Analysis
- a. Policy 8.1.a of the Future Land Use Element appears to apply to this area. Please provide an analysis of the application's consistency with this Policy.
5. Concurrency Impact Analysis
- a. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.
  - b. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.
  - c. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.
  - d. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.
  - e. Please cite the source of all data and sources of public facility demand / generation rates.
  - f. Per Section 2.4.14 (H)(2)(b), affected roadway segments for proposed developments generating greater than 1,000 daily trips include those segments on which the development's impacts are 5% of MSV or more. Additionally, segments within ½ mile of the proposed development or to the nearest major intersection, whichever is greater are considered

affected roadway segments. Segments 3/4, 5 (US Highway 441 from NW 126<sup>th</sup> to SR 235 ,US Highway 441 from SR 235 to North City Limits line) must be analyzed for concurrency impacts.

6. Development and Subdivision Standards

- a. Development Area "D" not labeled on Master PD Plan. Development within this area may be subject to additional review and approval by the Alachua County Board of County Commissioners, Florida Department of Environmental Protection, and Environmental Protection Agency. An environmental analysis showing no impact to the function of the wetlands will be required to meet the requirements of 6.9.5 of the City's LDRs.
- b. Page 17 of application states that there is no development within setback of creek and associated wetland, however, plan shows a roadway through area. Application also indicates a pedestrian path through area may be permitted as well.
- c. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

7. Miscellaneous / General Comments

- a. Narrative for proposed change references 107 single family lots and 28 attached units, but master plan indicates 120 single family lots and 40 attached units. Please verify.
- b. Language regarding connection to SR235 should be removed as this area is outside of City limits and cannot be subject to the language of this PD Master Plan and/or PD Agreement.
- c. Proposed PD Master Plan shows pedestrian path being constructed on right-of-way near area C-7. This right-of-way appears to be within unincorporated Alachua County. Please verify. If within County maintained right-of-way, please adjust plan accordingly as this area cannot be subject to the language of this PD Master Plan and/or PD agreement.
- d. Clarify in Table 1 on Master PD Plan that the maximum development is 40 residential units and 20,000 square feet of non-residential, if that is intent.

8. Completeness Review Comments

- a. **Comprehensive Plan Amendment Attachment #7: Mailing Labels.**

**Action Needed to Address Deficiency:** Submit three (3) sets of mailing labels of all properties within 400 feet of the subject property **AND** of those persons and organizations registered with the City to receive notice of development applications (available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>).





## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 7, 2018

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Completeness Review and Conditional Application Acceptance:  
Tolosa – Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Brown:

On May 31, 2018, the City of Alachua received your application for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness, and finds the application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Thursday, June 14, 2018**.

In accordance with Section 2.2.6(B) of the LDRs, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** Detailed comments will be provided at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

In order to provide a complete application, you must address the following:

1. **Rezoning Amendment Application Attachment #3: Concurrency Impact Analysis.**  
**Action Needed to Address Deficiency:** Submit revised Concurrency Impact Analysis. Per Section 2.4.14 (H)(2)(b), affected roadway segments for proposed developments generating greater than 1,000 daily trips include those segments on which the development's impacts are 5% of MSV or more. Additionally, segments within ½ mile of the proposed development or to the nearest major intersection, whichever is greater are considered affected roadway segments. Segments 3/4, 5 and 8 (US Highway 441 from NW 126<sup>th</sup> to SR 235 ,US Highway

441 from SR 235 to North City Limits line and SR 235 from 235/241 intersection to US Highway 441) and additional segments may need to be analyzed for concurrency impacts.

2. **Rezoning Amendment Application Attachment #6: Mailing Labels.**

**Action Needed to Address Deficiency:** Submit three (3) sets of mailing labels of all properties within 400 feet of the subject property **AND** of those persons and organizations registered with the City to receive notice of development applications (*available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>*).

3. **Rezoning Amendment Application Attachment #7: Neighborhood Meeting Materials**

**Action Needed to Address Deficiency:** Submit list of those who received mailed notice for neighborhood meeting or copy of mailing labels.

Please note, as part of the DRT review process, a more detailed environmental assessment may be needed given the proposed potential impacts to wetland areas and the property's ranking in the FNAI potential natural areas database.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

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



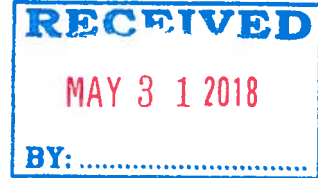
# JBrown Professional Group

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

May 31, 2018

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616



**RE: Tolosa PD-R - Comprehensive Plan Amendment**

Dear Justin:

Please find attached our application package for a Comprehensive Plan Amendment in support of the proposed Tolosa PD-R. The amendment application is for a 0.95 acre piece of property fronting SR 235 and consisting of Tax Parcel No.'s 03130-7-1, 03130-8-0, 03130-9-0, and a portion of 03130-4-0. The property was recently annexed into the City of Alachua and currently maintains an Alachua County land use designation of Rural / Agriculture. The requested change is for a new City of Alachua land use designation of Moderate Density Residential (MOD). An accompanying application package is being submitted to rezone these same parcels from the current Alachua County zoning designation of Agriculture (A) to City of Alachua zoning category PD-R. The Comprehensive Plan Amendment submittal package includes 8 copies of the following items.

- Comprehensive Plan Amendment Application (Original provided separately)
- Authorized Agent Affidavit (original provided separately)
- Statement of Proposed Change & Maps illustrating the proposed change
- Urban Sprawl Analysis
- Concurrency Impact Analysis
- Needs Analysis
- Analysis of Consistency with the City of Alachua Comprehensive Plan
- Aerial Map
- Three (3) sets of labels for all property owners within 400 ft. of the property.
- Public School Student Generation Form
- Legal Description of the subject property
- Proof of Ownership (Deeds of the subject properties)
- Proof of payment of property taxes
- City of Alachua Fee for the application (check in the amount of \$4,925.00)

In addition, a CD with electronic files of all the submittal items is provided. If you have any questions or require any additional information, please contact me. Thank you for your help with this project.

Sincerely,

A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

Cc: Luis Diaz  
Ken O'Rorke  
David A. Fisher

**ORDINANCE 19-XX**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±0.95 ACRE PROPERTY FROM RURAL / AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL; LOCATED SOUTH OF THE INTERSECTION OF STATE ROAD 235 AND NW 134<sup>TH</sup> DRIVE; TAX PARCELS NUMBERS 03130-007-001, 03130-008-000, 03130-009-000, AND A PORTION OF 03130-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, an application for a Small Scale Comprehensive Plan Amendment (“Amendment”), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

**WHEREAS**, a duly advertised public hearing was conducted on the proposed Amendment on May 14, 2019 by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

**WHEREAS**, the City Commission held duly advertised public hearings on June 10, 2019 and June 24, 2019 on the proposed Amendment and provided for and received public participation; and,

**WHEREAS**, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

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

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

**Section 1. Findings of Fact and Conclusions of Law**

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

**Section 2. Comprehensive Plan Future Land Use Map Amended**

The Comprehensive Plan Future Land Use Map is hereby amended from Rural / Agriculture (Alachua County) to Moderate Density Residential on a ±0.95 acre subject property, consisting of Tax Parcel Numbers 03130-007-001, 03130-008-000, 03130-009-000, in accordance with the legal descriptions found in Exhibit “A” and map found in Exhibit “B” attached hereto.



**Section 3. Ordinance to be Construed Liberally**

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

**Section 4. Repealing Clause**

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

**Section 5. Severability**

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

**Section 6. Effective Date**

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted

Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

**PASSED** on first reading the 10<sup>th</sup> day of June, 2019.

**PASSED** and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 24<sup>th</sup> day of June, 2019.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

\_\_\_\_\_  
Gib Coerper, Mayor  
**SEAL**

**APPROVED AS TO FORM**

**ATTEST:**

\_\_\_\_\_  
Adam Boukari, City Manager/Clerk

\_\_\_\_\_  
Marian B. Rush, City Attorney

## EXHIBIT "A"

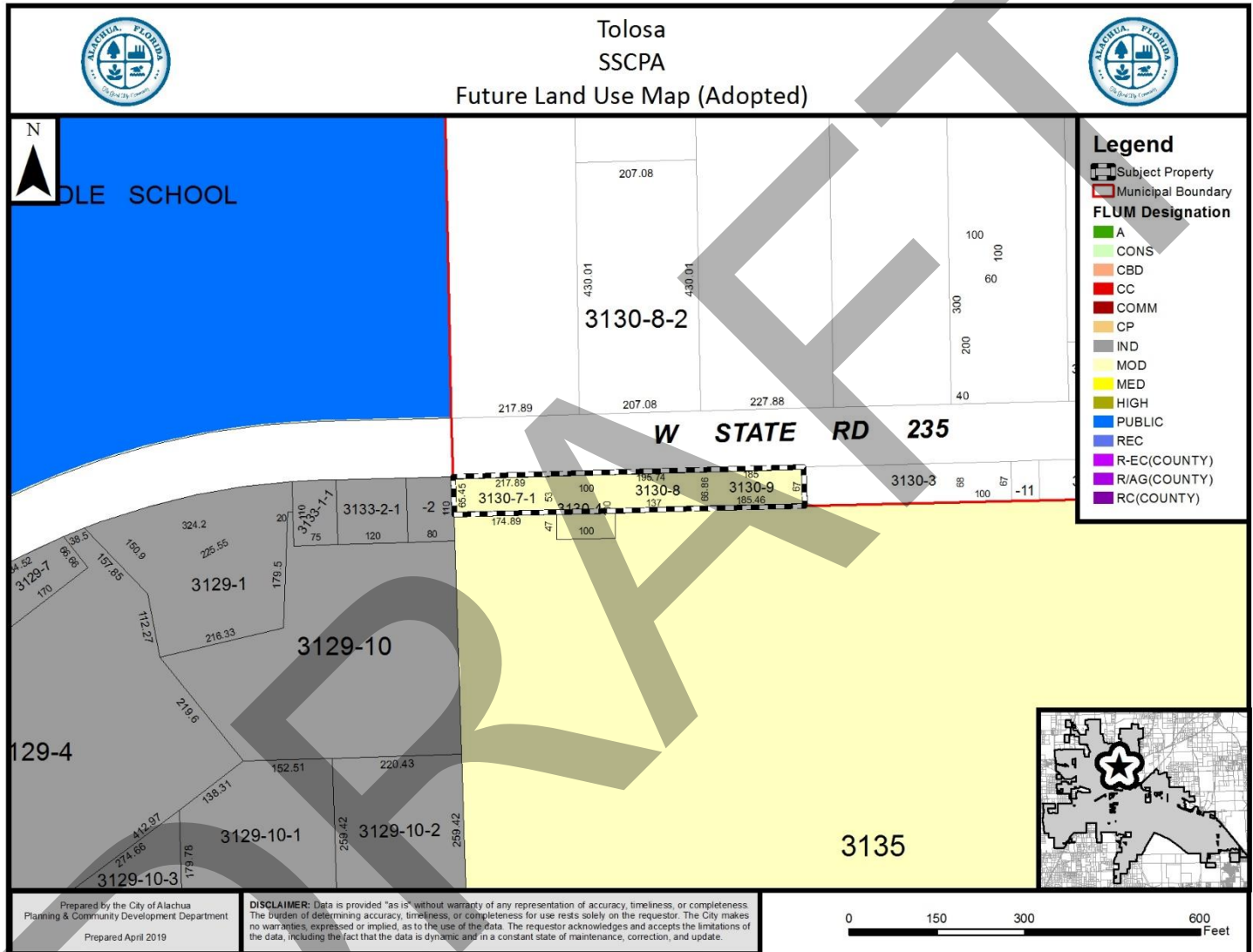
### LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN S89°12'14"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1496.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN N00°06'04"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1343.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°06'04"W, ALONG THE SAID WEST LINE, A DISTANCE OF 65.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 235 (100 FOOT RIGHT-OF-WAY); THENCE RUN N89°25'36"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 621.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, RUN S00°21'14"E, A DISTANCE OF 67.55 FEET TO THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTHEAST 1/4; THENCE RUN S89°37'50"W, ALONG SAID NORTH LINE, A DISTANCE OF 621.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.948 ACRES, MORE OR LESS.

## EXHIBIT "B"



# TOLOSA



## Comprehensive Plan Amendment Submittal Package

December 26, 2018

Anthony J. "Jay" Brown, Jr., PE  
FL Registration No. 43879

Certificate of Authorization No. 30495  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606  
(352) 375-8999  
[www.jbprogroupp.com](http://www.jbprogroupp.com)

**JBrown Professional Group**  
CIVIL ENGINEERING • PLANNING • LAND SURVEYING



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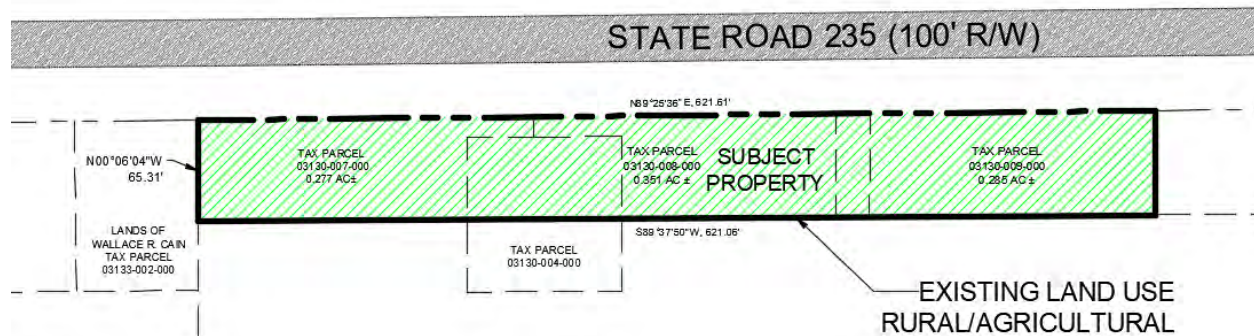
## **List of Attachments**

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| <b>Attachment A:</b> | <b>Comprehensive Plan Amendment Application</b>             |
| <b>Attachment B:</b> | <b>Authorized Agent Affidavit</b>                           |
| <b>Attachment C:</b> | <b>Current Aerial Map</b>                                   |
| <b>Attachment D:</b> | <b>Property Owner Labels</b>                                |
| <b>Attachment E:</b> | <b>Public School Student Generation Form</b>                |
| <b>Attachment F:</b> | <b>Legal Description</b>                                    |
| <b>Attachment G:</b> | <b>Proof of Ownership</b>                                   |
| <b>Attachment H:</b> | <b>Proof of Taxes</b>                                       |
| <b>Attachment I:</b> | <b>Environmental Assessment &amp; Listed Species Report</b> |

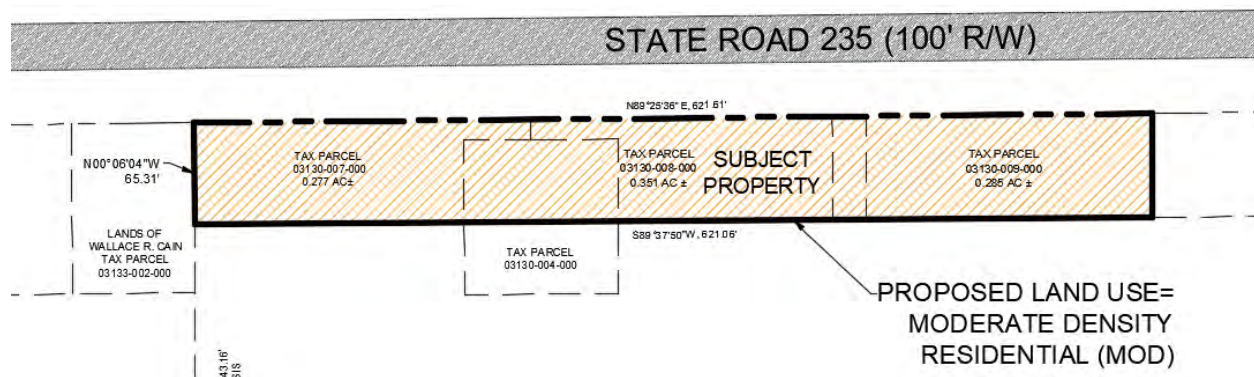
## SECTION 1: STATEMENT OF PROPOSED CHANGE & MAP TO ILLUSTRATE THE PROPOSED CHANGE

This Small Scale Comprehensive Plan Amendment seeks to change the land use on 0.95 +/- acres that were recently annexed into the City of Alachua. The subject properties have an Alachua County land use designation of Rural / Agriculture (A). The applicant is requesting a Small Scale Comprehensive Plan Amendment to change the land use designation to Moderate Density Residential (MOD). This change will be compatible with the property to the south, which is under common ownership and is planned for a unified development as a Planned Development - Residential (PD-R).

The subject property is planned to be part of a larger development with property to the south, and will be known as Tolosa, a Residential PD (PD-R). The subject property is located on the south side of State Rd. 235 and west of Hipp Way (County NW 25B) in the City of Alachua. The property is a total of 0.95 +/- acres and includes Alachua County Tax Parcel No.'s: 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000. The property is shown on the maps below.



### Existing Land Use



### Proposed Land Use

The subject 0.95 acre property being considered for the Land Use amendment is part of the proposed Tolosa PD-R, which also includes Alachua County Tax Parcel 03135-0-0

(49.50 acres) that is south of the subject property and was part of a previously approved PUD known as Creek Side Estates (Ordinance 06-12). There is a companion rezoning request to tie the properties together and seek a new approval as a Planned Development – Residential (PD-R) District. The applicant recognizes that the City Commission must approve the Comprehensive Plan Amendment prior to approving the rezoning request

The Comprehensive Plan Amendment Application is included as **Attachment A** to this submittal package. Also provided is the Authorized Agent Affidavit included as **Attachment B**.

## **SECTION 2: URBAN SPRAWL ANALYSIS**

---

This Urban Sprawl Analysis evaluates whether the Comprehensive Plan Amendment Incorporates development patterns 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;**

*The proposed project directs growth and development to areas of the community in a manner that does not adversely impact natural resources. There are no wetlands or other known environmental concerns on the subject parcel. There is a 1.59 acre wetland on the adjacent parcel to the south which is part of the planned Tolosa PD-R along with the subject parcel. A 75' wetland buffer has been provided on the Tolosa PD-R Master Plan, in accordance with the City of Alachua Comprehensive Plan, to ensure that the wetland is protected. There are no known other environmental concerns related to the property.*

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

*The proposed project promotes the efficient and cost effective provision or extension of public infrastructure and services. City of Alachua utilities are available to serve the proposed parcel and future development. The utilities include provide potable water, sanitary sewer, and electric, which are available nearby or adjacent to the property. Additionally, the Tolosa PD-R proposes the extension of City of Alachua utilities to serve the project and the subject parcel. These utilities and connection locations are shown on the Tolosa PD-R Drawing Set - Public Facilities Maps.*

**(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;**

*The proposed property is planned to be a part of a walkable and connected community. It is adjacent to State Road 235 and will provide pedestrian connectivity to an adjacent property of approximately 49.5 acres to create a planned development which is planned to offer both single-family attached and detached housing choices. The proposed development is planned to be compact and also provide walkable open*

*spaces throughout. It will provide connections to the State Road and also local roads that will offer multiple access points for vehicles, walking and biking.*

**(IV) Promotes conservation of water and energy; Not Applicable**

**(V) Preserves agricultural areas and activities; Not Applicable**

**(VI) Preserves open space and natural lands and provides for public open space and recreation needs;**

*The proposed development associated with the land use change preserves open space throughout and provides a complete interconnected walking trail throughout the development. Connections to the walking trail will be available to the community to the west, east, south and north.*

**(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,**

*This property will offer a limited amount of non-residential needs for the proposed development and surrounding residential community. Due to its location and access adjacent to a major collector roadway (SR 235), and connectivity to the residential only lands to the south, it will offer optional allowable uses to balance the non-residential and residential needs of the community.*

**(VIII) Provides uses, densities and intensities of use and urban form that would remediate and existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.**

*The proposed land use change and corresponding development does not promote urban sprawl. The densities and urban form that are proposed are in accordance with the adjacent development patterns to the south and west. This does not leap frog existing non- developed land and create a new urban form that is not compatible with adjacent uses. The densities and intensities are appropriate for the location and are in harmony with the natural environment.*

### **SECTION 3: CONCURRENCY IMPACT ANALYSIS**

---

This Concurrency Impact Analysis 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, for the overall planned PD-R, of which the subject property is a portion thereof. The impact to public facilities that would be generated by this subject property are significantly less than the total impact to public facilities that would be generated by the accompanying PD-R rezoning application. Therefore, the impact analysis presented is for the entire PD-R, which is very conservative given the actual allowable density increase for the subject parcel of no more than 2 residential units. See Section 4 - "Needs Analysis" for more

information on the allowable increase in density. Since the proposed PD-R impacts are acceptable, the impacts created by the SSCPA are also acceptable.

The Concurrency Impact Analysis follows.

**A. Potable Water - City of Alachua Municipal System**

| <b>SYSTEM CATEGORY</b>                      | <b>GALLONS PER DAY</b> |
|---------------------------------------------|------------------------|
| Current Permitted Capacity                  | 2,300,000              |
| Less Actual Flows                           | 1,236,000              |
| Less Reserved Capacity                      | 52,485                 |
| Total (Actual Flow plus Reserved)           | 1,288,485              |
| Available Capacity (Permitted - Total Flow) | 1,011,515              |
| Projected Potable Water Demand from Project | 47,900                 |
| <b>Residual Capacity<sup>1</sup></b>        | <b>963,615</b>         |

Usage Calculations by proposed uses within the development

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

Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate potable water capacity exists for the proposed project

**B. Sanitary Sewer**

| <b>SYSTEM CATEGORY</b>                            | <b>GALLONS PER DAY</b> |
|---------------------------------------------------|------------------------|
| Treatment Plant Current Permitted Capacity        | 1,500,000              |
| Less Actual Treatment Plant Flows                 | 687,000                |
| Less Reserved Capacity                            | 48,457                 |
| Available Capacity (Permitted - Actual - Reserve) | 764,543                |
| Projected Sanitary Sewer Demand from Project      | 43,900                 |
| <b>Residual Capacity<sup>1</sup></b>              | <b>720,643</b>         |



Usage Calculations by proposed uses within the development

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

Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate sanitary sewer capacity exists for the proposed project

**C. Solid Waste**

| SYSTEM CATEGORY                      | LBS PER DAY      | TONS/YR        |
|--------------------------------------|------------------|----------------|
| Existing Demand                      | 39,744.0         | 7,235.28       |
| Reserved Capacity                    | 4,016.77         | 733.06         |
| Proposed Demand                      | 1,750.00         | 333.8          |
| <b>Residual Capacity<sup>1</sup></b> | <b>33,977.23</b> | <b>6268.42</b> |

Usage Calculations by proposed uses within the development

- Residential:  $160 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 0.73 \text{ tons/person/yr}^3 = 1200 \text{ lbs/day} = 301 \text{ tons/yr}$
- Office:  $20,000 \text{ SF} * 6 \text{ lbs/day}/1000 \text{ SF}^4 = 120 \text{ lbs/day} = 21.9 \text{ tons/yr}$
- Daycare:  $5,000 \text{ SF} * 12 \text{ lbs/day}/1000 \text{ SF}^4 = 60 \text{ lbs/day} = 10.9 \text{ tons/yr}$

Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan CFNGAR
4. Environmental Engineering: A Design Approach, Cincero and Cincero, 1996

Result: Adequate solid waste capacity exists for the proposed project.

**D. Stormwater**

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

## E. Recreation

| SYSTEM CATEGORY                                 | Acreage      |
|-------------------------------------------------|--------------|
| Existing City of Alachua Recreation Acreage     | 117.65       |
| Acreage required to serve existing population   | 49.68        |
| Proposed Demand                                 | 2.06         |
| <b>Available Recreation Acreage<sup>1</sup></b> | <b>65.91</b> |

### Usage Calculations by proposed uses within the development

- 160 DU \* 2.58 Persons/DU<sup>2</sup> \* 5 acres/1,000 Person<sup>3</sup> = 2.06 Acres

### Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan Recreation Element

Result: Adequate recreation space exists for the proposed project.

## F. Transportation

A Traffic Impact Analysis was performed by MPH Transportation Planning, Inc. that addresses trip generation and trip distribution on the nearby roadway corridors. **Table 1**, as provided within the MPH Study, is provided below to address the Trip Generation for the proposed development.

**TABLE 1: Trip Generation for Tolosa PD**  
Alachua, Florida

| Land Use            |     |                           |        |             | Distribution |     | Trips      |            | Int.Cap. | New Trips  |            |
|---------------------|-----|---------------------------|--------|-------------|--------------|-----|------------|------------|----------|------------|------------|
| Description         | ITE | ITE Trip Rates            | Unit*  | Trips       | In           | Out | In         | Out        | Rate     | In         | Out        |
| P1 Single Family    | 210 | (T) = 9.44 (X)            | 120    | 1133        | 50%          | 50% | 567        | 567        | 0        | 567        | 567        |
| P2 Multi-Family     | 220 | (T) = 7.56 (X) -40.86     | 40     | 262         | 50%          | 50% | 131        | 131        | 5%       | 124        | 124        |
| P2 Office           | 710 | Ln(T) = 0.97 Ln (X) + 2.5 | 15,000 | 168         | 50%          | 50% | 84         | 84         | 5%       | 80         | 80         |
| P2 Day Care         | 565 | (T) = 47.62 (X)           | 5,000  | 238         | 50%          | 50% | 119        | 119        | 5%       | 113        | 113        |
|                     |     | Daily Trips               |        | <b>1801</b> |              |     | <b>901</b> | <b>901</b> |          | <b>884</b> | <b>884</b> |
| <b>AM Peak Hour</b> |     |                           |        |             |              |     |            |            |          |            |            |
| P1 Single Family    | 210 | (T) = 0.74 (X)            | 120    | 89          | 25%          | 75% | 22         | 67         | 0        | 22         | 67         |
| P2 Multi-Family     | 220 | Ln(T) = 0.95 Ln(X)-0.51   | 40     | 20          | 23%          | 77% | 5          | 15         | 5%       | 5          | 15         |
| P2 Office           | 710 | (T) = 0.94(X) + 26.49     | 15,000 | 41          | 86%          | 14% | 35         | 6          | 5%       | 33         | 5          |
| P2 Day Care         | 565 | (T) = 11.00 (X)           | 5,000  | 55          | 53%          | 47% | 29         | 26         | 5%       | 28         | 25         |
|                     |     | AM Peak Hour Trips        |        | <b>205</b>  |              |     | <b>91</b>  | <b>114</b> |          | <b>88</b>  | <b>111</b> |
| <b>PM Peak Hour</b> |     |                           |        |             |              |     |            |            |          |            |            |
| P1 Single Family    | 210 | (T) = 0.99 (X)            | 120    | 119         | 63%          | 37% | 75         | 44         | 0        | 75         | 44         |
| P2 Multi-Family     | 220 | Ln(T) = 0.89 Ln(X)-0.02   | 40     | 26          | 63%          | 37% | 16         | 10         | 5%       | 15         | 9          |
| P2 Office           | 710 | Ln(T) = 0.95 Ln(X)+0.36   | 15,000 | 19          | 16%          | 84% | 3          | 16         | 5%       | 3          | 14         |
| P2 Day Care         | 565 | (T) = 11.12 (X)           | 5,000  | 56          | 47%          | 53% | 26         | 30         | 5%       | 25         | 27         |
|                     |     | PM Peak Hour Trips        |        | <b>220</b>  |              |     | <b>121</b> | <b>99</b>  |          | <b>118</b> | <b>94</b>  |

\*Units: ksf = 1,000 square feet for office & day care land uses, dwelling units for single family & condos

Source: ITE 10th Edition Trip Generation

The distribution of these project trips to SR 235, Hipp Way, and NW 133<sup>rd</sup> Terrace were also analyzed and provided within the MPH Study for the proposed Tolosa PD-R Development. **Table 2**, included with the MPH study, includes Daily Trip Distribution, AM Peak Hour Trip Distribution, and PM Peak Hour Trip Distribution for SR 235, Hipp Way, and NW 133<sup>rd</sup> Terrace.

Using the calculated daily Trip Generation and Trip Distribution, the impact to roadway corridors within the vicinity of the subject parcel can be calculated. **Table 3** identifies the impact of the proposed project on the Level of Service (LOS) for SR 235 and US 441, which are the only monitored roadways with LOS tracking within ½ mile of the proposed property. **Tables 2 & 3** are included on the following page. The results of the Level of Service Analysis for State Road 235 and US 441 indicate the roadways operate at LOS B/C currently, and after the project impacts are added.

**TABLE 2: Project Trip Distribution**

| Daily Project Trip Assignment   |                        | Enter | 884   | Exit | 884   | 2-Way |
|---------------------------------|------------------------|-------|-------|------|-------|-------|
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 71    | 8%   | 71    | 142   |
|                                 | South of NW 158th Ave. | 70%   | 619   | 70%  | 619   | 1238  |
| Hipp Way                        | South of Project Drive | 10%   | 88    | 10%  | 88    | 176   |
| NW133rd Terrace                 | South of Project Drive | 12%   | 106   | 12%  | 106   | 212   |
|                                 | Total                  | 100%  | 884   | 100% | 884   | 1768  |
| AM Peak Project Trip Assignment |                        | Enter | 88    | Exit | 111   | 2-Way |
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 7     | 8%   | 9     | 16    |
|                                 | South of NW 158th Ave. | 70%   | 61    | 70%  | 78    | 139   |
| Hipp Way                        | South of Project Drive | 10%   | 9     | 10%  | 11    | 20    |
| NW133rd Terrace                 | South of Project Drive | 12%   | 11    | 12%  | 13    | 24    |
|                                 | Total                  | 100%  | 88    | 100% | 111   | 199   |
| PM Peak Project Trip Assignment |                        | Enter | 118   | Exit | 94    | 2-Way |
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 9     | 8%   | 8     | 17    |
|                                 | South of NW 158th Ave. | 70%   | 83    | 70%  | 66    | 149   |
| Hipp Way                        | South of Project Drive | 10%   | 12    | 10%  | 9     | 21    |
| NW133rd Terrace                 | South of Project Drive | 12%   | 14    | 12%  | 11    | 25    |
|                                 | Total                  | 100%  | 118   | 100% | 94    | 212   |

Project Distributions are estimated from adjacent street traffic & interacting land uses  
Daily & Peak Hour Project Trips represent the Trip Impacts from Table 1

**TABLE 3: Roadway Level of Service (Rev. 9/30/18)**

| Roadway | Segment # & Description        | Period | MSV    | 2017   | Res'vd. | Project | V/C  | LOS |
|---------|--------------------------------|--------|--------|--------|---------|---------|------|-----|
| SR 235  | 8: SR235/CR241 to US 441       | Daily  | 14,400 | 10,305 | 0       | 1238    | 0.80 | C   |
|         |                                | PM Pk  | 1,290  | 979    | 0       | 149     | 0.87 | D   |
| SR 235  | 9: US 441 to North City Limits | Daily  | 14,400 | 7,537  | 29      | 1238    | 0.61 | C   |
|         |                                | PM Pk  | 1,290  | 716    | 2       | 149     | 0.67 | C   |
| US 441  | 3/4: NW 126th to SR235         | Daily  | 45,700 | 18,579 | 1589    | 360     | 0.45 | B   |
|         |                                | PM Pk  | 4,110  | 1,765  | 230     | 41      | 0.50 | B   |
| US 441  | 5: SR 235 to North City Limits | Daily  | 39,000 | 25,926 | 1825    | 180     | 0.72 | C   |
|         |                                | PM Pk  | 3,510  | 2,463  | 216     | 26      | 0.77 | C   |

Source: 2017 Annual Level Of Service Report from City of Alachua Planning Office  
 Project trips from Table 2 highest segment Daily and PM peak 2-way volume  
 MSV = Maximum Service Volume (capacity) at desired level of service  
 V/C = volume to capacity = (2017 + Res'vd + Project)/MSV

It should be noted that the traffic information and analysis provided is for the entire proposed Tolosa PD-R development. Since the comprehensive plan amendment is for the northern 0.95 acres portion of the development, the analysis provided is very conservative. The actual impact of the Land Use change will be significantly less.

#### SECTION 4: NEEDS ANALYSIS

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The proposed 0.95 acre property is planned to be a part of the Tolosa PD-R. Currently the 0.95 acre parcel consists of 4 separate parcels of land each with Rural / Agriculture land use and Agriculture (A) zoning. Typically, Agriculture zoned lands are allowed to have 1 unit per 5 acres of property. This would preclude any units from being built on the property since it is less than 5 acres in area. However, these parcels were split off from properties to the north of SR 235 when the roadway was constructed, leaving non-conforming parcels on the south side of SR235. As a result the 4 separate parcels may be grandfathered with the right to have 1 unit per parcel or a maximum existing total of 4 units. However, since the properties are Agriculture zoned lands, and are now under unified control with a single ownership of all 4 parcels, the City of Alachua LDR Section 8.4.2(B) applies, and the combined property shall be treated as a single lot with only 1 residence allowed on the full 0.95 acres. In summary, a case could be made for the existing Agriculture zoned property to have the right for only 1 residential unit.

The proposed moderate density residential land use amendment would allow up to 4 units per acre, and would therefore allow by right  $0.95 * 4 = 3.8$  units or maximum 3 units. Therefore the net increase in density allowed by this Comprehensive Plan Amendment is at the most 2 units. Based on information provided within the City of Alachua's 2016 Growth Trends Report, the population of Alachua currently could be estimated at approximately 10,670. The projected growth in the population by 2025 is estimated to be approximately 12,950, which is an increase of approximately 2,290 persons. Per the 2010

US Census Bureau, the average American home is approximately 2.58 persons, meaning in the next 7 years the City of Alachua could have an expected need of approximately 888 homes. As a result, the addition of 2 new homes for the 0.95 acre subject property and the potential of up to 160 new homes within the Tolosa PD-R development will provide much needed opportunities for market rate housing availability within the City to meet the needs of the growing population.

## **SECTION 5: ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN**

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### **I. Future Land Use Element:**

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

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

**Comment:** The proposed density of the subject parcel will not exceed 4 units/acre as part of the overall Tolosa PD-R. The subject property is proposed to be part of a new overall PD-R with 160 units on 50.45 acres which results in a density of 3.2 units per acre, which is below the maximum permitted density of 4 dwelling units per acre. The development will consist of single family attached and detached dwelling units. Therefore, it is consistent with FLUE Policy 1.2.a.

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

**Comment:** Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations.



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

**Comment: All tree protection standards will be met**

*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.*

**Comment: Any future proposed development plan will conform to the City's Open Space standards.**

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

**Comment: Any future proposed development plan will conform to the City's Open Space standards and will include usable and functional open space.**

*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.*

**Comment: The proposed property does not include flood zone or wetlands or other significant natural features. The property does include some nice large trees which should be protected if at all possible in accordance with the City's tree regulation standards.**

*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.*

**Comment: No wetlands occur on the subject property, but wetlands adjacent to the south on the Tolosa PD-R property have been delineated in accordance with FLUE Policy 5.1.d.**

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

**Comment: An LOS Analysis of these systems is provided in a previous section of this report. The proposed development does not degrade the level of service of roadways, potable water, sanitary sewer, stormwater, solid**

**waste, public schools, or recreation below an acceptable level. Therefore, it is consistent with FLUE Policy 5.2.a.**

*Policy 7.1.a: The City shall require utility easements as part of the development review process.*

**Comment: Where required with future development, utility easements will be granted in accordance with FLUE Policy 7.1.a.**

*Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor.*

**Comment: The creek and wetland on the subject property will be protected from encroachment of development in compliance with the Land Development Regulations. Additionally, while the site is located near a historical cemetery and is the site of the old Newnansville Town Site, there are no historic resources located on the subject property as evidenced by the letter received on April 10, 2018 from Florida Department of State Division of Historic Resources. The site is not located near the San Felasco Conservation Corridor.**

*Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.*

**Comment: The proposed future development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.**

## **II. Transportation Element:**

*Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.*

**Comment:** There are no new collectors or arterial roadways planned as part of this amendment. SR 235, which is classified as a Major Collector has ample right-of-way for bicycle and pedestrian facilities. Therefore it is consistent with Transportation Policy 1.4.a.

*Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.*

**Comment:** The future development will include pedestrian paths that connect to lands outside of the development.

*Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:*

- 1. Through the extension of a public street from one project to another;*
- 2. Through the extension of a sidewalk from one project to another;*
- 3. Through the extension of a multi-purpose trail from one project to another.*

**Comment:** This property is planned to be part of a larger Planned Development and will contain a pedestrian crossing that will connect to the larger part of the PD-R to the south, as long as it can be installed with no impact to the wetland that it will have to cross. The future development will contain at least 2 additional connections to neighboring roadways / properties.

## **III. Community Facilities and Natural Groundwater Recharge Element:**

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

**Comment:** The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

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

- 1. A gravity water system exists within 100 ft. of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*
- 2. A gravity wastewater system exists with 500 ft. of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*
- 3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*

**Comment: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.**

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

**Comment: Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.**

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

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

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

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

**Comment:** The proposed future development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.

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

**Comment:** The proposed future development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.

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

**Comment:** The proposed future development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.

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

**Comment:** The stormwater management design calculations for the future development will document the stormwater system design for pre-development flow vs. post-development flow.

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

*1. Construction and maintenance of shallow, landscaped retention basins*



2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

**Comment:** The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c

#### **IV. Conservation and Open Space Element:**

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

**Comment:** Future development of the property will address open space locations and contiguity per Policy 1.2.j

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

**Comment:** Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.

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

**Comment:** An environmental assessment of the property including an inventory of listed species has been performed and is included as Attachment I.

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

| <b>Resource Addressed</b>                                             | <b>Required Buffer (feet)</b> |
|-----------------------------------------------------------------------|-------------------------------|
| Wetlands less than or equal to 0.5 acre that do not support federally | 50' average                   |

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

**Comment:** Wetlands do not exist on the subject property, however, this property is planned to be a part of a bigger PD-R development to be known as Tolosa. The PD-R property to the south of the subject property does contain wetlands. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

**OBJECTIVE 1.12: Water Resources**

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

**Comment:** Wetlands do not exist on the subject property, however, this property is planned to be a part of a bigger PD-R development to be known as Tolosa. The PD-R property to the south of the subject property does contain wetlands and will be protected per Community Facilities and Natural Groundwater Recharge Element Objective 1.12.

*Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.*

| <b>Resource Addressed</b>                                                                                                                                      | <b>Required Buffer (feet)</b>      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <i>Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.</i> | <i>50' average<br/>35' minimum</i> |
| <i>Surface waters greater than 0.5 acre that do not support the animal species described above.</i>                                                            | <i>75' average<br/>50' minimum</i> |
| <i>Areas where the animal species</i>                                                                                                                          |                                    |

| <b>Resource Addressed</b>                                                      | <b>Required Buffer (feet)</b>       |
|--------------------------------------------------------------------------------|-------------------------------------|
| <i>described above have been documented within 300 feet of a surface water</i> | <i>100' average<br/>75' minimum</i> |

**Comment:** The subject property does not contain surface waters.

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## **SECTION 6: CURRENT AERIAL MAP**

See **Attachment C** for Current Aerial Map.

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## **SECTION 7: PROPERTY OWNER LABELS**

See **Attachment D** for Property Owner Labels.

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## **SECTION 8: PUBLIC SCHOOL STUDENT GENERATION FORM**

The Future Land Use Map Designation is for Moderate Density Residential (MOD) which includes residential uses; therefore a Public School Student Generation Form is attached. See **Attachment E**

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## **SECTION 9: LEGAL DESCRIPTION WITH TAX PARCEL NUMBERS**

### **LEGAL DESCRIPTION**

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

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN S89°12'14"W  
ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1496.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN  
N00°06'04"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1343.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND  
THE POINT OF BEGINNING; THENCE CONTINUE N00°06'04"W, ALONG THE SAID WEST LINE, A DISTANCE OF 65.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 235 (100 FOOT RIGHT-OF-WAY);

THENCE RUN N89°25'36"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 621.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, RUN S00°21'14"E, A DISTANCE OF 67.55 FEET TO THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTHEAST 1/4; THENCE RUN S89°37'50"W, ALONG SAID NORTH LINE, A DISTANCE OF 621.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.948 ACRES, MORE OR LESS.

See **Attachment F** for a Sketch of Legal Description that also depicts the Tax Parcel Numbers.

#### **SECTION 10: PROOF OF OWNERSHIP**

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Copies of the property deeds are provided as proof of ownership. See **Attachment G**.

#### **SECTION 11: PROOF OF PAYMENT OF TAXES**

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Copies of tax payment are included. See **Attachment H**.

#### **SECTION 12: FEE**

---

The application fee of **\$4,925.00** has been submitted. (Check No. 103 from Aldevco, LLC)

**ATTACHMENT A:**  
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**



# City of Alachua Comprehensive Plan Amendment Application

## FOR PLANNING USE ONLY

Case #: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

Review Type: P&Z, CC

☐ **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: Tolosa Planned Development - Residential (PD-R)
2. Address of Subject Property: 13200 Block of State Road 235
3. Parcel ID Number(s): 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000
4. Existing Use of Property: Undeveloped
5. Existing Future Land Use Map Designation: Rural/Agricultural (Alachua County)
6. Proposed Future Land Use Map Designation: MOD (City of Alachua)
7. Acreage: 0.95 +/- acres

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): A.J. "Jay" Brown, Jr. P.E. Title: President  
Company (if applicable): JBrown Professional Group, Inc.  
Mailing address: 3530 NW 43rd Street  
City: Gainesville State: Florida ZIP: 32606  
Telephone: ( ) 352-375-8999 FAX: ( ) 352-375-0833 e-mail: jay.brown@jbprogrou.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Bentley Timber LLC  
Mailing Address: 16860 Silver Oak Circle  
City: Delray Beach State: Florida ZIP: 33445

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

### C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No  
If yes, list names of all parties involved: \_\_\_\_\_  
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;

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

Revised 9/1/2011



- (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.

*A.J. Brown, Jr.*  
Signature of Applicant

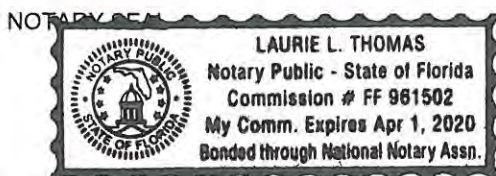
\_\_\_\_\_  
Signature of Co-applicant

A.J. "Jay" Brown, Jr., P.E.  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29th day of May, 2018 by Anthony J. Brown, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.



*Laurie L. Thomas*  
Signature of Notary Public, State of Florida

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

**ATTACHMENT B:**  
AUTHORIZED AGENT AFFIDAVIT



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: 13400 Block of W. State Rd. 235

Parcel ID Number(s): 03130-7-1, 03130-4-0, 03130-8-0, 03130-9-0, 03135-0-0

Acreage: 50.45

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David A. Fisher

Title: Manager

Company (if applicable): Bentley Timber, LLC

Mailing Address: 16860 Silver Oak Circle

City: Delray Beach

State: FL

ZIP: 33445

Telephone: (305) 785-1955

FAX: N/A

e-mail: davidafisher@outlook.com

### C. AUTHORIZED AGENT

Name: Anthony J. Brown Jr. (Jay)

Title: President

Company (if applicable): JBrown Professional Group

Mailing address: 3530 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: (352) 375-8999

FAX: (352) 375-0833

e-mail: jay.brown@jbprogroup.com

### D. REQUESTED ACTION:

Land Use Change Requests, Rezoning requests, Development Plan applications, Subdivision and Plat applications, and other related permit applications.

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

David A. Fisher  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

David A. Fisher, Manager

Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida

County of Palm Bch

The foregoing application is acknowledged before me this 26 day of April, 2016, by David A Fisher

\_\_\_\_\_, who is/are personally known to me, or who has/have produced FL Drivers License as identification.



[Signature]  
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

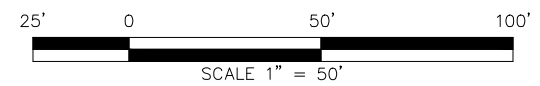
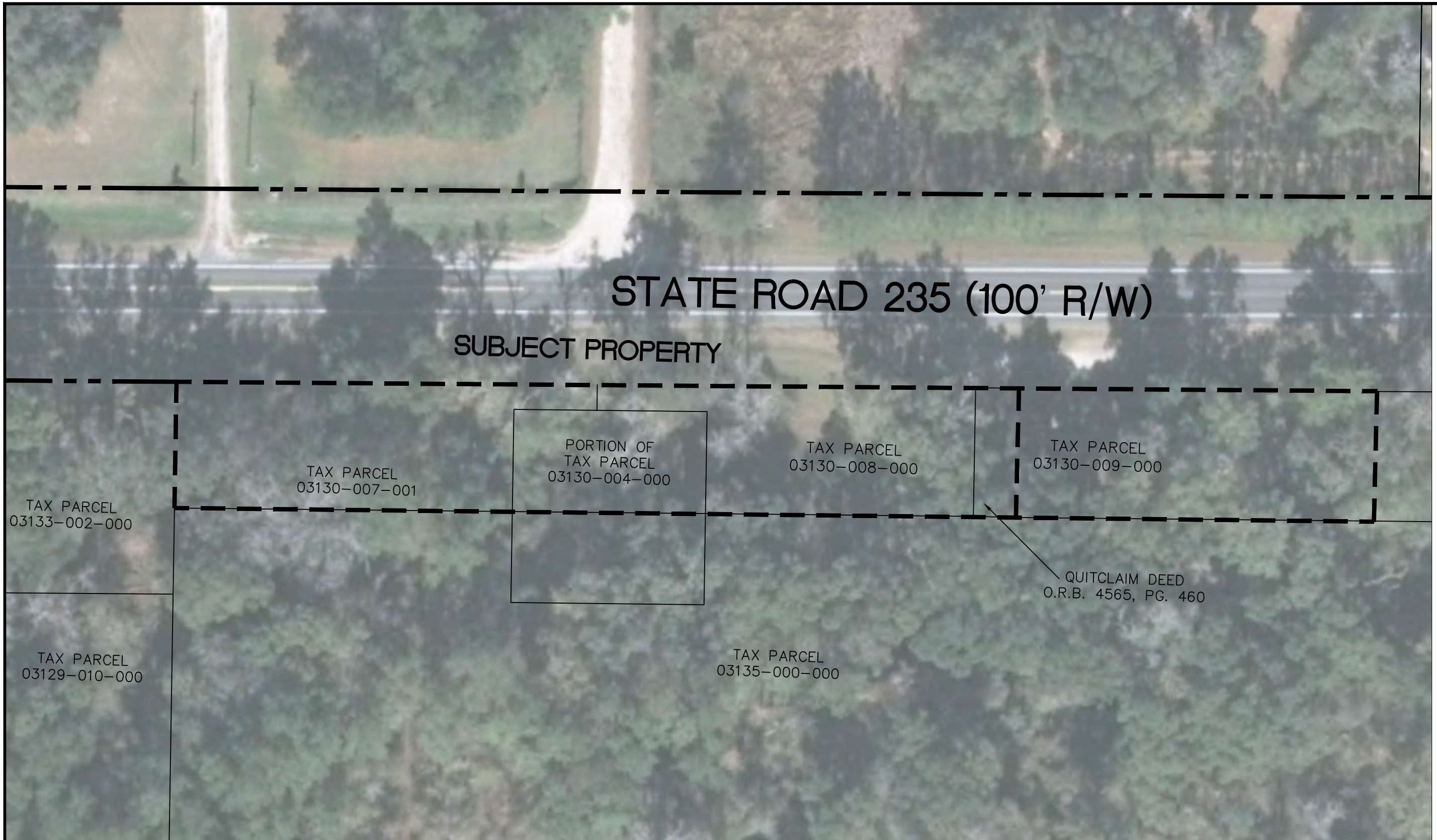
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

**ATTACHMENT C:**  
CURRENT AERIAL MAP



Oct 30, 2017 - 09:51:33 - Roy - J: \379-17-01 Alachua Creek PD\Production\Civil\ - AERIAL 11x17 for Annex.dwg



3630 NW 43rd Street • Gainesville, Florida 32606  
PHONE: (352) 375-8999 • FAX: (352) 375-0833  
E-MAIL: [contact@jbgroup.com](mailto:contact@jbgroup.com)  
Fla. Board of Professional Engineers CA No. 30495

PROJECT NO.  
379-17-01  
  
PROJECT MGR.  
AJB

DATE:  
OCT 2017  
  
DRAWN BY:  
RET

OWNER:  
BENTLEY TIMBER, LLC.

AERIAL MAP  
SUBJECT PROPERTY

ATTACHMENT C

**ATTACHMENT D:**  
PROPERTY OWNER LABELS



03130-009-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03130-010-000  
DASA & PATEL  
12503 W STATE ROAD 235  
ALACHUA, FL 32615

03130-009-001  
TAMBURINO, DOMINIC & RELO...  
10101 SW 222ND ST  
MIAMI, FL 33190-1566

03133-002-001  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32615

03130-004-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03133-002-000  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32615

03135-000-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03130-008-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03130-003-000  
NCWT LLC  
14260 W NEWBERRY RD #200  
Newberry, FL 32669

03130-008-002  
SHETH VISVAMBHAR  
PO BOX 2668  
ALACHUA, FL 32616

03130-007-001  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03133-000-000  
SCHOOL BD OF ALACHUA CTY  
620 E UNIV AVE MEBANE MIDD...  
GAINESVILLE, FL 32601

03129-010-000  
FRAZIER RAYLAN LIFE ESTATE  
NELLIE HUNT  
PO BOX 52  
ALACHUA, FL 32616-0052

03130-011-000  
RODRIGUEZ FERNANDO & NAN...  
13310 W STATE RD 235  
ALACHUA, FL 32615

03130-007-000  
DORITY WINSTON L & ANGELA  
13508 W STATE ROAD 235  
ALACHUA, FL 32615-6157

Antoinette Endelicato  
5562 NW 93<sup>rd</sup> Ave  
Gainesville FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
9210 NW 59<sup>th</sup> St  
Alachua, FL 32653

Richard Gorman  
5716 NW 93<sup>rd</sup> Ave  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

TCMOA  
President  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
Assistant Director Planning  
PO Box 115050  
Gainesville, FL 32611

FL Dept of Environmental Protection  
Craig Parenteau  
4801 Camp Ranch Road  
Gainesville, FL 32641

Jeannette Hinsdale  
PO Box 1156  
Alachua, FL 32616

Lynn Coullias  
7406 NW 126<sup>th</sup> Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Ave  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Michele L. Lieberman  
Interim County Manager  
12 SE 1<sup>st</sup> St  
Gainesville, FL 32601

**ATTACHMENT E:**  
**PUBLIC SCHOOL STUDENT GENERATION FORM**



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): A.J. "Jay" Brown, Jr. P.E. Title: President

Company (if applicable): JBrown Professional Group Inc.

Mailing address: 3530 NW 43rd Street

City: Gainesville State: Florida ZIP: 32606

Telephone: 352-375-8999 X102 FAX: 352-375-0833 e-mail: jay.brown@jbprogroup.com

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

Name of Owner (title holder): Bentley Timber LLC

Mailing Address: 16860 Silver Oak Circle

City: Delray Beach State: Florida ZIP: 33445

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

### B. PROJECT

1. Project Name: Tolosa Planned Development - Residential (PD-R)

2. Address of Subject Property: 13200 Block of State Road 235

3. Parcel ID Number(s): 03130-007-001, a portion of 03130-004-000, 03130-008-000, 03130-009-000

4. Section 11 Township 8 Range 18 Grant \_\_\_\_\_ Acreage: 0.95 +/- acres

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Rural/Agricultural

7. Zoning Designation: Agriculture (A)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 4

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

#### **Preliminary Development Order**

☒ Comprehensive Plan Amendment

☐ Large Scale

☒ Small Scale

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

☐ Revised

#### **Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

Elementary: Alachua Elementary School

Middle: Mebane Middle School

High: Santa Fe High School

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

Revised April 30, 2014



**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 | 4 | units | x | 0.15 | Elementary School Multiplier* | 1 | Student Stations** |
| Middle School     | 4 | units | x | 0.07 | Middle School Multiplier*     | 0 | Student Stations** |
| High School       | 4 | units | x | 0.09 | High School Multiplier*       | 0 | 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](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

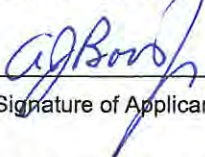
\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

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

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

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

  
 \_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

A.J. "Jay" Brown, Jr., P.E.  
 \_\_\_\_\_  
 Typed or printed name and title of applicant

\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of May, 2018 by A. J. Brown Jr.

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



  
 \_\_\_\_\_  
 Signature of Notary Public, State of Florida

Don't forget to contact the Planning and Community Development Department  
 PO Box 9 • Alachua, FL 32616 • (386) 418-6121

## Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

**Elementary SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

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:** \_\_\_\_\_



**ATTACHMENT F:**  
LEGAL DESCRIPTION

SKETCH OF LEGAL DESCRIPTION  
IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION - SUBJECT PROPERTY (BY THIS FIRM)

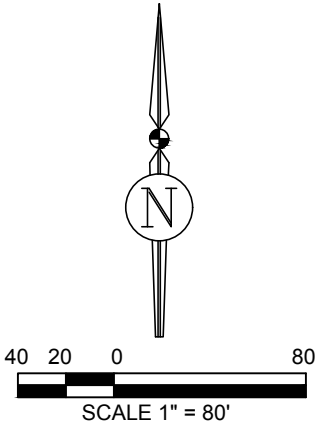
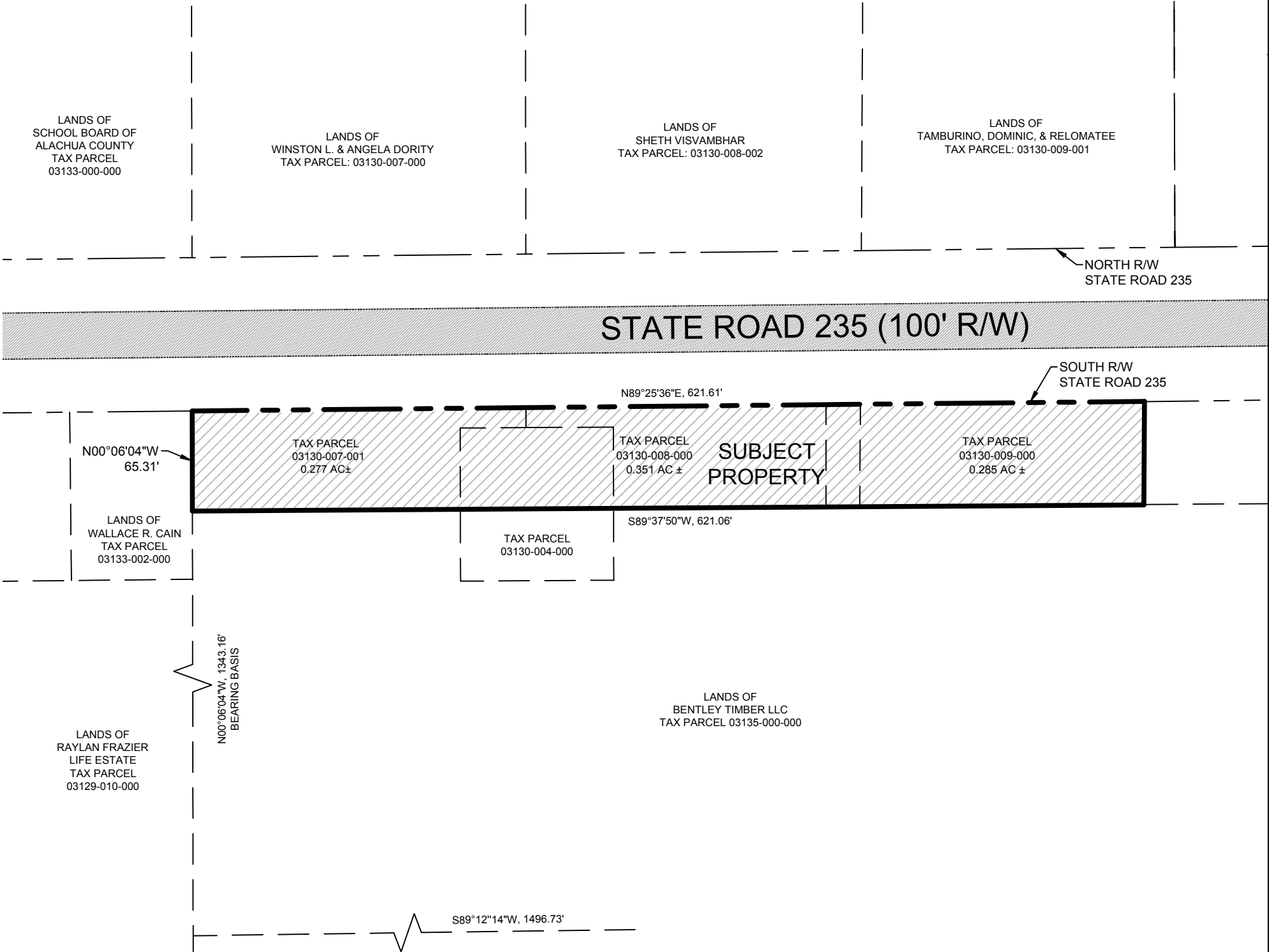
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN S89°12'14"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1496.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN N00°06'04"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1343.16 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°06'04"W, ALONG THE SAID WEST LINE, A DISTANCE OF 65.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 235 (100 FOOT RIGHT-OF-WAY); THENCE RUN N89°25'36"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 621.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, RUN S00°21'14"E, A DISTANCE OF 67.55 FEET TO THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTHEAST 1/4; THENCE RUN S89°37'50"W, ALONG SAID NORTH LINE, A DISTANCE OF 621.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.948 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST AS RECORDED IN BOOK 4427, PAGE 373, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
- ADDITIONAL ENCUMBRANCES MAY AFFECT THIS PARCEL THAT DO NOT APPEAR ON THIS SURVEY MAP.
- PORTION OF TAX PARCEL 03130-007-000 SOUTH OF STATE ROAD 235 RECORDED IN O.R.B. 4564, PG. 462 IN THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA..



SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

ABBREVIATIONS

- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY

Prepared By:  
**JBrown**  
Professional Group Inc  
CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
3530 NW 43rd Street • Gainesville, Florida 32606  
PHONE: (352) 375-8999 • FAX: (352) 375-0833  
E-MAIL: contact@jbprogroup.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4948  
Certificate of Authorization No. LB8031  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

CHARLES D. SAPP, PLS  
Florida Certification Number 4948

CERTIFIED TO:  
1. BENTLEY TIMBER, LLC

SKETCH OF  
LEGAL DESCRIPTION

Scale: 1"=80'  
Drawn By: J.Bonner  
Document Name: 379-17-01-SL1  
Document Date: 01/03/2018  
Sheet: 1 of 1

**ATTACHMENT G:**  
**PROOF OF OWNERSHIP**

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

Doc Stamp-Deed: \$28.00  


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

Warranty Deed

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

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

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

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

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

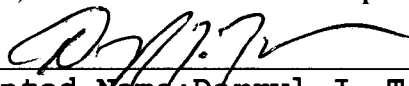
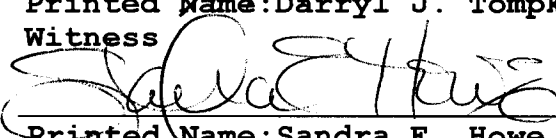
SUBJECT TO THE FOLLOWING:

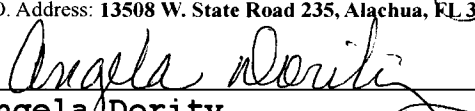
- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the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

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

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

Signed, sealed and delivered in our presence:

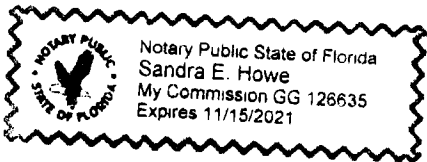
  
Printed Name: Darryl J. Tompkins  
Witness  
  
Printed Name: Sandra E. Howe  
Witness

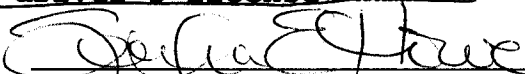
  
Winston L. Dority (Seal)  
P.O. Address: 13508 W. State Road 235, Alachua, FL 32615  
  
Angela Dority (Seal)  
P.O. Address: 13508 W. State Road 235, Alachua, FL 32615

STATE OF FLORIDA  
COUNTY OF ALACHUA

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

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



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

## EXHIBIT "A"

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

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

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





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

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

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

Ashley Zuman  
Witness #1 Signature

Ashley Rebarck  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

MARC WHITE  
Witness #2 Printed Name

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

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

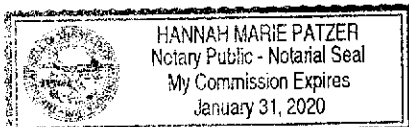
**ITS: Managing Member**

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

**STATE OF MINNESOTA  
COUNTY OF HENNEPIN**

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

SEAL



My Commission Expires:

1/31/2020

[Signature]  
Notary Signature  
Hannah Marie Patzer  
Printed Notary Signature

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

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

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

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

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

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



Parcel ID Number: **03130-009-000**

## Special Warranty Deed

This Indenture, Made this 24<sup>th</sup> day of February, 2017 A.D., Between

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

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

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

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

**SEE EXHIBIT "A" ATTACHED HERETO**

### **SUBJECT TO THE FOLLOWING:**

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

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

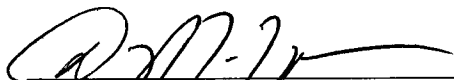
**Together** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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

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

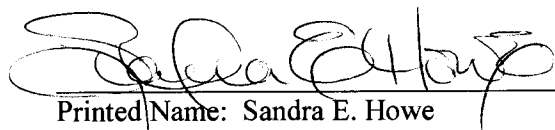
Signed, sealed and delivered in our presence:



Printed Name: Darryl J. Tompkins



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



Printed Name: Sandra E. Howe

STATE OF FLORIDA  
COUNTY OF ALACHUA

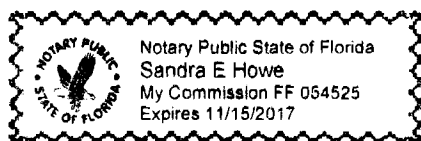
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of February, 2017, by Robert F. Crane, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who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



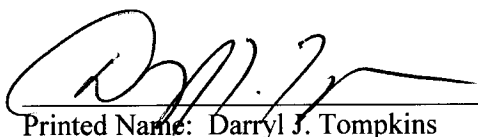
Printed Name: Sandra E. Howe

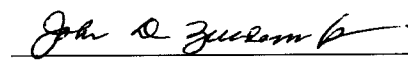
Notary Public

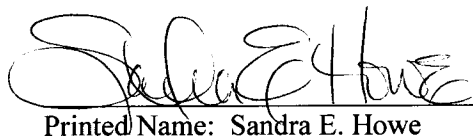
My Commission Expires: 11/15/2017





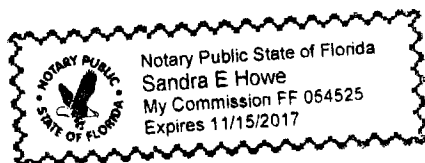
  
 Printed Name: Darryl J. Tompkins

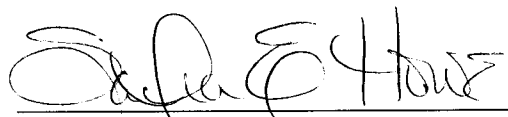
  
 John D. Zuidema, Jr., Individually and as Successor  
 Co-Trustee

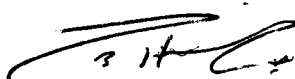
  
 Printed Name: Sandra E. Howe

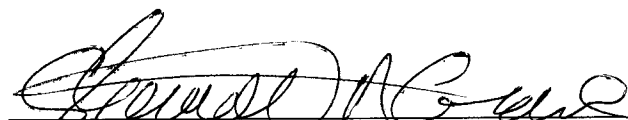
STATE OF FLORIDA  
 COUNTY OF ALACHUA

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



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

  
 Printed Name: Leo B. Huckabee IV

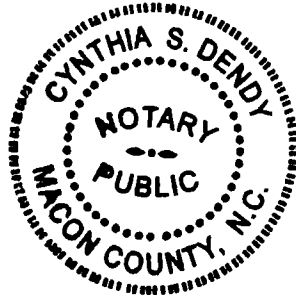
  
 Stewart R. Crane, Individually and as Successor  
 Co-Trustee

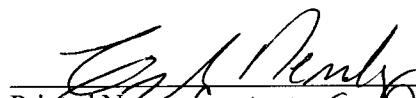
  
 Printed Name: Amy Ramey

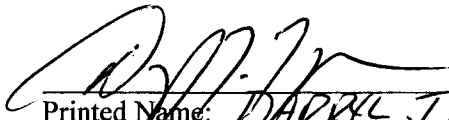
STATE OF NORTH CAROLINA

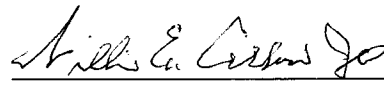
COUNTY OF Macon

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



  
 Printed Name: Cynthia S. Dendy  
 Notary Public  
 My Commission Expires: 12/9/21

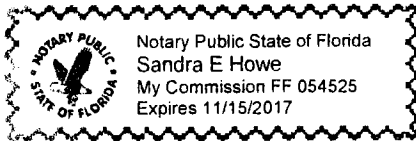
  
 Printed Name: DARRYL J. TOMPKINS

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

  
 Printed Name: Sandra E. Howe

STATE OF FLORIDA  
 COUNTY OF ALACHUA

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



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

## EXHIBIT "A"

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

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

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

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

Doc Stamp-Deed: \$7.00  


Parcel ID Number:

Quitclaim Deed

This Quitclaim Deed, Made this 15th day of December, 2017 A.D., Between Ernest F. Dority, a married man of the County of Alachua, State of Florida, grantor, and Bentley Timber, LLC, a Florida limited liability company whose address is: 16860 Silver Oak Circle, Delray Beach, FL 33445

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

SUBJECT TO THE FOLLOWING:

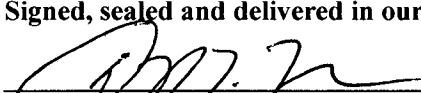
- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the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

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

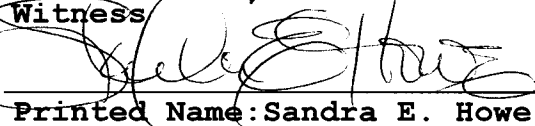
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

  
Printed Name: Darryl J. Tompkins  
Witness

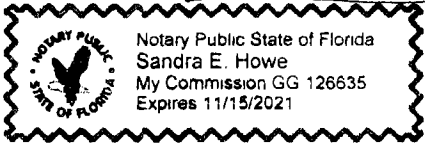
  
Ernest F. Dority (Seal)  
P.O. Address: 13510 NE 136th Place, Waldo, FL 32694

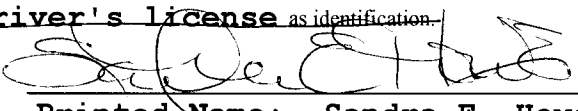
  
Printed Name: Sandra E. Howe  
Witness

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by Ernest F. Dority, a married man

who is personally known to me or who has produced his Florida driver's license as identification.



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

## EXHIBIT "A"

That portion of the property described in Official Records Book 948, Page 504 of the Public Records of Alachua County, Florida and described below lying Southerly of State Road 235:

PARCEL ONE: The NE 1/4 of the SW 1/4 of Section 11, Township 8 South, Range 18 East; Commence 217.89 feet East of the SW corner of said parcel and run Easterly along the Southern boundary thereof 217.89 feet, thence North parallel to the West boundary to the North line of said parcel, thence Westerly along the North boundary 223.36 feet, thence South along the West boundary to the Point of Beginning, all lying and being in Alachua County, Florida.



**ATTACHMENT H:**  
**PROOF OF TAXES**

03130-004-000  
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03130 004 000 Parcel details Latest bill Full bill history

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2017 | 2016 | 2015 | 2014 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$125.38  
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445  
Situs : Unassigned Location RE

Account number : 03130 004 000  
Alternate Key : 1011905  
Millage code : 0300  
Millage rate : 21.4820

Assessed value : 2,200  
School assessed value : 2,200  
Unimproved land value : 2,200

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$47.26  
Non-ad valorem : \$83.34  
Total Discountable : 130.60  
No Discount NA VA: 0.00  
Total tax :

Legal description

COM SW COR OF NE1/4 OF SW1/4 RUN E 174.89 FT POB N 53 FT E 100 FT S 100 FT W 100 FT N 47 FT TO POB OR 413/317 ALSO  
SEE SURVEY BY W D PARRISH DATED 1-16-78 OR 4427/0373  
Location

Book, page, item : 4427-0373-  
Geo number : 11-08-18-03130004000  
Range: 18  
Township : 08  
Section : 11  
Neighborhood : 233200.00  
Use code : 00000  
Total acres : 0.220



03130-007-000  
TAXES PAID



2017 Roll Details — Real Estate Account At 13508 W STATE RD 235

Print this page

Real Estate Account #03130 007 000

Parcel details

Latest bill

Full bill history

2017

2016

2015

2014

...

2002

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2017-11-29 \$1,111.94

Receipt # 17-0040365

Owner: DORITY WINSTON L & ANGELA

13508 W STATE ROAD 235

ALACHUA, FL 32615-6157

Situs: 13508 W STATE RD 235

Account number : 03130 007 000

Alternate Key : 1011908

Millage code : 0300

Millage rate : 21.4820

Escrow company : NATIONSTAR MORTGAGE LLC (CL-0010578)

3001 HACKBERRY RD

IRVING, TX 75063

Assessed value : 80,440

School assessed value : 80,440

Unimproved land value : 27,100

Exemptions

HOMESTEAD: 25,000

HOMESTEAD ADD'L 25K: 25,000

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$844.54

Non-ad valorem : \$313.73

Total Discountable : 1158.27

No Discount NA VA: 0.00

Total tax :

Legal description

COM SW COR NE1/4 OF SW1/4 POB E 217.89 FT N PAR TO W LINE NE1/4 OF SW1/4 TO N LINE NE1/4 OF SW1/4 W 223.36 FT TO NW - COR OF SAID 1/4 S ALONG W LINE NE1/4 OF SW1/4 TO POB LESS R/W SR-235 LESS LOT 100 X 100 TO JOHNSON PER OR 413/317 LESS - THE E 1654 FT OR 1083/693 & OR 1129/382 & OR 3190/0311

Location

Book, page, item : 3190-311-

Geo number : 11-08-18-03130007000

Range: 18

Township : 08

Section : 11

Neighborhood : 233200.00

Use code : 00100

Total acres : 5.900

VISA

MasterCard

AMERICAN EXPRESS Cards

DISCOVER NETWORK

e-check

03130-008-000  
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03130 008 000

Parcel details

Latest bill

Full bill history

Print this page

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2017 | 2016 | 2015 | 2014 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$135.69  
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445  
Situs : Unassigned Location RE

Account number : 03130 008 000  
Alternate Key : 1011909  
Millage code : 0300  
Millage rate : 21.4820  
  
Assessed value : 2,700  
School assessed value : 2,700  
Unimproved land value : 2,700

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$58.00  
Non-ad valorem : \$83.34  
Total Discountable : 141.34  
No Discount NA VA: 0.00  
Total tax :

Legal description  
COM SW COR OF NE1/4 OF SW1/4 E 413.9 FT POB N 66.13 FT W 195.74 FT SLY 15 FT M/L ELY 57 FT M/L SLY 53 FT M/L E 137 FT  
M/L TO POB OR 4427/0373  
Location  
  
Book, page, item : 4427-0373-  
Geo number : 11-08-18-03130008000  
Range: 18  
Township : 08  
Section : 11  
Neighborhood : 233200.00  
Use code : 00000  
Total acres : 0.000



03130-009-000  
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03130 009 000 Parcel details Latest bill Full bill history

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2017 | 2016 | 2015 | 2014 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$137.75  
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445  
Situs : Unassigned Location RE

Account number : 03130 009 000  
Alternate Key : 1011912  
Millage code : 0300  
Millage rate : 21.4820

Assessed value : 2,800  
School assessed value : 2,800  
Unimproved land value : 2,800

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$60.15  
Non-ad valorem : \$83.34  
Total Discountable : 143.49  
No Discount NA VA: 0.00  
Total tax :

Legal description

COM SW COR NE1/4 OF SW1/4 E 435.78 FT POB N 66.86 TO S R/W SR 235 ELY ALG R/W 185 FT M/L S 67 FT SW 185.46 FT POB OR  
4497/1749  
Location

Book, page, item : 4497-1748-  
Geo number : 11-08-18-03130009000  
Range : 18  
Township : 08  
Section : 11  
Neighborhood : 233200.00  
Use code : 00000  
Total acres : 0.000



**ATTACHMENT I:**  
**ENVIRONMENTAL ASSESSMENT & LISTED SPECIES**  
**REPORT**



# **TOLOSA PD**

## **Environmental Assessment and Listed Species Survey**

**Alachua County Parcel Number:  
03135-000-000**

**December 2018 - *revision***

**Prepared for:**

J Brown Professional Group

**Prepared by:**



## CONTENTS

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## FIGURES

**Figure 1: Site Location**

**Figure 2: USGS 24k Topoquad**

**Figure 3: NRCS Soils**

**Figure 4: FLUCFCS**

## APPENDICES

**Appendix A: FNAI Biodiversity Matrix Query**

## **PROJECT OVERVIEW**

Verde Environmental Co. (Verde) was retained by J. Brown Professional Group to complete an environmental assessment and listed species survey of the Tolosa PD property (Alachua County Parcel No. 03135-000-000). The parcel is an undeveloped 50.45-acre (more or less) tract of land located along State Road 235 in the City of Alachua, Alachua County, Florida. This assessment documents the natural communities and the presence of, or potential for, listed wildlife or plant species within the Tolosa PD property in fulfillment of the City of Alachua's land development ordinances, Specifically Sub Part B, Sections 2.4.3, 3.6.2, 3.6.3, and 6.9. Listed species include wildlife and plant species listed as Endangered, Threatened, or Species of Special Concern listed in rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C., and in 50 Code of Federal Regulations 17.12. The condition of onsite habitat and potential wildlife use was evaluated by conducting field site visits and reviewing pertinent databases maintained by the Florida Natural Areas Inventory (FNAI), Alachua County, the Suwannee River Water Management District (SRWMD), and the Florida Fish and Wildlife Conservation Commission (FWC) for land cover, listed species habitat, anticipated wildlife utilization and documented occurrences of rare species or community types on or adjacent to the property.

## **PROJECT LOCATION**

The Tolosa PD property is located immediately south of State Road 235 (SR 235), approximately one mile north-northeast of the intersection of SR 235 and US Highway 441 in Alachua, Florida (Figure 1). The subject parcel is more specifically located between SR 236 to the north, 158<sup>th</sup> Street to the south, a powerline easement (including a portion of the Northwest 135<sup>th</sup> Terrace Right-of-Way) to the west, and Hipp Way to the east. The surrounding landscape consists almost entirely of residential land uses. The Tolosa PD property is currently managed for timber production.

## **METHODOLOGY**

A Verde scientist visited the site on October 17, 2017, January 31, 2018 and July 2, 2018. During these site visits, the property was thoroughly traversed on foot. The condition of onsite habitats, existing community structure, and direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of listed species and the extent of potential habitats were recorded. Verde scientists evaluated onsite vegetative communities in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999). A site specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix A). The results of the query were reviewed to determine the potential for listed species on and around the Tolosa PD property.

## **RESULTS AND DISCUSSION**

### **Landscape and Hydrology**

The Tolosa PD property primarily slopes down from east to west with elevations ranging from approximately 145 to 90 ft-NAVD. The high point of the site is located near the eastern boundary. From here, the topography slopes down to the south, east, and northeast (Figure 2). An unnamed ephemeral creek bisects the northwest corner of the property. This creek originates offsite to the north and flows onto the property via a culvert located under SR 235. The creek then flows west-southwest toward an offsite wetland located on the adjacent parcel to the west. The lower lying

areas within and adjacent to the creek support a hardwood swamp community. Except for runoff from SR 235 and creek flow through the associated culvert, onsite hydrologic conditions are largely associated with direct rainfall. There are no Special Flood Hazard Areas mapped within the Tolosa PD property.

## **Soils**

The Natural Resources Conservation Service (NRCS) has mapped eleven soil types within the subject parcel (Figure 3). All onsite soils are characterized as sand or fine sand. The soil drainage classes range from well drained (Arredondo, Fort Meade, Kendrick, and Gainesville) to very poorly drained (Pomona). Very little to no change in habitat type was observed between soil types, although the creek and associated wetlands were mostly associated with the Pomona fine sand.

## **Land Use and Natural Communities**

Verde scientists classified/verified three different land cover types within the Tolosa PD property (Figure 4). These three land cover classifications include upland conifer forest (4100), upland hardwood conifer mixed (4340), and stream and lake swamp/bottomland (6150). Adjacent offsite land use/cover also includes various residential land uses (FLUCFCS 1110, 1130, and 1230) in addition to the three types found onsite. The habitats observed onsite are common within the landscape surrounding the property, and their condition and species composition is as expected for forested habitats near residential land uses. Each onsite community is discussed in more detail below.

### *Upland Conifer Forest (FLUCFCS 4100)*

This habitat occupies areas of higher elevation within the center and east portions of the Tolosa PD property and represents more than half of the entire project area. Historically, this habitat was managed as improved pasture, but active management ceased in the mid-1990s and a forest community began to naturally establish itself. Prior to recent tree harvesting work, this community was characterized by a closed canopy and relatively open understory. The canopy was dominated by loblolly pine (*Pinus taeda*). Co-dominant canopy species included laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), and camphor tree (*Cinnamomum camphora*). The sparsely vegetated understory and groundcover strata were dominated by common persimmon (*Diospyros virginiana*), green briar (*Smilax* sp.), woods grass (*Oplismenus setarius*), sedges (*Carex* sp.), wood sorrel (*Oxalis corniculata*), beggar tick (*Bidens alba*), coral ardisia (*Ardisia crenata*), goldenrod (*Solidago* sp.), American beauty berry (*Callicarpa americana*), blackberry (*Rubus* sp.), grapevine (*Vitis* sp.), and various canopy tree saplings and seedlings. Most of the canopy trees were harvested after the October 2017 site visit and before January 31, 2018. A scattering of canopy trees remains, but the area is now dominated by moderately dense understory and groundcover strata comprised of tree saplings, American beauty berry, green briar, blackberry, goldenrod, Florida betony (*Stachys floridana*), beggar tick, coral ardisia, sedges, wood sorrel, and grapevine.

The upland conifer forest provides fair value to local wildlife. Although the forest was not intensively managed compared to a typical pine plantation, the age/size structure of the canopy trees was similar to an even-aged plantation and the forest generally lacked large canopy trees preferred for nesting. The sparse understory and groundcover strata provided minimal cover and foraging value, although there was a fair amount of mast for browsing wildlife. While the habitat

does now provide additional cover and forage value following the recent harvest, it still lacks large canopy trees.

#### Upland Hardwood Forest (FLUCFCS 4340)

The upland hardwood forest is found at slightly lower elevations around the property's perimeter. Like the conifer forest community described above, this habitat is also characterized by a closed canopy and relatively open understory. The canopy is dominated by a mixture of laurel oak, live oak, hickory, black cherry, sweetgum, southern magnolia (*Magnolia grandiflora*), chinaberry (*Melia azedarach*), and camphor tree. The understory and groundcover is dominated by coral ardisia, Florida betony, green briar, common persimmon, wood sorrel, woods grass, partridge berry (*Mitchella repens*), American pokeweed (*Phytolacca americana*), American beauty berry, and various tree saplings. The upland hardwood forest provides fair or moderate value to local wildlife. The canopy does include a mix of larger trees suitable for nesting, but the understory and groundcover strata provide minimal cover and foraging value do to an increased abundance of non-native and invasive species.

#### Stream and Lake Swamp/Bottomland (FLUCFCS 6150)

This habitat is a narrow feature associated with the ephemeral creek that bisects the northwest corner of the property. The upper half of the creek consists of a sinuous channel with steep banks and a narrow riparian wetland habitat along the creek's edge. The creek and wetland widen as one moves downstream eventually developing multiple flow channels within a broader bottomland forest near the western property boundary. This creek and wetland habitat is dominated by sweetgum, sugarberry (*Celtis laevigates*), red maple (*Acer rubrum*), southern magnolia, laurel oak, pignut hickory, Carolina ash (*Fraxinus caroliniana*), Chinaberry, coral ardisia, trumpet creeper (*Campsis radicans*), Walter's viburnum (*Viburnum obovatum*), green briar, woods grass, wood sorrel, smooth beggar tick (*Bidens laevis*), maiden fern (*Thelypteris* sp.), American pokeweed, sedges, and goldenrod. The upper reaches of the stream and bottomland habitat provide similar habitat value as the upland hardwood forest discussed above. The lower third of this wetland (after the habitat widens) provides higher nesting, foraging, and cover value sufficient for most local wildlife species do to an increase in small openings in the canopy capable of supporting a denser groundcover stratum. However, even here, the value is less than optimal due to an abundance of invasive species.

### **Wildlife Utilization**

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), pileated woodpecker (*Dryocopus pileatus*), eastern gray squirrel (*Sciurus carolinensis*), and nine-banded armadillo (*Dasypus novemcinctus*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), cottonmouth (*Agkistrodon piscivorus*), black racer (*Coluber constrictor*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

### **Listed Plant Species and Their Habitats**

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified five State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), many-flowered grass-pink (*Calopogon multiflorus*), Florida spiny-pod (*Matelea floridana*), Florida mountain-mint

(*Pycnanthemum floridanum*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as “potentially occurring” if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Tolosa PD property is located within the accepted range of these five listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these five species are discussed in more detail below.

*Incised Groove-Bur (Threatened: State)*

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. Occasionally, these forest openings can develop because of natural canopy tree mortality or windfall if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to lack of habitat and absence of periodic fires.

*Many-Flowered Grass-Pink (Threatened: State)*

The Tolosa PD property does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. Flatwoods habitats are typically characterized as a pyrogenic community with an open canopy, sparse understory and dense groundcover stratum. This habitat type is lacking on the Tolosa PD property and the upland conifer forest described above is not suitable habitat for the many-flowered grass-pink.

*Florida Spiny-Pod (Endangered: State)*

This species can potentially be found within a variety of habitats ranging from mesic hammock to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. However, it is unlikely that the Florida spiny-pod would be found onsite. The Florida spiny-pod would not be found within improved pasture, which much of the site was managed as prior to the 1990s, thus the species would not be expected to be found in the existing seed bank. Furthermore, the forest communities that have developed following the cessation of ranching is too young to have developed into an uneven age forest that would provide a mix of canopy trees and scattered forest openings.

*Florida Mountain-Mint (Threatened: State)*

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally associated within floodplains or stream banks, where openings in the canopy support a dense groundcover stratum. Potential habitat for this species does exist in the lower third of the onsite wetland (FLUCFCS 6150), where the ephemeral creek and associated wetland widens. However, it is unlikely that the Florida mountain-mint would be found on the Tolosa PD property due to the increased prevalence of invasive plant species. The wetland canopy openings observed in the field supported a groundcover stratum dominated by coral ardisia.



### Silver Buckthorn (Endangered: State)

The Tolosa PD property does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No sink holes were observed on the Tolosa PD property.

### **Listed Wildlife Species and Their Habitats**

No listed animal species were observed during this environmental assessment. The FNAI Biodiversity Matrix Query returned one listed species, The Eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), gopher tortoise (*Gopherus polyphemus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida sandhill crane (*Grus canadensis pratensis*), gopher frog (*Rana capito*), Florida mouse (*Peromyscus floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area.

These species returned by the FNAI Biodiversity Matrix Query would not likely utilize the property to any significant extent due to current property management, the property's proximity to residential land uses, and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

### Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. Although the species commonly feeds in wetlands during summer months, indigo snakes require burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property's habitats.

### Florida Burrowing Owl (Species of Special Concern: State)

Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. Burrowing owls are also often found in ruderal habitats (e.g. pastures, airports, vacant fields, and road right-of-ways) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. The forested upland habitats found onsite are not conducive to supporting burrowing owl populations.

### Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tolosa PD property; thus, it is unlikely that short-tailed snakes would be found onsite.

### Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Tortoises prefer dry, well drained habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. Although the recently harvested

upland forests currently lack a closed canopy, there is minimal tortoise habitat adjacent to the Tolosa PD property and it is unlikely that tortoises would migrate onsite.

*Florida Sandhill Crane (Threatened: State)*

The Tolosa PD property does not provide suitable habitat for the Florida sandhill crane. This species nests and forages within wet prairies, shallow freshwater marshes, wet pasturelands or other open wetland habitat, often foraging within the transitional zones between deep marshes and adjacent dry prairies and pastures. The Florida sandhill crane avoids forested habitats and would not be found onsite.

*Gopher Frog (Species of Special Concern: State)*

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Furthermore, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands.

*Florida Mouse (Species of Special Concern: State)*

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite.

*Florida Pine Snake (Species of Special Concern: State)*

Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tolosa PD property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.

*Sherman's Fox Squirrel (Species of Special Concern: State)*

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. The species is also commonly observed along the edges of mature forests bordering open pastures. It is unlikely that fox squirrels will reside on the property due to the lack of a mature forest community and appropriate fire regime or other adjacent, open habitats.

## **CONCLUSION AND CONSIDERATIONS**

In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Furthermore, none of the property is mapped as a special flood hazard zone or a high natural groundwater recharge area. The only environmentally sensitive land or feature found on the Tolosa PD property is the ephemeral creek and associated wetlands (Figure 4: FLUCFCS 6150).

The development plans dated November 2018 avoid impacts to the creek and wetland feature. No construction is proposed within the wetland and the associated 75-foot upland buffer. The plans do show a pedestrian trail (labeled on the drawing(s) as "Proposed 8' Neighborhood Trail"). This pedestrian trail does traverse a minor portion of the 75-foot upland buffer, but at no point does it come any closer than 60 feet from the wetland boundary. Trails of this nature, whether created

using pervious or impervious material, have no or de minimus effect on natural communities and associated wildlife habitat. As such, they are most often exempt from permitting or allowed under general permits designed to fast tract the permitting process, provided certain design guidelines are followed. In the future, this trail system may be modified to include a pedestrian crossing over the wetland, connecting the development areas north and south of the creek. The location and design of this future crossing, if built, will be selected as to minimize any impact to the wetland habitat and to maintain a de minimus effect on wetland hydrology, vegetation and wildlife utilization.

# **FIGURES**

## **TOLOSA PD**

### **Environmental Assessment and Listed Species Survey**

**Alachua County Parcel Number:  
03135-000-000**

**December 2018 - *revision***

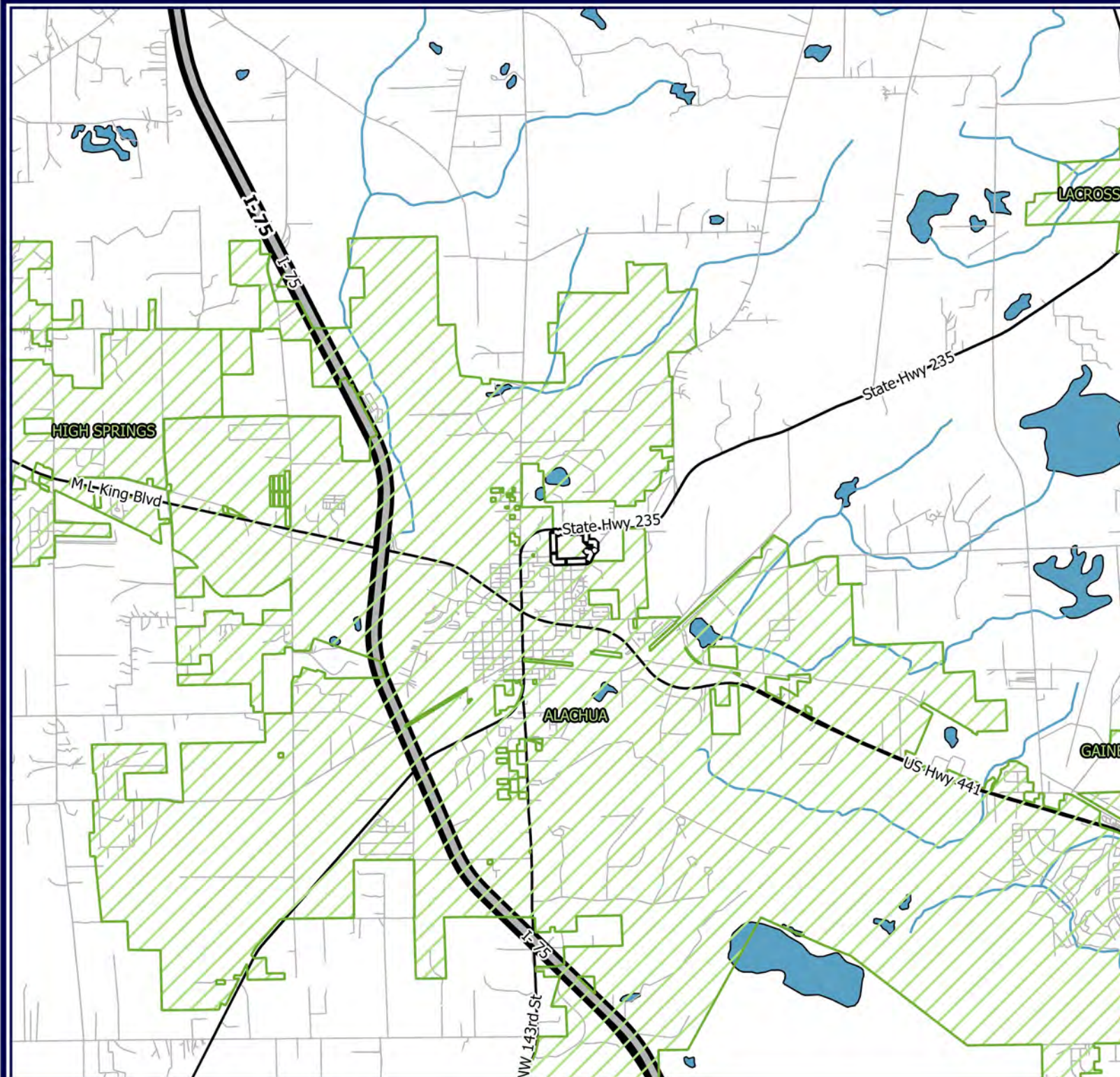
**FIGURE 1: SITE LOCATION**  
**TOLOSA PD**  
**SR 235, ALACHUA, FL**  
**ALACHUA COUNTY PARCEL:**  
**03135-000-000**



**LEGEND**

**PARCEL BOUNDARY**

-  CITIES
-  INTERSTATES
-  HIGHWAYS
-  STREETS
-  STREAMS
-  WATER BODIES



DATA SOURCES: ALACHUA COUNTY, SRWMD, U.S.G.S./NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.



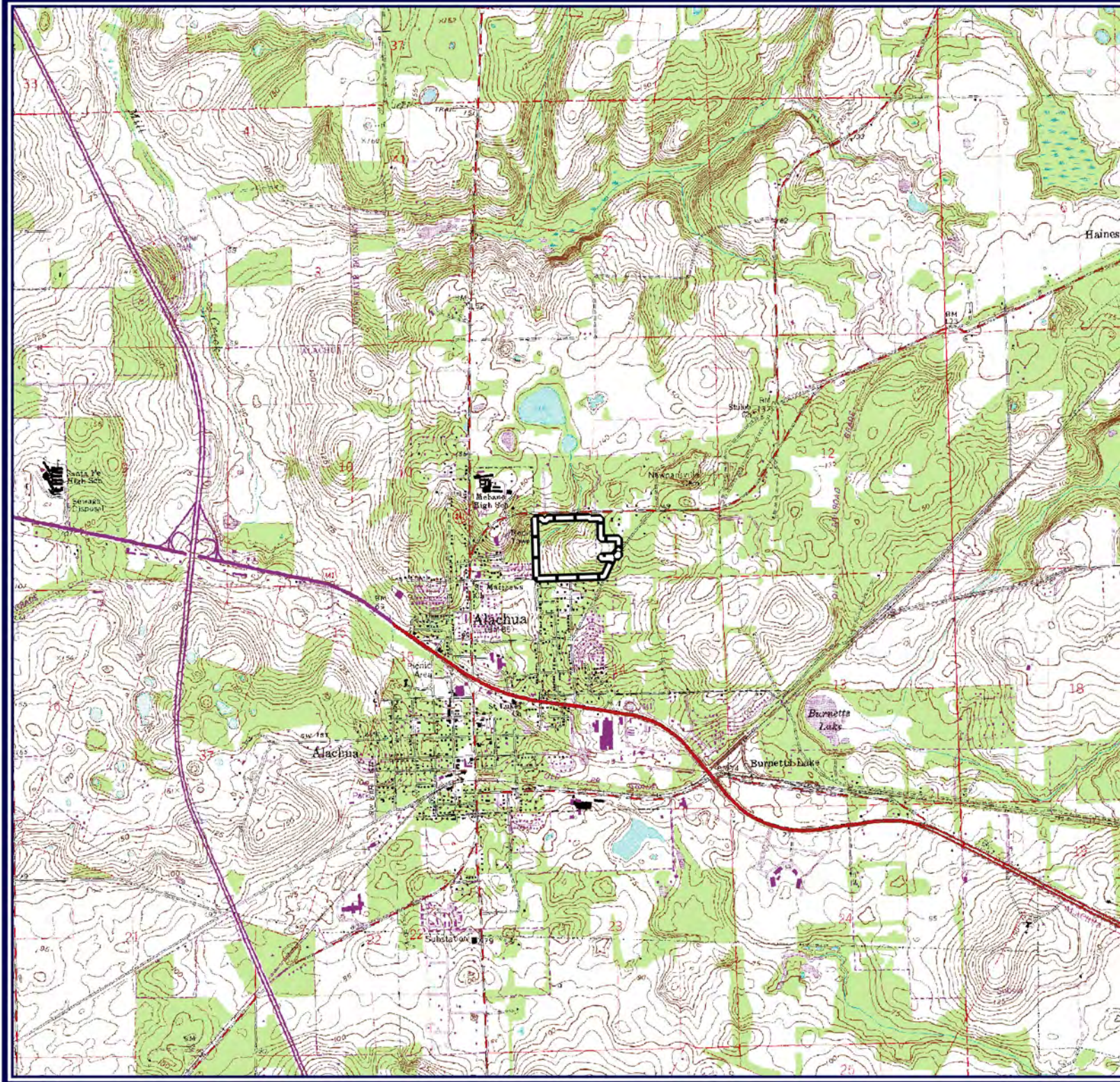
**FIGURE 2: USGS 24K TOPOQUAD  
TOLOSA PD  
SR 235, ALACHUA, FL  
ALACHUA COUNTY PARCEL:  
03135-000-000**

0 1500 3000 FT  
1:36,000



**LEGEND**

 PARCEL BOUNDARY



DATA SOURCES: ALACHUA COUNTY, SRWMD,  
USGS/NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.  
DATA ARE PROVIDED "AS IS". ACREAGES ARE  
APPROXIMATE AND GIS DERIVED.  
SCALED FOR PRINTING ON 8.5X11" PAPER.



**FIGURE 3: NRCS SOILS  
TOLOSA PD  
SR 235, ALACHUA, FL  
ALACHUA COUNTY PARCEL:  
03135-000-000**



**LEGEND**

 PARCEL BOUNDARY

 NRCS SOILS

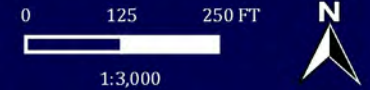
| SYMBOL | MAPPING UNIT NAME                                   | DRAINAGE CLASS          | AREA ONSITE (AC.) |
|--------|-----------------------------------------------------|-------------------------|-------------------|
| 3      | ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES          | WELL DRAINED            | 6.05              |
| 4      | ARREDONDO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES | WELL DRAINED            | 0.08              |
| 5      | FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES         | WELL DRAINED            | 3.87              |
| 20     | TAVARES SAND, 0 TO 5 PERCENT SLOPES                 | MODERATELY WELL DRAINED | 0.57              |
| 25     | POMONA SAND, DEPRESSIONAL                           | VERY POORLY DRAINED     | 3.7               |
| 30     | KENDRICK SAND, 2 TO 5 PERCENT SLOPES                | WELL DRAINED            | 4.26              |
| 35     | GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES             | WELL DRAINED            | 2.29              |
| 69     | ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES          | WELL DRAINED            | 11.71             |
| 72     | LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES          | SOMEWHAT POORLY DRAINED | 6.73              |
| 76     | BIVANS SAND, 5 TO 8 PERCENT SLOPES                  | POORLY DRAINED          | 3.39              |
| 77     | BIVANS SAND, 8 TO 12 PERCENT SLOPES                 | POORLY DRAINED          | 7.8               |



DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

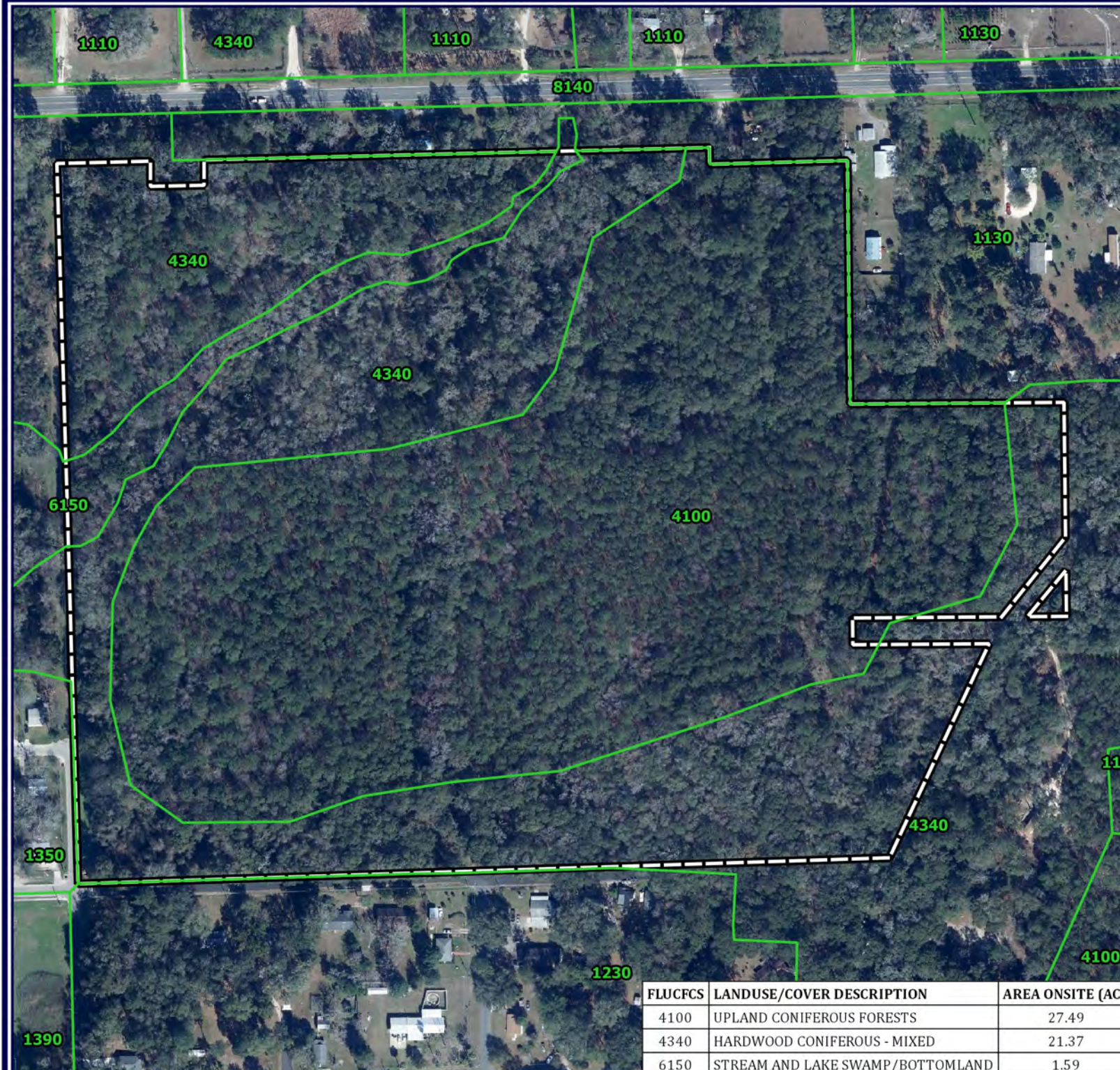


**FIGURE 4: FLUCFCS  
TOLOSA PD  
SR 235, ALACHUA, FL  
ALACHUA COUNTY PARCEL:  
03135-000-000**



**LEGEND**

-  PARCEL BOUNDARY
-  FLUCFCS



| FLUCFCS | LANDUSE/COVER DESCRIPTION        | AREA ONSITE (AC.) |
|---------|----------------------------------|-------------------|
| 4100    | UPLAND CONIFEROUS FORESTS        | 27.49             |
| 4340    | HARDWOOD CONIFEROUS - MIXED      | 21.37             |
| 6150    | STREAM AND LAKE SWAMP/BOTTOMLAND | 1.59              |



DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.



# **APPENDIX A**

## **FNAI BIODIVERSITY MATRIX QUERY RESULTS**

### **TOLOSA PD**

#### **Environmental Assessment and Listed Species Survey**

**Alachua County Parcel Number:  
03135-000-000**

**December 2018 - *revision***



1018 Thomasville Road  
Suite 200-C  
Tallahassee, FL 32303  
850-224-8207  
850-681-9364 fax  
www.fnai.org

FLORIDA  
**Natural Areas**  
INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

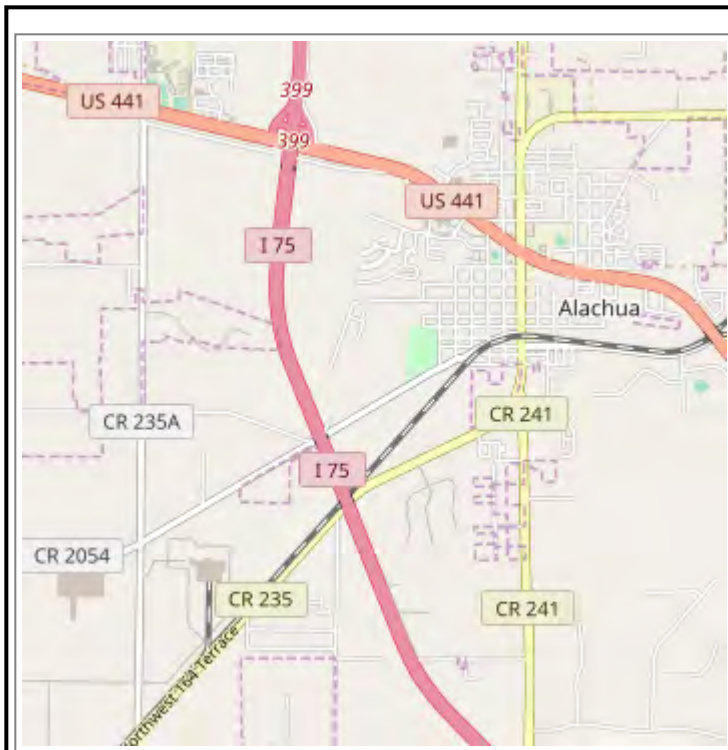
#### UNOFFICIAL REPORT

Created 7/5/2018

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 1 Matrix Unit: 24844



#### Descriptions

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

#### Matrix Unit ID: 24844

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

| Scientific and Common Names                                | Global Rank | State Rank | Federal Status | State Listing |
|------------------------------------------------------------|-------------|------------|----------------|---------------|
| <a href="#">Drymarchon couperi</a><br>Eastern Indigo Snake | G3          | S3         | LT             | FT            |
| Upland hardwood forest                                     | G5          | S3         | N              | N             |

#### Matrix Unit ID: 24844

20 **Potential** Elements for Matrix Unit 24844

| Scientific and Common Names | Global Rank | State Rank | Federal Status | State Listing |
|-----------------------------|-------------|------------|----------------|---------------|
|-----------------------------|-------------|------------|----------------|---------------|

|                                                                              |        |      |   |     |
|------------------------------------------------------------------------------|--------|------|---|-----|
| <i>Agrimonia incisa</i><br>Incised Groove-bur                                | G3     | S2   | N | T   |
| <a href="#"><i>Asplenium heteroresiliens</i></a><br>Wagner's Spleenwort      | GNA    | S1   | N | N   |
| <a href="#"><i>Asplenium plenum</i></a><br>Ruffled Spleenwort                | G1Q    | S1   | N | N   |
| <a href="#"><i>Asplenium x curtissii</i></a><br>Curtiss' Spleenwort          | GNA    | S1   | N | N   |
| <a href="#"><i>Athene cunicularia floridana</i></a><br>Florida Burrowing Owl | G4T3   | S3   | N | SSC |
| <a href="#"><i>Calopogon multiflorus</i></a><br>Many-flowered Grass-pink     | G2G3   | S2S3 | N | T   |
| <a href="#"><i>Gopherus polyphemus</i></a><br>Gopher Tortoise                | G3     | S3   | C | ST  |
| <a href="#"><i>Grus canadensis pratensis</i></a><br>Florida Sandhill Crane   | G5T2T3 | S2S3 | N | ST  |
| <a href="#"><i>Lampropeltis extenuata</i></a><br>Short-tailed Snake          | G3     | S3   | N | ST  |
| <a href="#"><i>Lithobates capito</i></a><br>Gopher Frog                      | G3     | S3   | N | SSC |
| <i>Matelea floridana</i><br>Florida Spiny-pod                                | G2     | S2   | N | E   |
| <a href="#"><i>Myotis austroriparius</i></a><br>Southeastern Bat             | G3G4   | S3   | N | N   |
| <a href="#"><i>Neofiber alleni</i></a><br>Round-tailed Muskrat               | G3     | S3   | N | N   |
| <i>Peucaea aestivalis</i><br>Bachman's Sparrow                               | G3     | S3   | N | N   |
| <a href="#"><i>Pituophis melanoleucus mugitus</i></a><br>Florida Pine Snake  | G4T3   | S3   | N | SSC |
| <a href="#"><i>Peromyscus floridanus</i></a><br>Florida Mouse                | G3     | S3   | N | SSC |
| <i>Pycnanthemum floridanum</i><br>Florida Mountain-mint                      | G3     | S3   | N | T   |
| <a href="#"><i>Sciurus niger shermani</i></a><br>Sherman's Fox Squirrel      | G5T3   | S3   | N | SSC |
| <a href="#"><i>Sideroxylon alachuense</i></a><br>Silver Buckthorn            | G1     | S1   | N | E   |
| <a href="#"><i>Ursus americanus floridanus</i></a><br>Florida Black Bear     | G5T2   | S2   | N | N   |

### Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

### Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

**Ormond Beach**

286 Buckskin Lane Ormond Beach, FL 32174  
(352) 792 4757 • scott@verdeenv.com

**Gainesville**

1723 SW 78th Terrace Gainesville, FL 32607  
(352) 317 1579 • justin@verdeenv.com

---

October 18, 2017

Jay Brown  
3530 NW 43<sup>rd</sup> St.  
Gainesville, FL 32606  
Jay.Brown@JBProGroup.com

Re: Wetland delineation  
Alachua Creed PUD, Alachua, FL  
Alachua County, Parcel No.: 03135-000-000  
Verde Environmental -- Proj. No. 17-031

Dear Jay,

Verde Environmental Co. (Verde) visited the above referenced property on October 17, 2017 to identify and delineate any wetland habitat. The property was traversed on foot, and potential wetland habitat was assessed in accordance with the methods outlined in the *Florida Unified Wetland Delineation Methodology* (Chapter 62-340, F.A.C.) and the *Army Corps of Engineers Wetland Delineation Manual* (1987). The results of this assessment are discussed below.

The site contains approximately 1.57 acres of wetland habitat (see enclosed Wetlands map). The wetland-upland boundary was marked in the field using numbered segments of pink flagging tape. The location of each wetland flag was recorded using a handheld GPS.

The wetland habitat includes an ephemeral stream and is most consistent with the FLUCCS Mixed Wetland Hardwoods. Dominant wetland vegetation included: sweetgum (*Liquidambar styraciflua*), sugarberry (*Celtis laevigates*), red maple (*Acer rubrum*), southern magnolia (*Magnolia grandiflora*), laurel oak (*Quercus laurifolia*), pignut hickory (*Carya glabra*), Carolina ash (*Fraxinus caroliniana*), Chinaberry (*Melia azedarach*), coral ardisia (*Ardisia crenata*), trumpet creeper (*Campsis radicans*), green brier (*Smilax* sp.), woods grass (*Oplismenus setarius*), wood sorrel (*Oxalis* sp.), smooth beggartick (*Bidens laevis*), maiden fern (*Thelypteris* sp.), American pokeweed (*Phytolacca americana*), sedges (*Carex* spp.), and goldenrod (*Solidago* sp.). Wetland soils were characterized by the hydric soil Sandy Redox and hydrologic indicators included secondary flow channels, sediment deposition, rafted debris, and fluted roots.

The uplands were dominated by laurel oak, live oak (*Quercus virginiana*), common persimmon (*Diospyros virginiana*), sweetgum, pignut hickory, loblolly pine (*Pinus taeda*), camphor tree (*Cinnamomum camphora*), southern magnolia, black cherry (*Prunus serotina*), American beautyberry (*Callicarpa americana*), coral ardisia, green brier, and Florida betony (*Stachys floridana*). No hydric soils or indicators of wetland hydrology were observed within the uplands.

Once you are ready to proceed with development, you may need to have a professional surveyor create a property boundary survey that includes the location of our wetland line. This survey, along with a detailed development plan, can then be submitted as part of any application for a construction

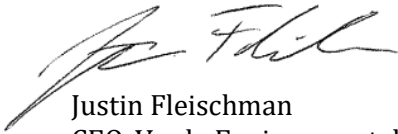


Jay Brown  
October 18, 2017  
Page 2 of 2

and/or wetland permit from Alachua County. Furthermore, you will also be required to obtain an Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection (FDEP) prior to impacting the wetland habitat. The ERP and County construction permit will describe the extent of wetland impact, the volume of fill material to be used, and the amount of wetland mitigation provided to offset the loss of wetland habitat.

Thank you for this opportunity to provide professional consulting services. Please call me at 352-317-1579 if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Fleischman". The signature is fluid and cursive, with the first name "Justin" and last name "Fleischman" clearly distinguishable.

Justin Fleischman  
CEO, Verde Environmental

Enclosure:     Wetlands Map

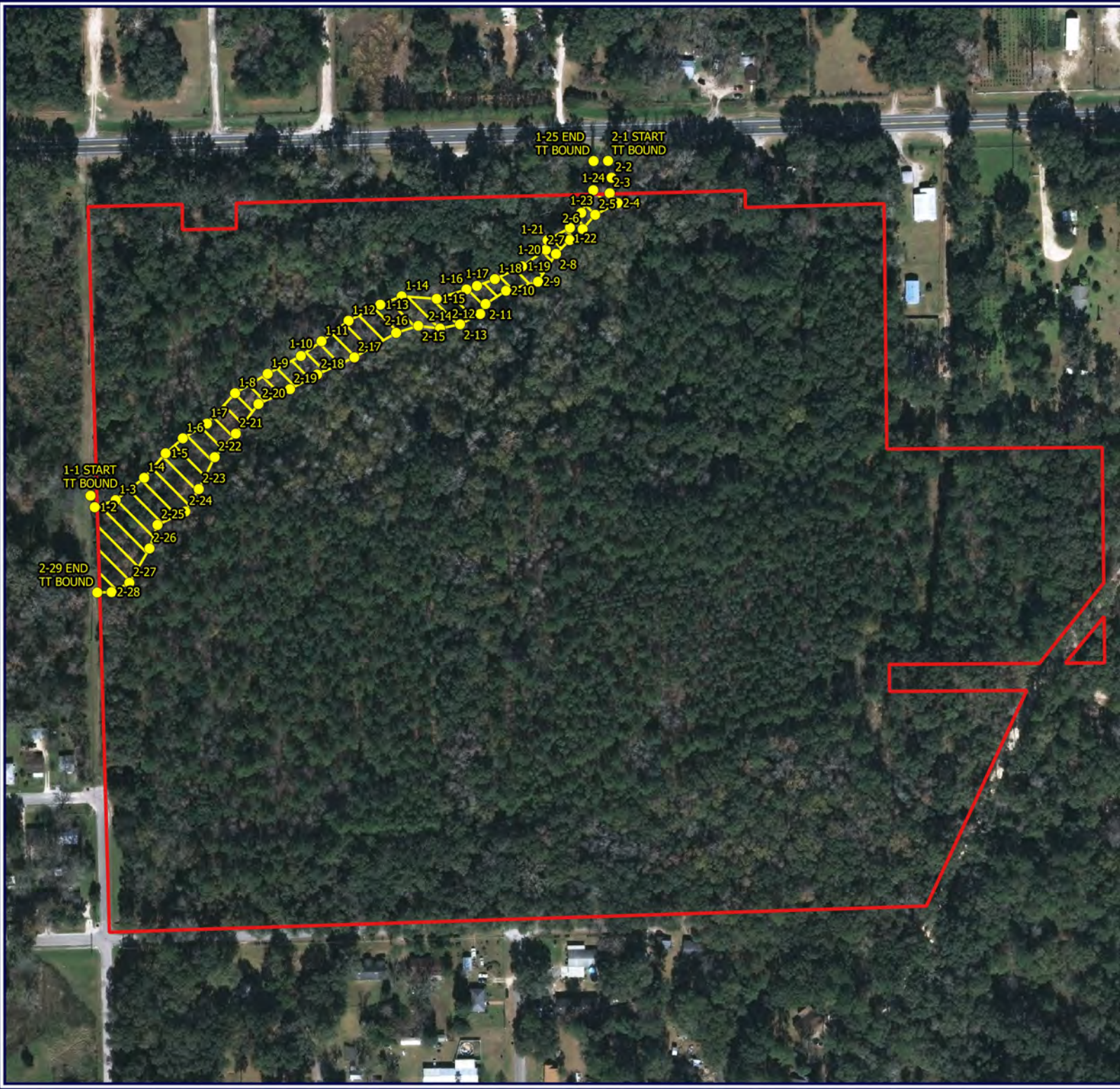
**WETLANDS  
ALACHUA CREEK PUD  
ALACHUA, FL  
ALACHUA COUNTY PARCEL:  
03135-000-000  
2014 TRUE COLOR AERIAL**

0 125 250 FT  
1:3,000



**LEGEND**

- WETLAND FLAGS
- WETLANDS (+/-1.57 AC.)
- PARCEL BOUNDARY



DATA SOURCES: ALACHUA COUNTY, USGS/NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.  
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.  
SCALED FOR PRINTING ON 8.5X11" PAPER.



# Parkland massacre defendant’s attorneys to remain for now

The Associated Press

FORT LAUDERDALE — A judge ordered the public defenders representing the former student charged with the Florida high school massacre to stay on his case Wednesday while she determines if he remains legally indigent as he may be eligible for a large payout from his late mother.

Circuit Judge Elizabeth Scherer ordered Broward County public defenders to keep representing Nikolas Cruz while she determines if he'll collect about \$432,000 before taxes from Lynda Cruz's annuity and whether that would be enough for him to hire private attorneys.

His public defenders argued that simply by being eligible for that payout, he is no longer poor enough to be represented by them on charges that he murdered 14 students and three staff

members at Marjory Stoneman Douglas High School on Feb. 14, 2018, and wounded 17 others. Both prosecutors and victims' families objected, saying he will never get the money because of lawsuits and a change of attorneys would delay his trial, scheduled for early next year.

Assistant Public Defender Diane Cuddihy told Judge Scherer that under state law, her office can only represent those who are too poor to hire private attorneys. She said given that he is entitled to the money, she and her colleagues believe they can no longer represent him.

Cruz, 20, has said he wants any money he receives from his mother or her estate be given to the victims' families, but Cuddihy cited a previous court ruling that said it would "be a fraud on the courts and taxpayers" to allow a defendant to



**Debbi Hixon, right, the widow of victim Chris Hixon, is consoled in court by family friend Jennifer Valliere during a hearing for Parkland school shooting suspect Nikolas Cruz at the Broward Courthouse in Fort Lauderdale on Wednesday.**  
[MIKE STOCKER/SOUTH FLORIDA SUN-SENTINEL VIA AP/POOL]

voluntarily transfer money in order to remain indigent. Sitting at the defense table, Cruz once vigorously shook his head when it was suggested he might get the annuity money.

Attorney Jeannine Jacobson, an attorney for MetLife, said the sides have mischaracterized Lynda Cruz's

policy as life insurance. She said it is an annuity worth more than \$863,000 as a lump-sum payment that Cruz would split with his younger brother if they file a claim, which neither has done.

Because it is annuity, any payout would be taxed — online calculators

indicate Cruz would net about \$300,000 — and he can waive his share, giving it to his brother. Lynda Cruz died about three months before the attack of pneumonia and the Cruz brothers could have accessed the annuity before the shooting. Cruz's father died more than a decade earlier.

Prosecutors and victims' families opposed the public defenders' removal, saying Cruz will lose any money he gets to the victims' families. Assistant State Attorney Joel Silvershein told Scherer she also needs to consider the time and money already spent that would be wasted if Cruz gets new attorneys.

David Brill, who represents the father of slain victim Meadow Pollack, told Scherer that delaying the trial as Cruz's new attorneys prepare would cause additional pain to the victims' families. Under the

Florida Constitution, victims have a right to a speedy trial, just like the accused.

"The defendant has admitted to massacring 17 innocent people and injuring 17 more, caused countless others to suffer PTSD and essentially destroyed the peace and tranquility of an entire community," Brill said. "There is something fundamentally wrong to allowing him to use the money for private attorneys this late in the game."

Cruz, wearing an orange jail jumpsuit with his wrists and ankles shackled, dropped his face into his hands and appeared to cry as Debbie Hixon, the widow of athletic director Chris Hixon, begged Scherer not to do anything that would delay the trial.

"To make us wait longer for a judgment, it is just unbearable," Hixon said. "It is long enough."

## CONCEPT

From Page B1

to open in Gainesville because the younger, University of Florida-oriented crowd likes new concepts.

An interactive restaurant concept that lets you cook your own food at your own pace makes the restaurant a potential hotspot for students, he said.

Ousaid the restaurant will open in the next two weeks.

### Nenita's Asian Bar and Grill

A new restaurant with plans to offer Filipino cuisine, along with live music and rich Filipino culture, opens Friday.

Nenita's Asian Bar and Grill, 2445 SW 13th St., will open in the former Xclusive Tavern/Cafe and El Norteño spot.

Nenita's will offer Filipino staples like pancit bihon, a noodle dish often served at Filipino celebrations, adobo and rice, which is served with either chicken or pork, and lumpia, made similarly to an egg roll but "tastes a million times better," said General Manager Linus Ocasio. Nenita's lumpia will be served with ground turkey, chicken breast or rib-eye.

As for its bar options, Nenita's will serve a few of its own craft cocktails and Red Horse beer, which is brewed at the Philippines' San Miguel Brewery.

For those not feeling the Filipino vibe, the restaurant

will serve chicken wings and fries and offer Coronas, Ocasio said.

Ocasio, whose wife owns the restaurant, said he hopes Nenita's will be a place where family, friends, students, businesses can get together and experience Filipino culture. Ocasio is Puerto Rican and Filipino. The restaurant is named for his mother.

Nenita's will be open Tuesday from 11 a.m. to 10 p.m., Wednesday through Saturday from 11 a.m. to midnight, and starting June 2, 10 a.m. to 3 p.m. for brunch.

### Just Salad

A new restaurant focused on promoting a healthy and environment-friendly lifestyle has opened up off West University.

Just Salad, 1404 W. University Ave., opened April 23 in the plaza next to Taco Bell and Gator BTW.

As its name suggests, Just Salad offers more than a dozen signature salads to choose from.

Its Chipotle Cowboy salad comes with romaine lettuce, grilled chicken, black beans, avocado and onions. Its Crispy Chicken Poblano salad comes with romaine lettuce, kale, breaded chicken, cotija cheese, avocado, Mexican quinoa and tortilla chips. Other salads include its Seared Ahi Tuna salad, which comes loaded with spinach, tuna, carrot edamame slaw, cucumbers, onions and a sauce.

The restaurant also has a build-your-own-salad option.

Janani Lee, Just Salad's chief sustainability officer,

said any of Just Salad's salads can be made into wraps. The restaurant also serves avocado toast and quinoa bowls.

Lee said Just Salad started in 2006 with sustainability in mind. At the restaurant, its guests can buy a reusable hard plastic bowl for \$1, and if they reuse the bowl, they can get free toppings, like avocado, on their salads during each of their visits. The bowls can also be used as takeout containers.

Lee said Just Salad moved into Gainesville because the national restaurant chain looks into markets with "health-minded and environmentally-minded people."

"I think (Just Salad) will appeal really well to that crowd in Gainesville," she said.

Just Salad tries to keep its prices low, Lee said, and has at least 10 menu items under \$10.

### The Swamp

There is a controversial plan to tear down The

Swamp restaurant off West University Avenue for a new high-rise student apartment complex. However, in a joint press release, Swamp restaurant owner Ronald DeFilippo and Tampa-based developer 908 Group said the restaurant is part of the plan for the new development.

DeFilippo said in the release The Swamp will be incorporated into the development's ground-level retail space. Plans from the developer and engineering group CHW show The Swamp going into a new, 10,000-square-foot space on the corner of West University Avenue and Northwest 17th Street, the same corner it sits on today.

The release also states that the new design will incorporate a patio area, a favorite part of The Swamp as it is now.

The Sun published a column written by DeFilippo regarding The Swamp's plans to relocate into the new development's retail space. Many readers suggested they still weren't happy with the

decision to tear down the building, even if The Swamp reopens in the same spot.

"People like The Swamp because of the aesthetic — a smaller house-like building with porches and a front yard," wrote Facebook user Jeff Stevens. "None of this will be part of the new building and experience."

"If it is a newly constructed building with upgraded facilities, ensconced within a new, unnecessary apartment building, it is NOT the Swamp except in name," wrote Nicole Vassilatos Modica.

The release did not say when The Swamp plans to close for its demolition. Grill Fresh, a nearby restaurant also affected by the new development, closed Tuesday.

"To all our loyal Grill Fresh guests, unfortunately the property we sit on has been sold," Grill Fresh staff posted on Facebook. "We will let you know our new location but while we are gone — eat healthy ... Thank you so much and see you soon."

### Smoothie King

Smoothie King reopened Wednesday in the former Gator Cycle spot off Archer Road and Southwest 34th Street.

DJ Halligan, owner of both Smoothie King locations in Gainesville, said the new Smoothie King is about 1,100 square feet and will be open from 7 a.m. to 10 p.m. Monday-Friday, Saturday from 8 a.m. to 10 p.m. and Sunday from 9 a.m. to 9 p.m.

The Smoothie King location in Butler Plaza closed eight months ago after Halligan declined to re-sign his lease with Butler Enterprises.

"The rent over there is too expensive," he said. "They're building their little empire over there, and I don't know how anyone is going to make it over there."

Halligan planned to close and immediately move into the smoothie shop's new location, 3321 Archer Road, but construction issues held him back. He said he's excited to be back open and offering smoothies again.

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

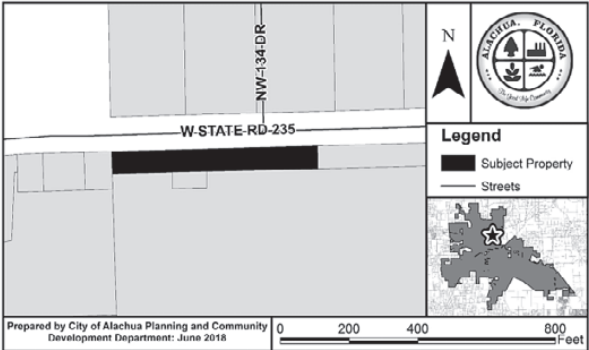
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on May 14, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the Comprehensive Plan Future Land Use Element as follows: amending Objective 1.4, and Policies 1.4.a, 1.4.d, and 1.4.f relating to the Corporate Park Future Land Use Map (FLUM) Designation.

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

GF-GH045885

## 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 May 14, 2019, 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 A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., applicant and agent, for Bentley Timber, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua) on a ±0.95 acre subject property. The property subject to the proposed amendment is located south of the intersection of State Road 235 and NW 134th Drive, consisting of Tax Parcel Nos. 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000; Existing FLUM: Rural / Agriculture (Alachua County); Existing Zoning: Agricultural (County).

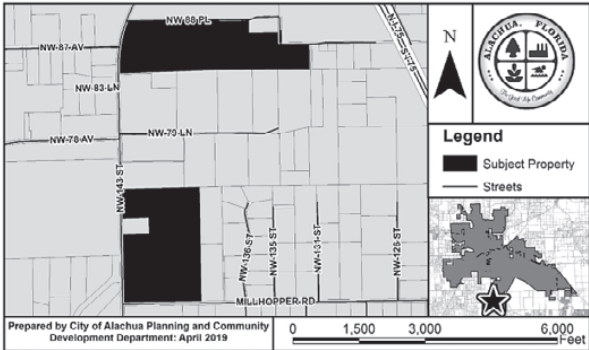


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GF-GH045886

## 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 May 14, 2019, 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 Engineers – Surveyors – Planners, Inc., applicant and agent, for Hodor & Southwell, Hodor Farms, LLC, Howard Hodor Trustee, and H&S Holdings, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) (City of Alachua) on a ±199 acre subject property. The property subject to the proposed amendment is located at 13303 NW 88th Place, east of County Road 241 and NW 88th Place, and at 7001 NW 143rd Street and 8615 NW 143rd Street, east of County Road 241 and north of County Road 232 (Millhopper Road), consisting of Tax Parcel Nos. 04043-000-000, 04044-000-000, 04049-000-000, 04049-004-000, 04049-004-001, 04049-004-002, 04049-007-000, and 04051-000-000; FLUM: Agriculture; Existing Zoning: Agricultural (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.

GF-GH045883

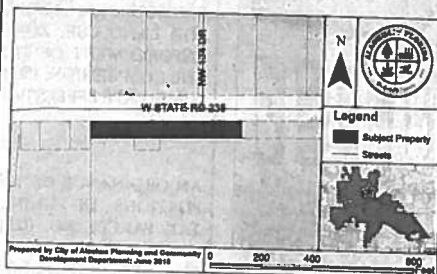




# City of ALACHUA

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

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(Published: Alachua County Today - May 02, 2019)

## AFFIDAVIT FOR POSTED LAND USE SIGN

I Amie Thomas, POSTED THE LAND USE  
SIGN ON 4/25/19 FOR THE Tolosa SSCPA and PD-R Rezoning  
(Name) (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.

Amie Thomas  
(Signature)

7  
(Number of signs)



# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

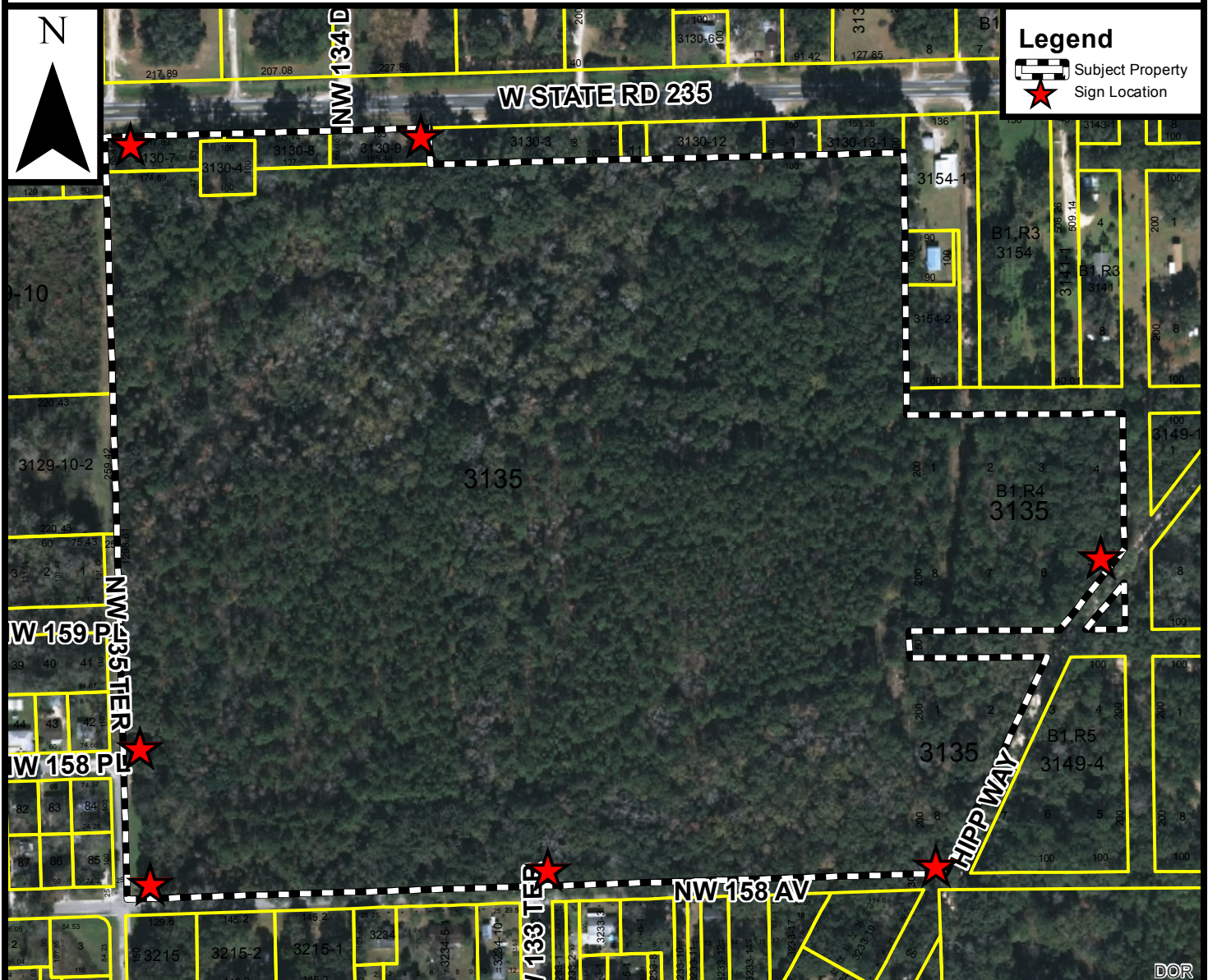
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals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

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

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



## Tolosa SSCPA / PD-R Rezoning





City of  
**ALACHUA**

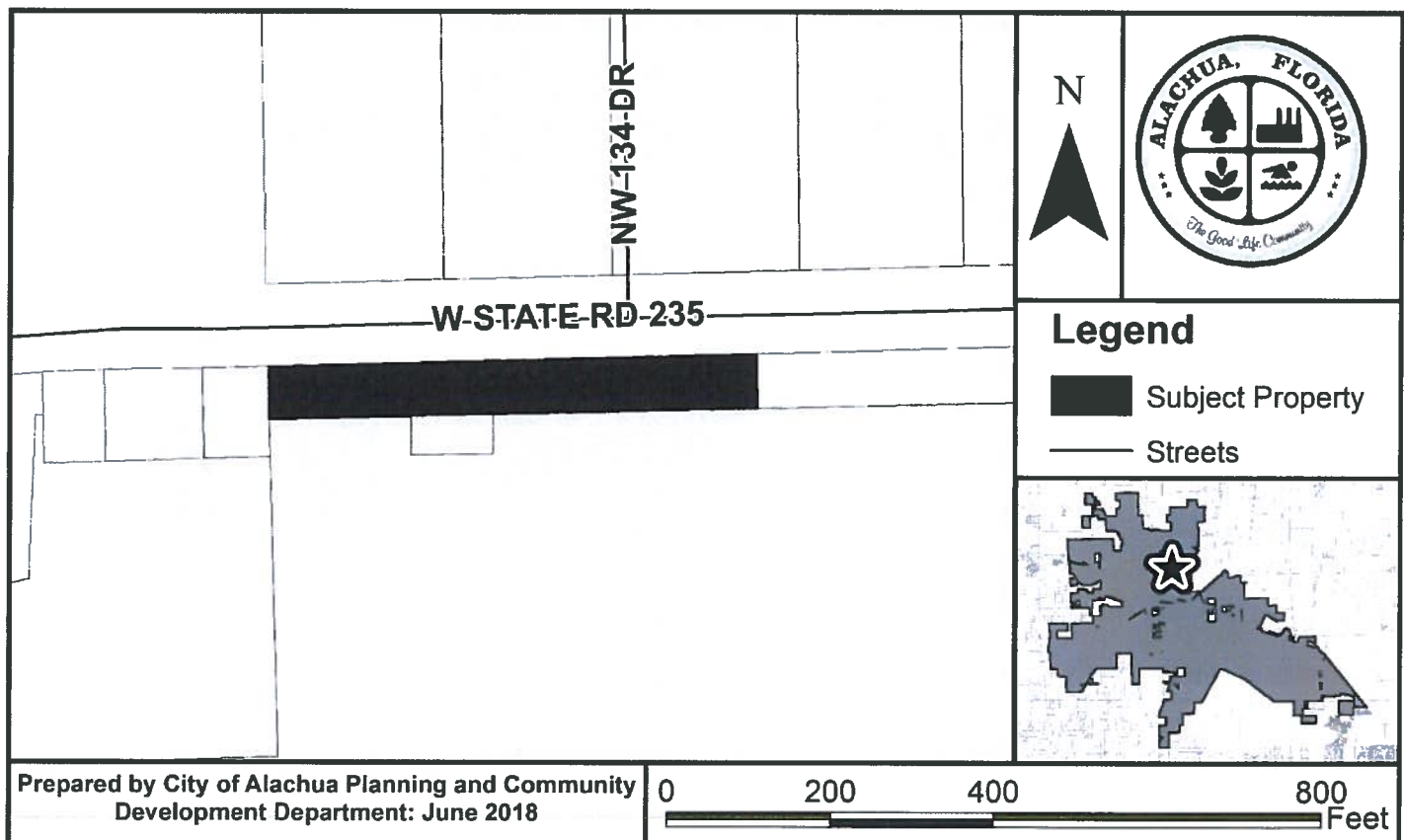
THE GOOD LIFE COMMUNITY

Mailed 4/29/2019

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 May 14, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142<sup>nd</sup> Terrace, Alachua, Florida, to consider the following: A request by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., applicant and agent, for Bentley Timber, LLC, property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua) on a  $\pm 0.95$  acre subject property. The property subject to the proposed amendment is located south of the intersection of State Road 235 and NW 134<sup>th</sup> Drive, consisting of Tax Parcel Nos. 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000; Existing FLUM: Rural / Agriculture (Alachua County); Existing Zoning: Agricultural (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 142<sup>nd</sup> 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

03233-001-000  
BURNS, DAVID  
13301 NW 158TH AVE  
ALACHUA, FL 32615

03130-001-000  
LEMNAH, EULA W HEIRS  
13220 W STATE ROAD 235  
ALACHUA, FL 32615-6156

03234-005-000  
FAITH HOPE & CHARITY DEV, C...  
PO BOX 327  
ALACHUA, FL 32616-0327

03233-043-000  
MCCLAIN, NATHANIEL JR  
PO BOX 645  
ALACHUA, FL 32616

03218-020-044  
GARCIA & MARRERO W/H  
13615 NW 157TH PL  
Alachua, FL 32615

03131-043-000  
RUSHING JOHNNY SR HEIRS  
PO BOX 1354  
ALACHUA, FL 32616-1354

03130-009-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03234-015-000  
FAITH HOPE & CHARITY INC  
PO BOX 327  
ALACHUA, FL 32616-0327

03154-002-001  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32616

03130-013-000  
HESTER J E & SONDR  
PO BOX 943  
ALACHUA, FL 32616-0943

03218-020-004  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03218-020-000  
SWICK REALTY INC & OLD TOW...  
% SHERRY S SWICK  
15004 NW BURNETTES LAKE B...  
Alachua, FL 32615

03130-009-001  
TAMBURINO, DOMINIC & RELO...  
10101 SW 222ND ST  
MIAMI, FL 33190-1566

03149-003-000  
HEITZMAN FRANK BENJAMIN  
15855 HIPPI WAY  
ALACHUA, FL 32615

03129-001-000  
KOLOMYIKO IVAN & GALINA  
14317 NW 142ND AVE  
ALACHUA, FL 32615

03131-083-000  
UNDERWOOD, WILLIAM N & SU...  
PO BOX 138  
LA CROSSE, FL 32658

03233-034-000  
COLLINS, MAMIE LEE LIFE EST...  
13208 NW 157TH AVE  
ALACHUA, FL 32616-0345

03215-001-000  
GRANT NUBARICK E  
13433 NW 158TH AVE  
ALACHUA, FL 32615

03141-000-000  
TOOMEY KERRY D & MARTHA ...  
12921 W STATE RD 235  
ALACHUA, FL 32615

03131-080-000  
DIXON LULA M  
13609 NW 158TH PL  
ALACHUA, FL 32615

03130-005-000  
LEMNAH & LEMNAH  
13220 W STATE RD 235  
ALACHUA, FL 32615

03233-003-001  
JONES & PELHAM W/H  
PO BOX 2286  
ALACHUA, FL 32616

03233-003-000  
YOUNG MOZELLE  
13301 NW 158TH AVE  
ALACHUA, FL 32615

03234-000-000  
REED VALENTINE LLC  
321 YACHT CLUB DR  
FT WALTON BEACH, FL 32547

03216-010-003  
DEGROAT BENJAMIN D  
15665 NW 135TH TER  
ALACHUA, FL 32615

03216-010-002  
LEJA CONSTRUCTION INC  
3845 NW 37TH PL  
GAINESVILLE, FL 32606

03130-004-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03215-000-000  
KITE, OLLIE HEIRS  
% EUNYTA J SIMMONS  
3216 NW 56TH PL  
GAINESVILLE, FL 32653

03233-032-000  
COLLINS MAMIE L LIFE ESTATE  
13208 NW 157TH AVE  
ALACHUA, FL 32615-8243

03218-010-004  
MAUTJANA NARE ALPHEUS & K...  
3310 NW 91ST ST APT 9D  
GAINESVILLE, FL 32606



03131-079-000  
MARKHAM CLAUDINE  
13617 NW 158TH PL  
ALACHUA, FL 32615

03131-091-000  
UNDERWOOD, WILLIAM N & SU...  
PO BOX 138  
LA CROSSE, FL 32658

03141-001-000  
TOOMEY KERRY D & MARTHA ...  
12921 W STATE RD 235  
ALACHUA, FL 32615

03233-028-000  
BRIGGS & FLAGG & FLAGG III &  
PO BOX 746  
ALACHUA, FL 32616

03131-045-000  
GARRISON BERNICE  
PO BOX 75  
ALACHUA, FL 32616-0075

03215-001-001  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03234-023-002  
BOOKER HATTIE  
PO BOX 954  
ALACHUA, FL 32616-0954

03130-003-000  
NCWT LLC  
14260 W NEWBERRY RD #200  
Newberry, FL 32669

03233-002-000  
JONES & PELHAM W/H  
PO BOX 2286  
ALACHUA, FL 32616

03233-008-001  
REYNOLDS JACKIE & CAROLYN  
PO BOX 1218  
ALACHUA, FL 32616-1218

03234-005-001  
WALKER HENRIETTA HEIRS  
PO BOX 1001  
ALACHUA, FL 32616-1001

03131-048-000  
ATKINS & GREEN & MCLEOD & ...  
13626 NW 158TH PL  
ALACHUA, FL 32615-5894

03131-042-000  
CAPOBIANCO CARL  
13518 NW 158TH PL  
ALACHUA, FL 32615

03233-024-000  
FLAGG BEATRICE M  
PO BOX 326  
ALACHUA, FL 32616-0326

03130-013-001  
LEMNAH, WAUNITA  
13220 W STATE ROAD 235  
ALACHUA, FL 32615-6156

03131-001-000  
HEVIA, ROBERTO & YVETTE  
5322 WINDMILL PKWY  
EVANS, GA 30809-6648

03149-000-000  
HEITZMAN JON F LIFE ESTATE  
16117 HIPPI WAY  
ALACHUA, FL 32615

03216-010-007  
CRUZ JACOB EDWIN  
15133 NW 128TH ST  
ALACHUA, FL 32615

03143-001-001  
TOOMEY, KERRY & MARTHA S  
12921 W SR-235  
Alachua, FL 32615

03131-086-000  
LEWIS, DIANE R  
PO BOX 1421  
ALACHUA, FL 32616-1421

03233-012-000  
ANDERSON WILLIE HEIRS  
PO BOX 898  
ALACHUA, FL 32616-0898

03135-000-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03218-020-026  
OCASIO & VILLAFANE W/H  
15705 NW 136TH TER  
ALACHUA, FL 32615

03233-019-000  
MCCRAY, JOHN & MARGARITE  
49 LAKE SHORE BLVD  
PORT WENTWORTH, GA 31407

03214-000-000  
SRI JAJANNATH CHAITANYA, SA...  
PO BOX 246  
Alachua, FL 32616

03233-041-000  
MCCLAIN NATHANIEL JR  
PO BOX 645  
ALACHUA, FL 32616

03149-004-000  
HEITZMAN, JOSEPH PAUL  
16013 HIPPI WAY  
ALACHUA, FL 32615

03218-020-003  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03131-082-000  
WALLS, WILLIE J  
281 E 143RD ST APT 11A  
BRONX, NY 10451-6265

03218-020-005  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03130-000-000  
LVS RENTALS LLC  
4606 NW 166TH AVE  
GAINESVILLE, FL 32653

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QUINCEY, J S TRUSTEE  
18 NW 33RD CT  
GAINESVILLE, FL 32607

03131-089-000  
JENKINS, SHELISIA V  
PO BOX 1071  
ALACHUA, FL 32616

03130-007-001  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03233-014-000  
JAMES, LEON JEROME HEIRS  
2600 SW 7TH ST  
FORT LAUDERDALE, FL 33312-...

03131-084-000  
SHARPER & TUBBS  
PO BOX 351  
ALACHUA, FL 32616-0351

03233-042-000  
WHITE, WILMER III  
8612 BRIXTON CT  
JACKSONVILLE, FL 32244

03129-010-000  
FRAZIER RAYLAN LIFE ESTATE  
NELLIE HUNT  
PO BOX 52  
ALACHUA, FL 32616-0052

03204-000-000  
JOHN C HIPPO CONST EQUIP C...  
PO BOX 1000  
ALACHUA, FL 32616-1000

03234-010-000  
MITCHELL ALBERT  
PO BOX 2342  
ALACHUA, FL 32616-2342

03149-001-000  
HEITZMAN, THAD S HEIRS  
15311 NW 140TH ST  
ALACHUA, FL 32615

03133-001-001  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32615

03218-020-028  
MOHAMMED CHAD REJAN  
13630 NW 157TH PL  
ALACHUA, FL 32615

03130-011-000  
RODRIGUEZ FERNANDO & NAN...  
13310 W STATE RD 235  
ALACHUA, FL 32615

03218-020-001  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03234-014-000  
FAITH HOPE AND CHARITY INC  
PO BOX 327  
ALACHUA, FL 32616-0327

03130-007-000  
DORITY WINSTON L & ANGELA  
13508 W STATE ROAD 235  
ALACHUA, FL 32615-6157

03131-044-000  
JOINER TONIA Q  
PO BOX 1536  
ALACHUA, FL 32616

03233-036-000  
COLLINS, MAMIE F LIFE ESTAT...  
13208 NW 157TH AVE  
ALACHUA, FL 32615

03130-013-002  
STOKES-JONES PEGGY  
7204 NW 200TH TER  
ALACHUA, FL 32615

03218-020-002  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03133-000-000  
SCHOOL BD OF ALACHUA CTY  
620 E UNIV AVE MEBANE MIDD...  
GAINESVILLE, FL 32601

03233-027-000  
FLAGG, HENRY JR & BEATRICE  
PO BOX 326  
ALACHUA, FL 32616-0326

03131-087-000  
DIXON, WILLETTE  
PO BOX 2435  
ALACHUA, FL 32616

03131-047-000  
ALLEN CHESTER JR  
PO BOX 974  
ALACHUA, FL 32616-0974

03130-010-000  
DASA & PATEL  
12503 W STATE ROAD 235  
ALACHUA, FL 32615

03131-085-000  
RUSHING WILLIE & RUTHIE MA...  
PO BOX 985  
Alachua, FL 32616

03234-023-000  
BOOKER HATTIE  
PO BOX 954  
ALACHUA, FL 32616-0954

03234-013-000  
FAITH HOPE & CHARITY DELIV...  
PO BOX 327  
ALACHUA, FL 32616

03131-081-000  
UNDERWOOD, WILLIAM N & SU...  
PO BOX 138  
LA CROSSE, FL 32658



03154-002-000  
HART & WASHINGTON HEIRS  
PO BOX 874  
ALACHUA, FL 32616

03131-090-000  
FREENEY DIANNE  
PO BOX 223  
ALACHUA, FL 32616

03131-078-000  
SHARP ROBERT L LIFE ESTATE...  
PO BOX 235  
ALACHUA, FL 32616-0235

03216-010-008  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03130-008-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03154-001-000  
HART & STRICKLAND  
PO BOX 874  
ALACHUA, FL 32616-0874

03133-002-001  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32615

03218-020-006  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03216-010-001  
LEJA CONSTRUCTION INC  
3845 NW 37TH PL  
GAINESVILLE, FL 32606

03218-020-025  
COLON-RODRIQUEZ & CRUZ-C...  
15659 NW 136TH TER  
Alachua, FL 32615

03215-002-000  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03218-020-027  
CARROLL, ANDREW II  
13608 NW 157TH PL  
ALACHUA, FL 32615

03233-010-000  
ANDERSON GLENN Z  
PO BOX 898  
ALACHUA, FL 32615

03233-005-001  
JONES & PELHAM W/H  
PO BOX 2286  
ALACHUA, FL 32616

03131-046-000  
COLLINS MARTHA ANN HEIRS  
PO BOX 75  
ALACHUA, FL 32616

03130-006-000  
HARRIS MONICA KAY  
13232 W STATE RD 235  
ALACHUA, FL 32615-6156

03129-004-000  
CSL FLORIDA SYSTEM LLC  
BENTON BLDG STE 300 10802 ...  
LITTLE ROCK, AR 72211

03129-010-002  
PHILPOT, IRA JUDSON  
25323 N COUNTY RD UNIT 1491  
ALACHUA, FL 32615

03216-010-006  
CURTIS & CURTIS  
PO BOX 194  
ALACHUA, FL 32616-0194

03130-008-002  
SHETH VISVAMBHAR  
PO BOX 2668  
ALACHUA, FL 32616

03129-010-001  
PHILPOT, IRA JUDSON  
25323 N COUNTY RD UNIT 1491  
ALACHUA, FL 32615

03133-002-000  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32615

03131-088-000  
BENNETT JEROME  
13612 NW 158TH AVE  
Alachua, FL 32615

03233-017-000  
FILER, MAMIE L  
13208 NW 157TH AVE  
ALACHUA, FL 32615

03217-000-000  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03154-000-000  
TOOMEY KERRY D & MARTHA ...  
12921 WEST STATE RD 235  
ALACHUA, FL 32615

03234-023-001  
BOOKER & HUNTER  
PO BOX 954  
ALACHUA, FL 32616

03233-008-000  
MOSLEY, CASSIE  
GENERAL DELIVERY  
FORT WHITE, FL 32038-9999

03233-045-000  
ANDERSON & WILLIAMS  
PO BOX 187  
HIGH SPRINGS, FL 32655

03130-012-000  
LEMNAH, WAUNITA  
13220 W STATE ROAD 235  
ALACHUA, FL 32615-6156

03149-007-000  
MARTIN & MCNEILL  
15311 NW 140TH ST  
ALACHUA, FL 32615

Antoinette Endelicato  
5562 NW 93<sup>rd</sup> Ave  
Gainesville FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
9210 NW 59<sup>th</sup> St  
Alachua, FL 32653

Richard Gorman  
5716 NW 93<sup>rd</sup> Ave  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

TCMOA  
President  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
Assistant Director Planning  
PO Box 115050  
Gainesville, FL 32611

FL Dept of Environmental Protection  
Craig Parenteau  
4801 Camp Ranch Road  
Gainesville, FL 32641

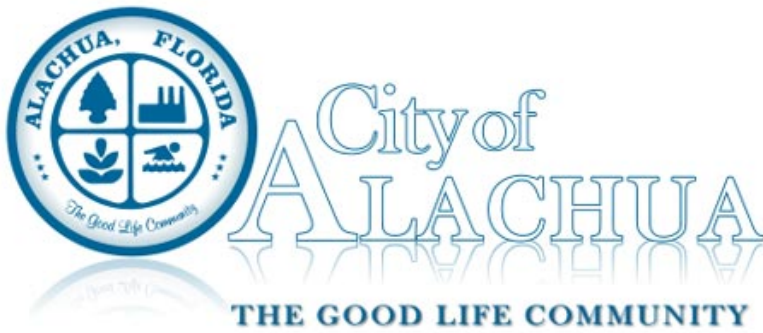
Jeannette Hinsdale  
PO Box 1156  
Alachua, FL 32616

Lynn Coullias  
7406 NW 126<sup>th</sup> Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Ave  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Michele L. Lieberman  
Interim County Manager  
12 SE 1<sup>st</sup> St  
Gainesville, FL 32601



## Board/Committee Agenda Item

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**MEETING DATE:** 5/14/2019

**SUBJECT:** Site-Specific Amendment to the Official Zoning Atlas: a request by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development (“PUD”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”) on a ±50.5 acre subject property. Consisting of Parcel Numbers 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001 (Quasi-Judicial Hearing).

**PREPARED BY:** Adam Hall, AICP, Planner

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 25 conditions provided in Exhibit “A” of this Staff Report, 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 for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission with a recommendation to approve, subject to the 25 conditions provided in Exhibit “A” and located on page 37 of May 14, 2019, Staff Report to the Planning & Zoning Board.*

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### Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development (“PUD”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”).

The subject property is comprised of Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001, and is approximately 50.5 acres in size. The subject property is located to the South of SR 235, north of College Heights, east of the intersection of CR 241 and SR 235, west of Hipp Way. The subject property is currently undeveloped.

The subject property presently has a Moderate Density Residential Future Land Use Map (FLUM) Designation on approximately 49.6 acres and a Rural/Agriculture (Alachua County) FLUM Designation on approximately .95 acres of the subject property. A companion small scale comprehensive plan amendment (SSCPA) would amend the FLUM for the portion of the subject property currently designated Rural/Agriculture (Alachua County) to Moderate Density Residential.

The Moderate Density Residential FLUM Designation would permit a density of 0 – 4 dwellings per acre (a maximum of 202 dwelling units for the subject property). The proposed PD-R zoning district would permit a maximum of 120 single-family detached residential units, 40 multiple family residential units, and 20,000 square feet of nonresidential uses on the subject property, which is consistent with the maximum density of the proposed FLUM Designation.

A portion of the subject property was previously rezoned (Ordinance 06-12) to Planned Unit Development (“PUD”) in March of 2006. Ordinance 06-12 permitted a maximum of 200 residential dwelling units.

March of 2000. Ordinance 00-12 permitted a maximum of 200 residential dwelling units.

Development of the subject property would place single family (residential detached) areas on a majority of the site, with common area, open space, and stormwater management facilities located primarily in seven areas. Five of these areas would be located at the perimeter of development site and two located in the interior. The nonresidential and multiple family uses would be clustered on the northwest portion of the site (Areas B-1 and C-9). Access to the proposed development would be provided at three locations. One ingress/egress would be provided from SR 235, which would serve Development Area B-1 only. One ingress/egress would be provided from NW 158<sup>th</sup> Avenue and one ingress/egress would be provided from Hipp Way. Only one ingress/egress from either NW 158<sup>th</sup> Avenue or Hipp Way would be required until 60 lots are approved by Final Plat. After 60 lots have been approved, the second access point to either NW 158<sup>th</sup> Avenue or Hipp Way would be required. The ingress/egress point to SR 235 would require a permit through the Florida Department of Transportation (FDOT). The ingress/egress point to Hipp Way would require a permit through Alachua County Department of Public Works.

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

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

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

- (1) Increasing Flexibility  
Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
- (2) Greater Freedom to Provide Access, Open Space, and Amenities  
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
- (3) Greater Freedom to Provide Mix of Uses and Housing Types  
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
- (4) Providing Greater Opportunity for More Efficient Land Use Patterns  
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
- ( 5 ) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics  
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (6) Quality Design Through Density Increases  
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

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

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

Nonresidential uses are permitted under the proposed PD –Zoning Ordinance. The permitted nonresidential uses include: daycares, religious institutions, restaurants without drive-through, community buildings/clubhouse, professional offices, neighborhood recreation centers, and commercial recreation, indoor. The nonresidential uses are limited to 20,000 square feet for the entire subject property.

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#### ATTACHMENTS:

Description

□ PD Master Plan



- ▢ Staff Report
- ▢ Exhibit "B"- Staff Supporting Materials
- ▢ Draft PD Ordinance
- ▢ Draft PD Agreement
- ▢ Application and Supporting Materials
- ▢ Public Notice Materials for 05/14/19 PZB Hearing

DRAWING SET  
OF  
TOLOSA PD-R  
A PLANNED DEVELOPMENT  
FOR  
ALDEVCO, LLC  
CITY OF ALACHUA, FL

GENERAL DEVELOPMENT INFORMATION

1. PROJECT NAME:

TOLOSA PD-R
2. OWNER:

ALDEVCO, LLC
3. CIVIL ENGINEER & LAND PLANNER:

JBROWN PROFESSIONAL GROUP INC.
4. SURVEYOR:

JBROWN PROFESSIONAL GROUP INC.
5. TAX PARCEL NO'S.:

03130-004-000, 03130-007-001, 03130-008-000, 03130-009-000, 03135-000-000
6. PARCEL SIZE:

50.45± ACRES
7. SECTION:

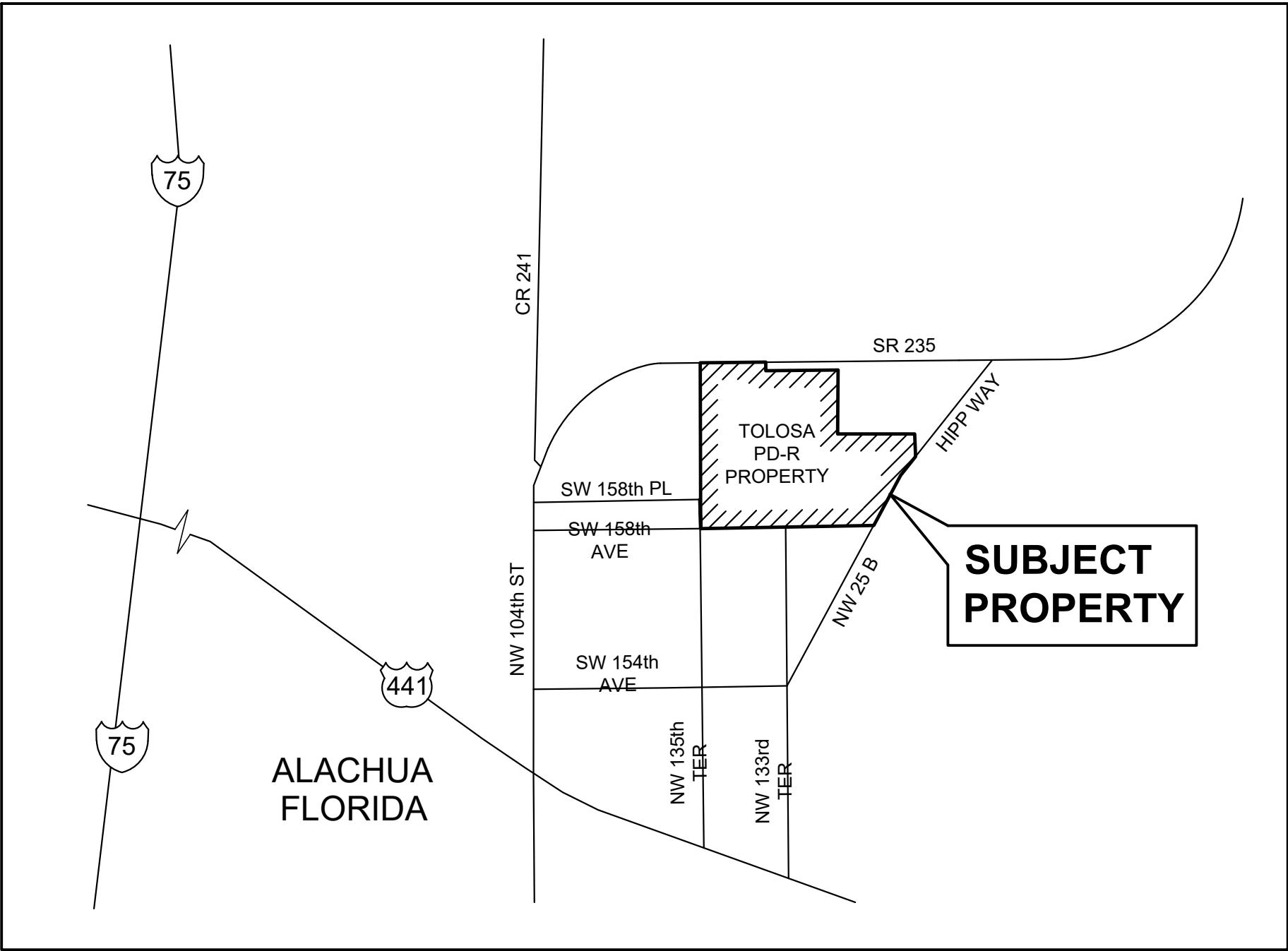
11
8. TOWNSHIP:

8 SOUTH
9. RANGE:

18 EAST
10. FUTURE LAND USE:

MODERATE DENSITY RESIDENTIAL
11. ZONING:

PD-R



| TOLOSA PD-R |                                             |
|-------------|---------------------------------------------|
| SHEET INDEX |                                             |
| SHEET NO.   | TITLE                                       |
| C1.0        | COVER SHEET                                 |
| C2.0        | PD ZONING MASTER PLAN                       |
| C3.0        | PUBLIC FACILITIES PLAN (WATER & WASTEWATER) |
| C3.1        | PUBLIC FACILITIES PLAN (STORMWATER)         |
| C3.2        | PUBLIC FACILITIES PLAN (TRANSPORTATION)     |
| C3.3        | PUBLIC FACILITIES PLAN (GENERAL)            |

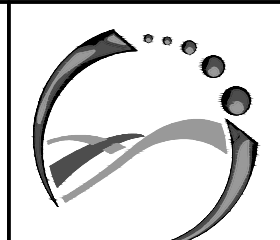
LOCATION MAP  
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| ENGINEER<br>OF RECORD: |  | A. J. "JAY" BROWN, JR., P.E.<br>FLORIDA LICENSE NO. 43879 |
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**JBrown**  
Professional Group Inc  
CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
Fla. Board of Professional Engineers CA No. 30495

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PHONE: (352) 375-8999 • FAX: (352) 375-0833  
E-MAIL: [contact@jbprogroup.com](mailto:contact@jbprogroup.com)

| COVER SHEET                          |  |           |
|--------------------------------------|--|-----------|
| CLIENT:                              |  | PROJECT:  |
| ALDEVCO, LLC<br>GAINESVILLE, FLORIDA |  | TOLOSA PD |

|             |            |
|-------------|------------|
| DATE:       | APRIL 2019 |
| PROJECT NO: | 379-17-01  |
| SHEET NO:   | C1.0       |



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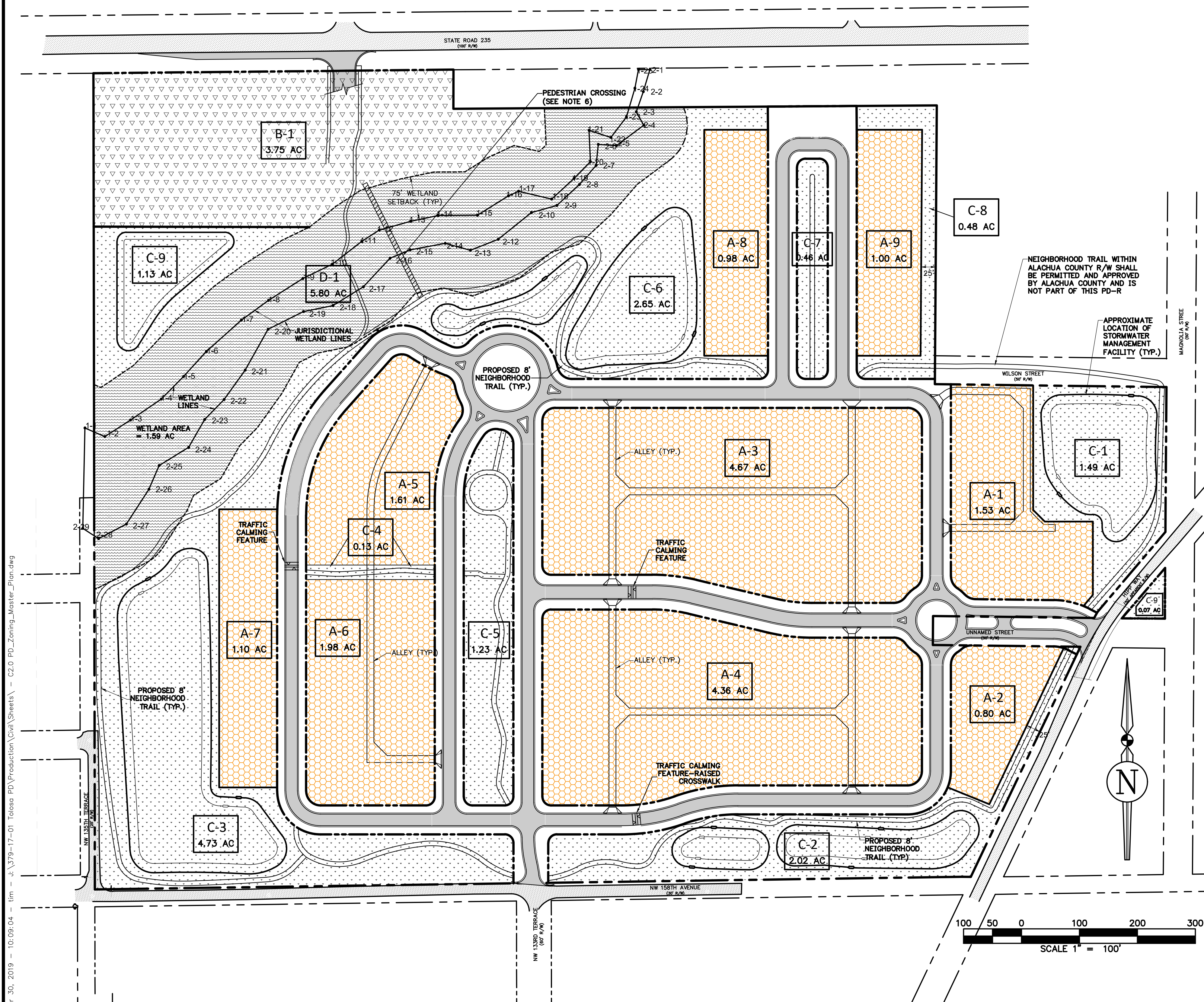
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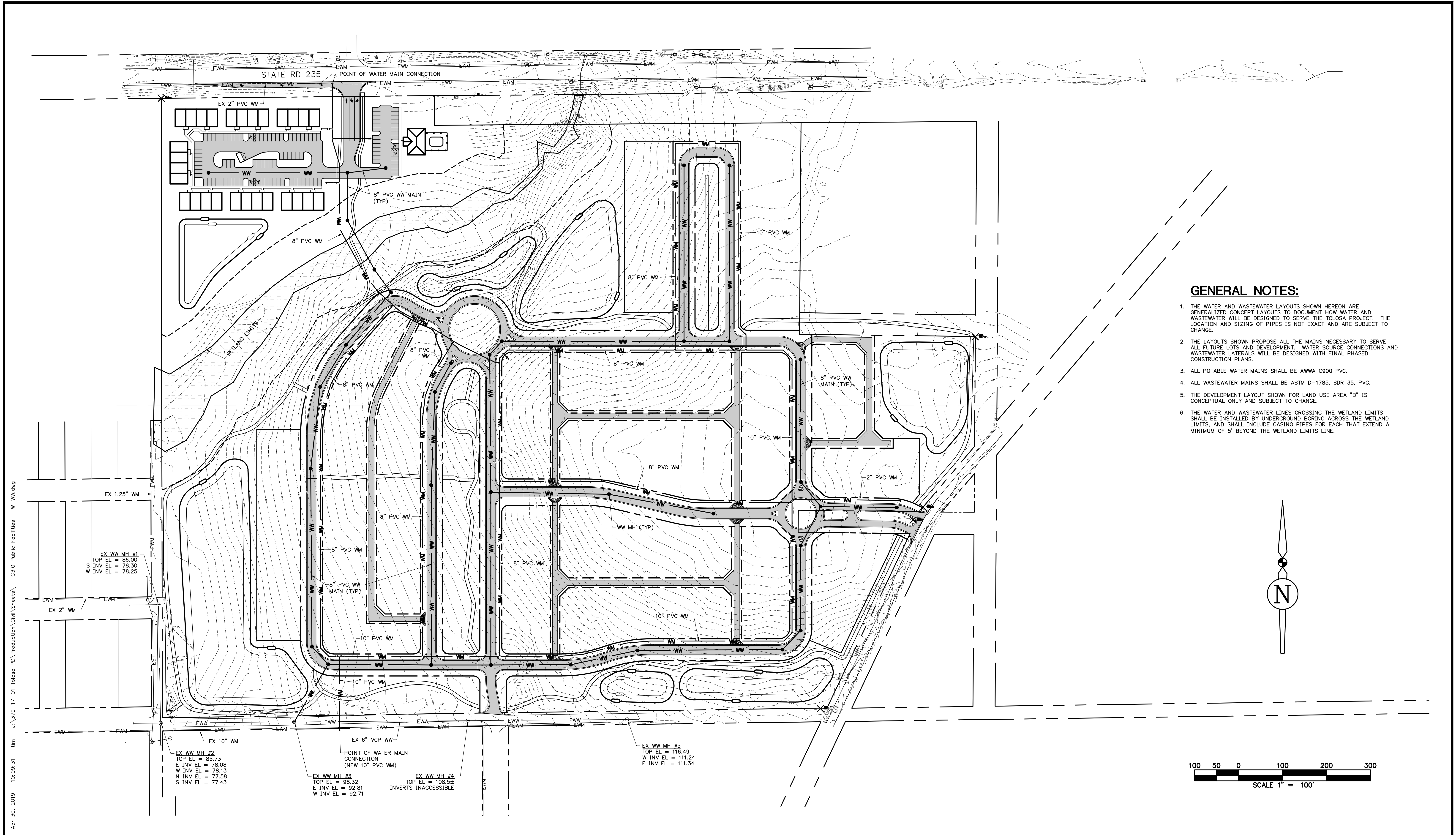
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|---------------------------------------------------------|--|---------------------------------|
| SHEET TITLE:<br><b>PD ZONING MASTER PLAN</b>            |  | DATE:<br><b>APRIL 2019</b>      |
| CLIENT:<br><b>ALDEVCO, LLC<br/>GAINESVILLE, FLORIDA</b> |  | PROJECT NO:<br><b>379-17-01</b> |
| PROJECT:<br><b>TOLOSA PD</b>                            |  | SHEET NO:<br><b>C2.0</b>        |







GENERAL NOTES:

1. THE WATER AND WASTEWATER LAYOUTS SHOWN HEREON ARE GENERALIZED CONCEPT LAYOUTS TO DOCUMENT HOW WATER AND WASTEWATER WILL BE DESIGNED TO SERVE THE TOLOSA PROJECT. THE LOCATION AND SIZING OF PIPES IS NOT EXACT AND ARE SUBJECT TO CHANGE.
2. THE LAYOUTS SHOWN PROPOSE ALL THE MAINS NECESSARY TO SERVE ALL FUTURE LOTS AND DEVELOPMENT. WATER SOURCE CONNECTIONS AND WASTEWATER LATERALS WILL BE DESIGNED WITH FINAL PHASED CONSTRUCTION PLANS.
3. ALL POTABLE WATER MAINS SHALL BE AWWA C900 PVC.
4. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35, PVC.
5. THE DEVELOPMENT LAYOUT SHOWN FOR LAND USE AREA "B" IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE.
6. THE WATER AND WASTEWATER LINES CROSSING THE WETLAND LIMITS SHALL BE INSTALLED BY UNDERGROUND BORING ACROSS THE WETLAND LIMITS, AND SHALL INCLUDE CASING PIPES FOR EACH THAT EXTEND A MINIMUM OF 5' BEYOND THE WETLAND LIMITS LINE.

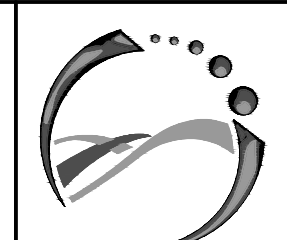
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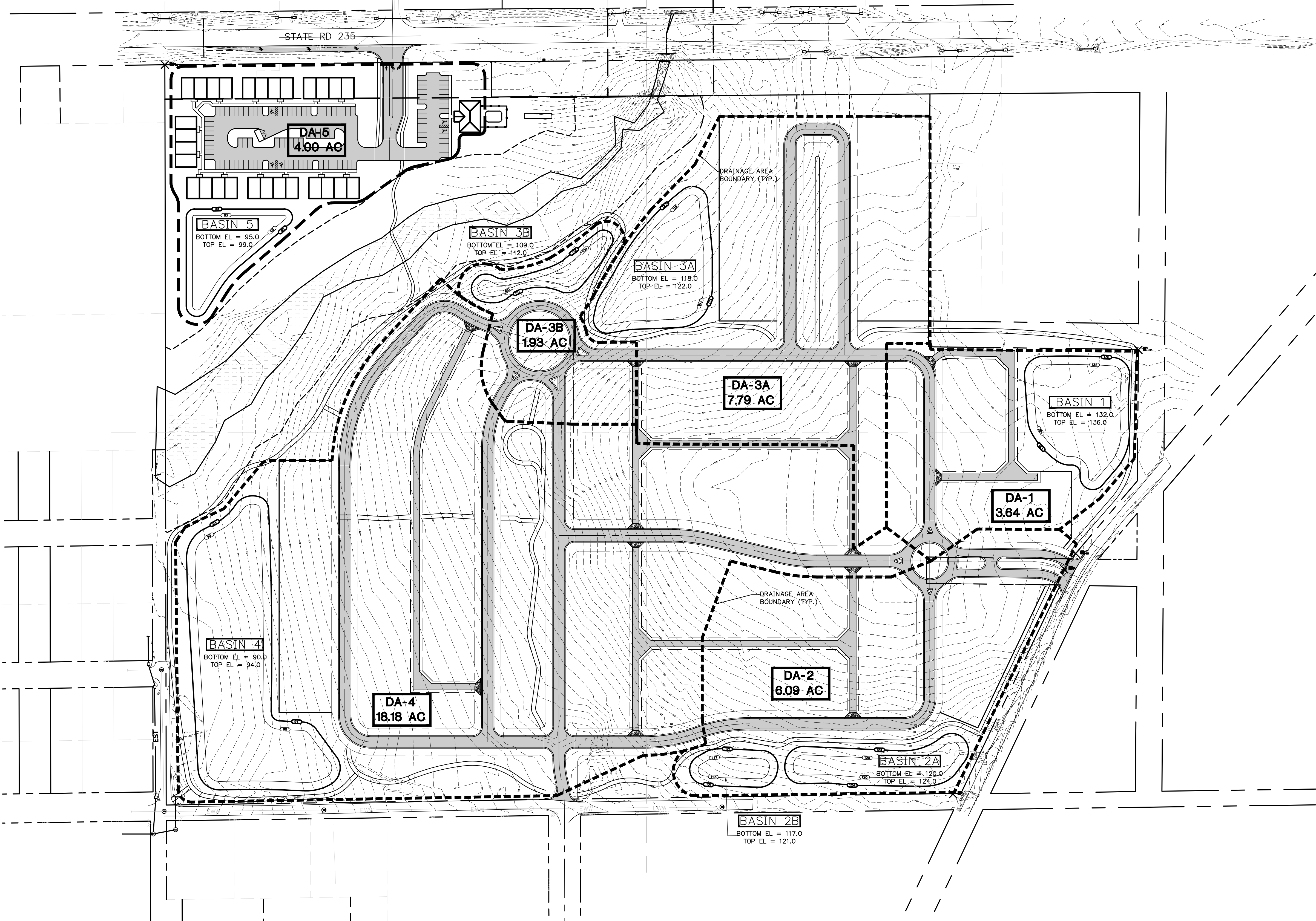
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|--------------|--|----------------------------------------------------------|--|
| SHEET TITLE: |  | <b>PUBLIC FACILITIES PLAN<br/>WATER &amp; WASTEWATER</b> |  |
| CLIENT:      |  | <b>ALDEVCO, LLC<br/>GAINESVILLE, FLORIDA</b>             |  |
| PROJECT:     |  | <b>TOLOSA PD</b>                                         |  |

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| DATE:       | <b>APRIL 2019</b> |
| PROJECT NO: | <b>379-17-01</b>  |
| SHEET NO:   | <b>C3.0</b>       |

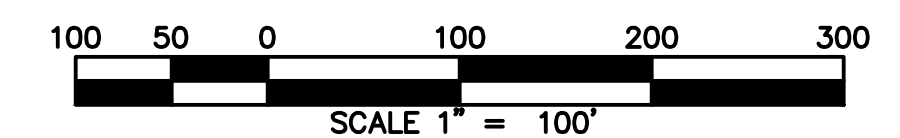
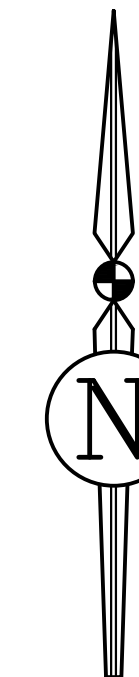


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#### GENERAL NOTES:

1. THE DRAINAGE AREAS AND STORMWATER MANAGEMENT (SM) BASINS SHOWN ARE BASED ON CONCEPT DESIGNS AND ARE SUBJECT TO CHANGE, BASED ON FINAL CONSTRUCTION PLANS.
2. ALL STORMWATER MANAGEMENT (SM) BASINS WILL BE DESIGNED TO MEET THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) DESIGN CRITERIA OF THE 100 YR. CRITICAL DURATION DESIGN STORM. ALL BASINS DESIGNED TO BE DETENTION BASINS SHALL DISCHARGE UNDER POST DEVELOPMENT CONDITIONS AT RATES LESS THAN PRE-DEVELOPMENT CONDITIONS. STORMWATER MANAGEMENT REPORTS SHALL BE PROVIDED WITH FINAL DESIGN OF EACH INDIVIDUAL CONSTRUCTION PHASE DOCUMENTING CONFORMANCE TO THE DESIGN CRITERIA.
3. EACH DEVELOPMENT PHASE SHALL OBTAIN A SRWMD ERP PERMIT APPROVAL FOR THE INDIVIDUAL PHASE.



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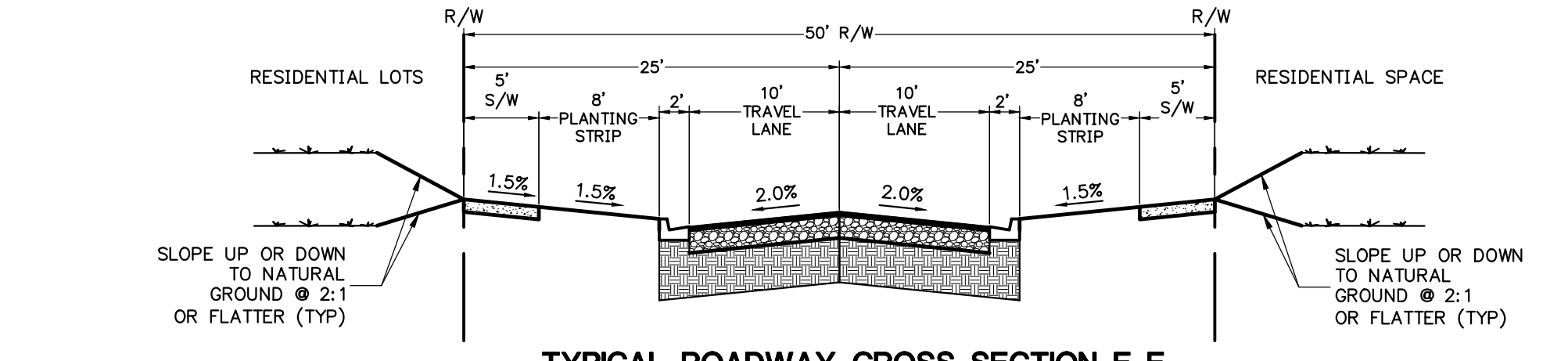
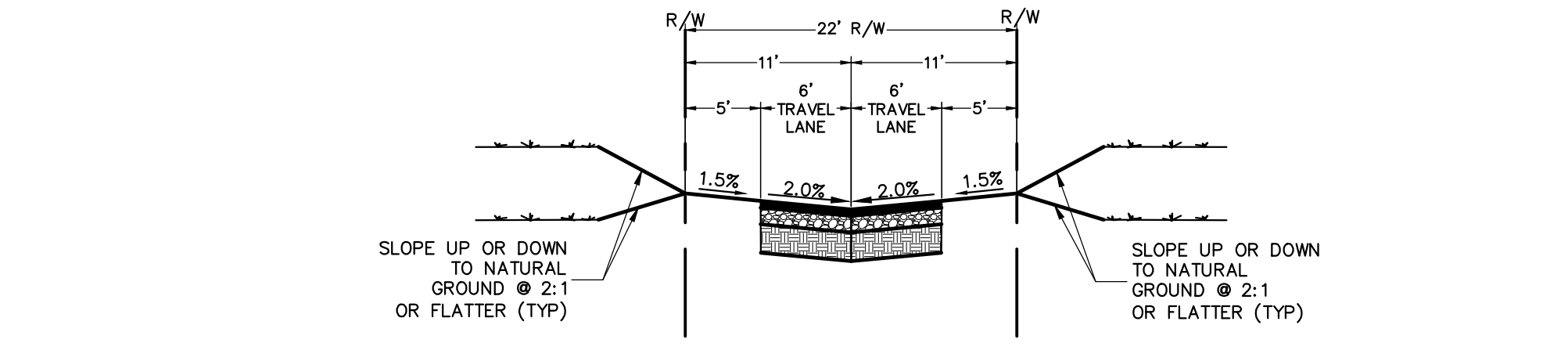
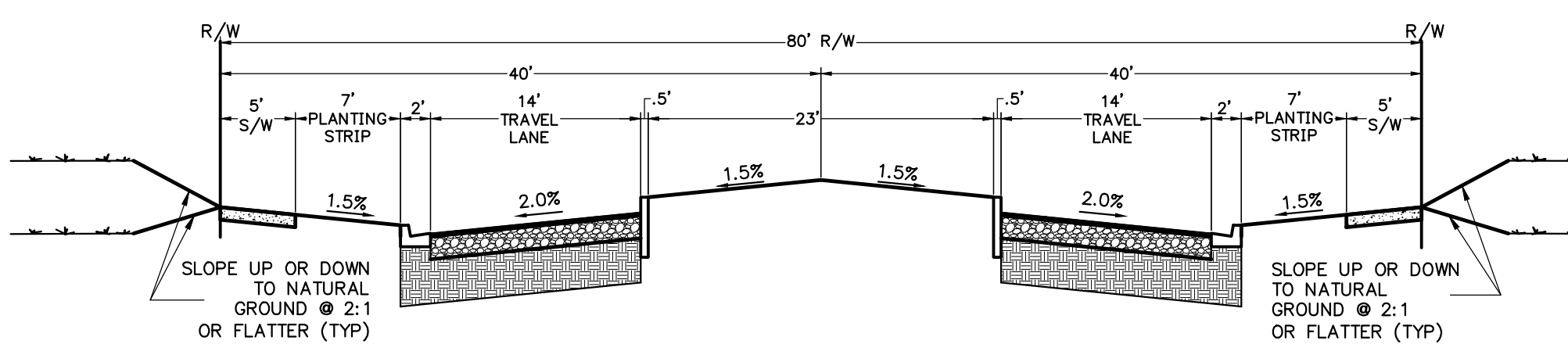
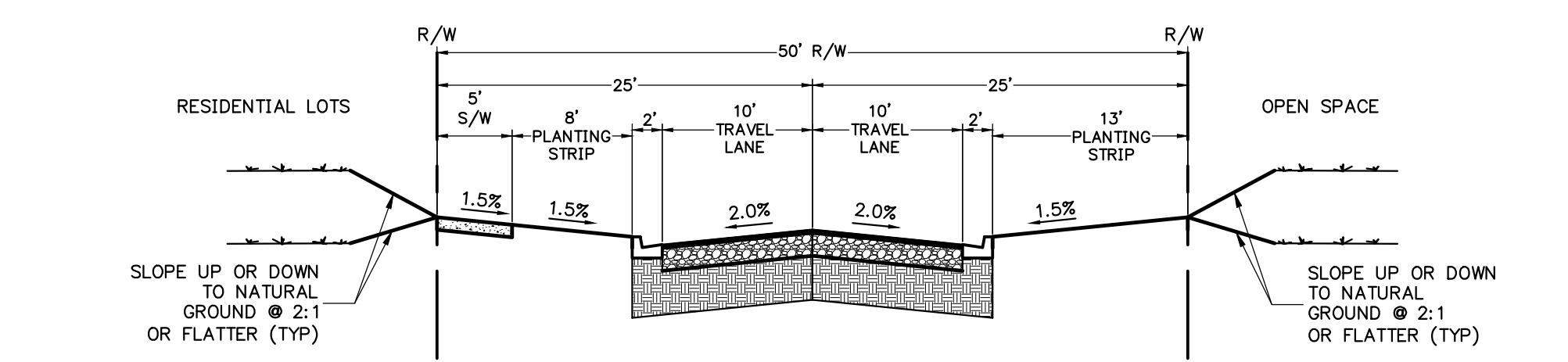
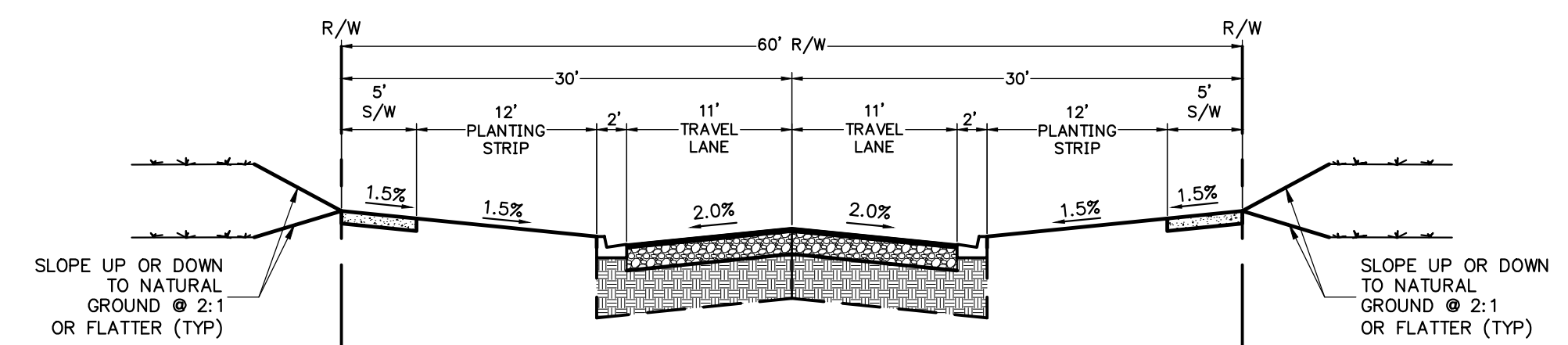
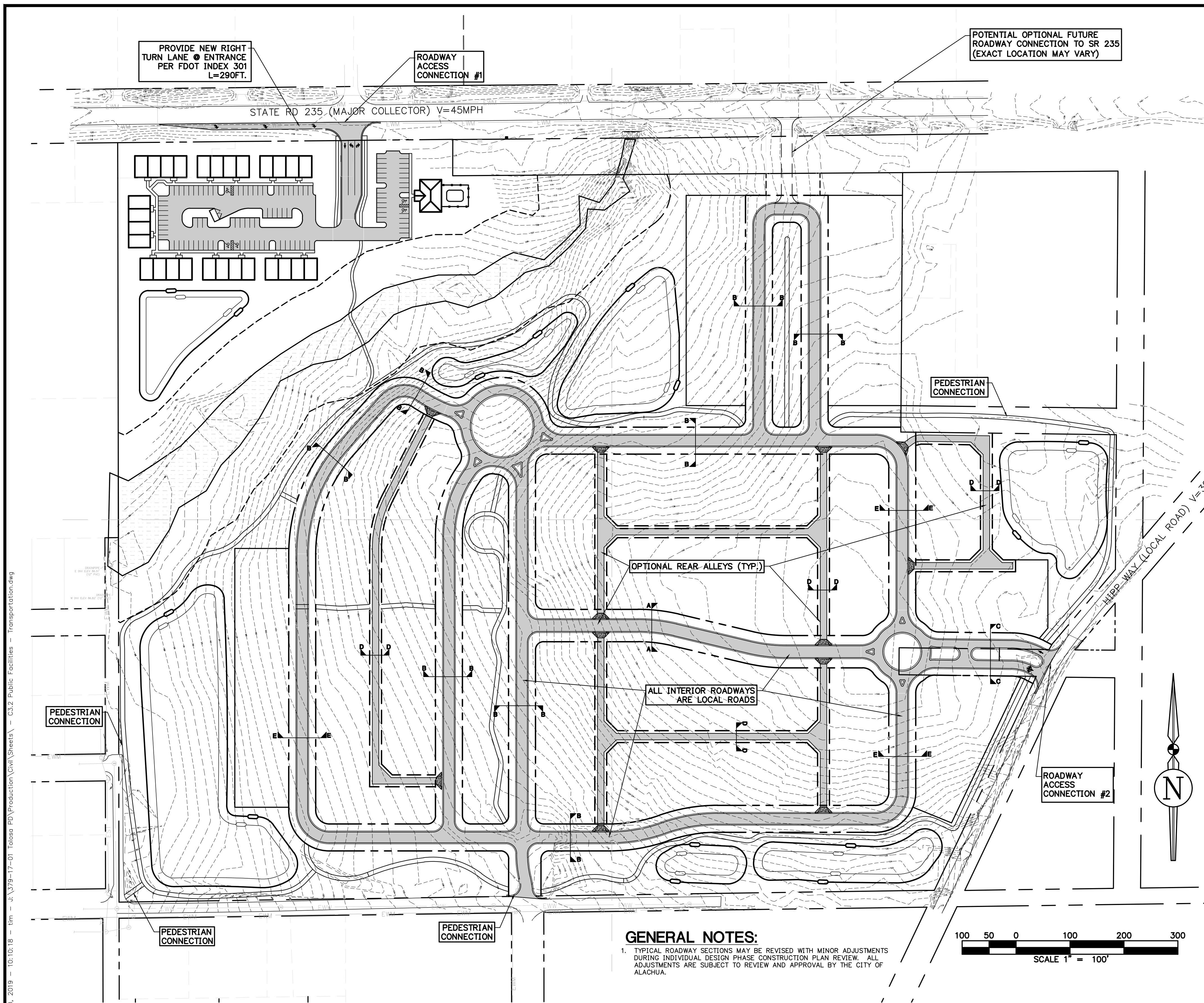
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E-MAIL: [contact@jbprogroup.com](mailto:contact@jbprogroup.com)

|                                                              |  |                                 |
|--------------------------------------------------------------|--|---------------------------------|
| SHEET TITLE:<br><b>PUBLIC FACILITIES PLAN<br/>STORMWATER</b> |  | DATE:<br><b>APRIL 2019</b>      |
| CLIENT:<br><b>ALDEVCO, LLC<br/>GAINESVILLE, FLORIDA</b>      |  | PROJECT NO:<br><b>379-17-01</b> |
| PROJECT:<br><b>TOLOSA PD</b>                                 |  | SHEET NO:<br><b>C3.1</b>        |





**GENERAL NOTES:**

- 1. TYPICAL ROADWAY SECTIONS MAY BE REVISED WITH MINOR ADJUSTMENTS DURING INDIVIDUAL DESIGN PHASE CONSTRUCTION PLAN REVIEW. ALL ADJUSTMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ALACHUA.

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| ENGINEER OF RECORD: |  | A. J. "JAY" BROWN, JR., P.E.<br>FLORIDA LICENSE NO. 43879 |
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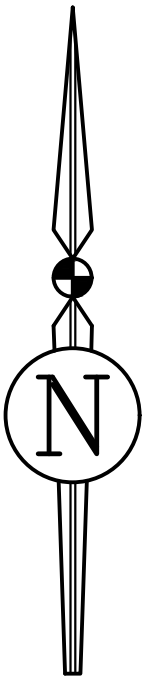
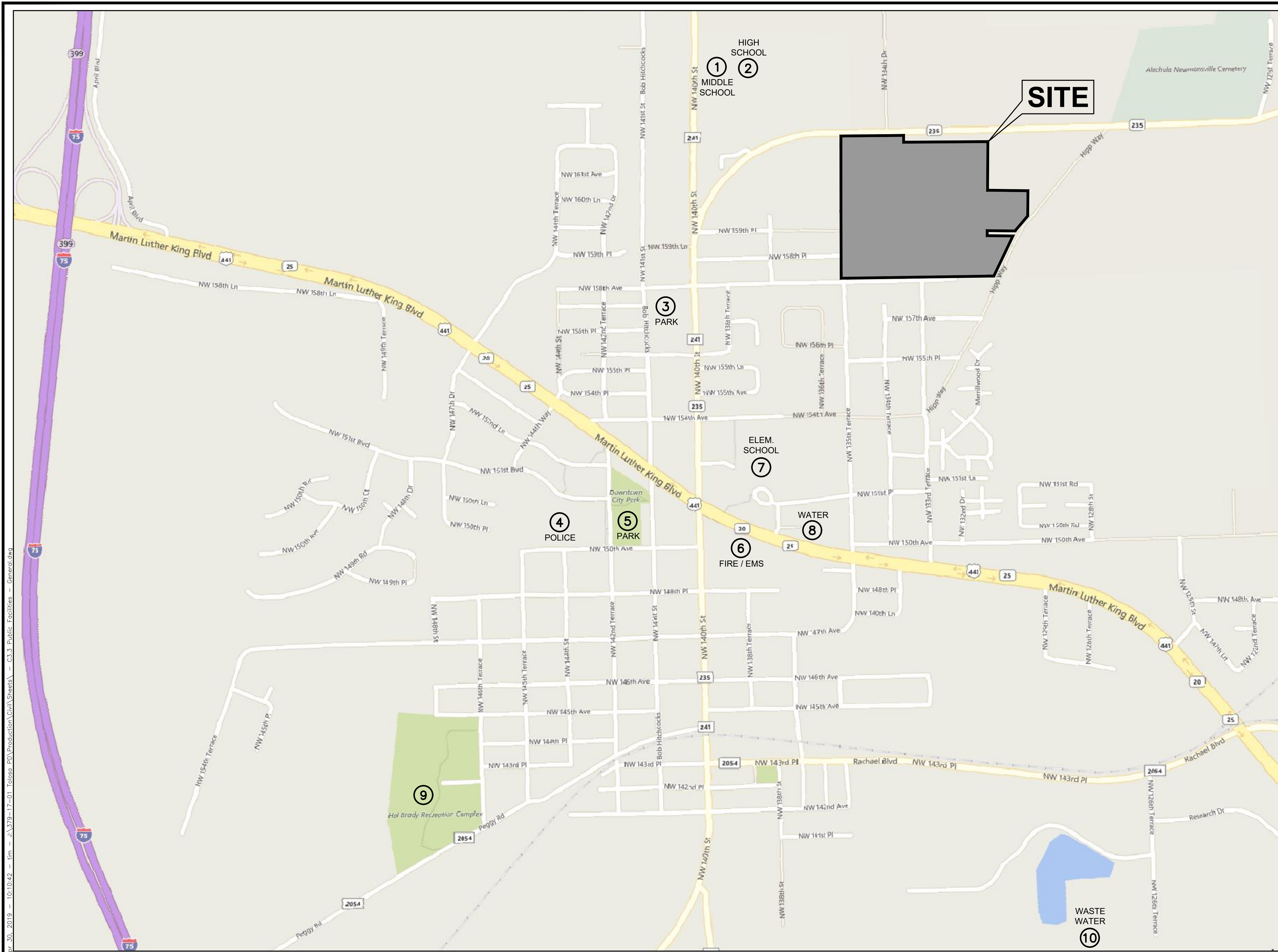


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|--------------|--|------------------------------------------|--|-----------|------------|
| SHEET TITLE: |  | PUBLIC FACILITIES PLAN<br>TRANSPORTATION |  | DATE:     | APRIL 2019 |
| CLIENT:      |  | ALDEVCO, LLC<br>GAINESVILLE, FLORIDA     |  | PROJECT:  | TOLOSA PD  |
| PROJECT:     |  | TOLOSA PD                                |  | SHEET NO: | C3.2       |





**PUBLIC FACILITIES LEGEND**

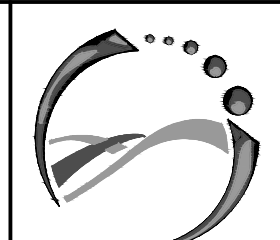
- ① A L MEBANE MIDDLE SCHOOL
- ② MEBANE HIGH SCHOOL
- ③ MAUDE LEWIS PARK
- ④ ALACHUA POLICE DEPARTMENT
- ⑤ DOWNTOWN CITY PARK (SKINNER FIELD)
- ⑥ ALACHUA COUNTY FIRE RESCUE STATION #21
- ⑦ ALACHUA ELEMENTARY SCHOOL
- ⑧ ALACHUA CITY WATER TREATMENT FACILITY
- ⑨ HAL BRADY RECREATION COMPLEX & ALACHUA SPLASH PARK
- ⑩ ALACHUA WASTEWATER TREATMENT PLANT

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| ENGINEER OF RECORD: | A. J. "JAY" BROWN, JR., P.E.<br>FLORIDA LICENSE NO. 43879 |
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| SHEET TITLE:<br><b>PUBLIC FACILITIES - GENERAL</b>      |  | DATE:<br><b>APRIL 2019</b>      |
| CLIENT:<br><b>ALDEVCO, LLC<br/>GAINESVILLE, FLORIDA</b> |  | PROJECT NO:<br><b>379-17-01</b> |
| PROJECT:<br><b>TOLOSA PD</b>                            |  | SHEET NO:<br><b>C3.3</b>        |





# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

May 14, 2019

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>            | A request to amend the Official Zoning Atlas from Planned Unit Development ("PUD") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R")                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>APPLICANT/AGENT:</b>    | A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>PROPERTY OWNER:</b>     | Bentley Timber, LLC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>LOCATION:</b>           | South of West SR 235, north of College Heights, east of the intersection of CR 241 and SR 235, west of Hipp Way                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PARCEL ID NUMBERS:</b>  | 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>ACREAGE:</b>            | ±50.5 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>PROJECT PLANNER:</b>    | Adam Hall, AICP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>RECOMMENDATION:</b>     | Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 25 conditions provided in Exhibit "A" of this Staff Report.                                                                                                                                                                                                                                                                                                                                |
| <b>RECOMMENDED MOTION:</b> | <i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions provided in Exhibit "A" and located on page 37 of May 14, 2019, Staff Report to the Planning &amp; Zoning Board.</i> |

## SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by A.J. “Jay” Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development (“PUD”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”).

The subject property is comprised of Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001, and is approximately 50.5 acres in size. The subject property is located to the South of West SR 235, north of College Heights, east of the intersection of CR 241 and SR 235, west of Hipp Way. The subject property is currently undeveloped.

The subject property presently has a Moderate Density Residential Future Land Use Map (FLUM) Designation on approximately 49.6 acres and a Rural/Agriculture (Alachua County) FLUM Designation on approximately .95 acres of the subject property. A companion small scale comprehensive plan amendment (SSCPA) would amend the FLUM for the portion of the subject property currently designated Rural/Agriculture (Alachua County) to Moderate Density Residential. The Moderate Density Residential FLUM Designation would permit a density of 0 – 4 dwellings per acre (a maximum of 202 dwelling units for the subject property). The proposed PD-R zoning district would permit a maximum of 120 single-family detached residential units, 40 multiple family residential units, and 20,000 square feet of nonresidential uses on the subject property, which is consistent with the maximum density of the proposed FLUM Designation.

A portion of the subject property was previously rezoned (Ordinance 06-12) to Planned Unit Development (“PUD”) in March 0f 2006. Ordinance 06-12 permitted a maximum of 200 residential dwelling units.

Development of the subject property would place single family (residential detached) areas on a majority of the site, with common area, open space, and stormwater management facilities located primarily in seven areas. Five of these areas would be located at the perimeter of development site and two located in the interior. The nonresidential and multiple family uses would be clustered on the northwest portion of the site (Areas B-1 and C-9). Access to the proposed development would be provided at three locations. One ingress/egress would be provided from SR 235, which would serve Development Area B-1 only. One ingress/egress would be provided from NW 158<sup>th</sup> Avenue and one ingress/egress would be provided from Hipp Way. Only one ingress/egress from either NW 158<sup>th</sup> Avenue or Hipp Way would be required until 60 lots are approved by Final Plat. After 60 lots have been approved, the second access point to either NW 158<sup>th</sup> Avenue or Hipp Way would be required. The ingress/egress point to SR 235 would require a permit through the Florida Department of Transportation (FDOT). The ingress/egress point to Hipp Way would require a permit through Alachua County Department of Public Works.

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

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

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

**(1) *Increasing Flexibility***

Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

**(2) *Greater Freedom to Provide Access, Open Space, and Amenities***

Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

**(3) *Greater Freedom to Provide Mix of Uses and Housing Types***

Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

**(4) *Providing Greater Opportunity for More Efficient Land Use Patterns***

Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

**(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics***

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

**(6) *Quality Design Through Density Increases***

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

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

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

Nonresidential uses are permitted under the proposed PD –Zoning Ordinance. The permitted nonresidential uses include: daycares, religious institutions, restaurants without drive-through, community buildings/clubhouse, professional offices,



neighborhood recreation centers, and commercial recreation, indoor. The nonresidential uses are limited to 20,000 square feet for the entire subject property.

## EXISTING USES

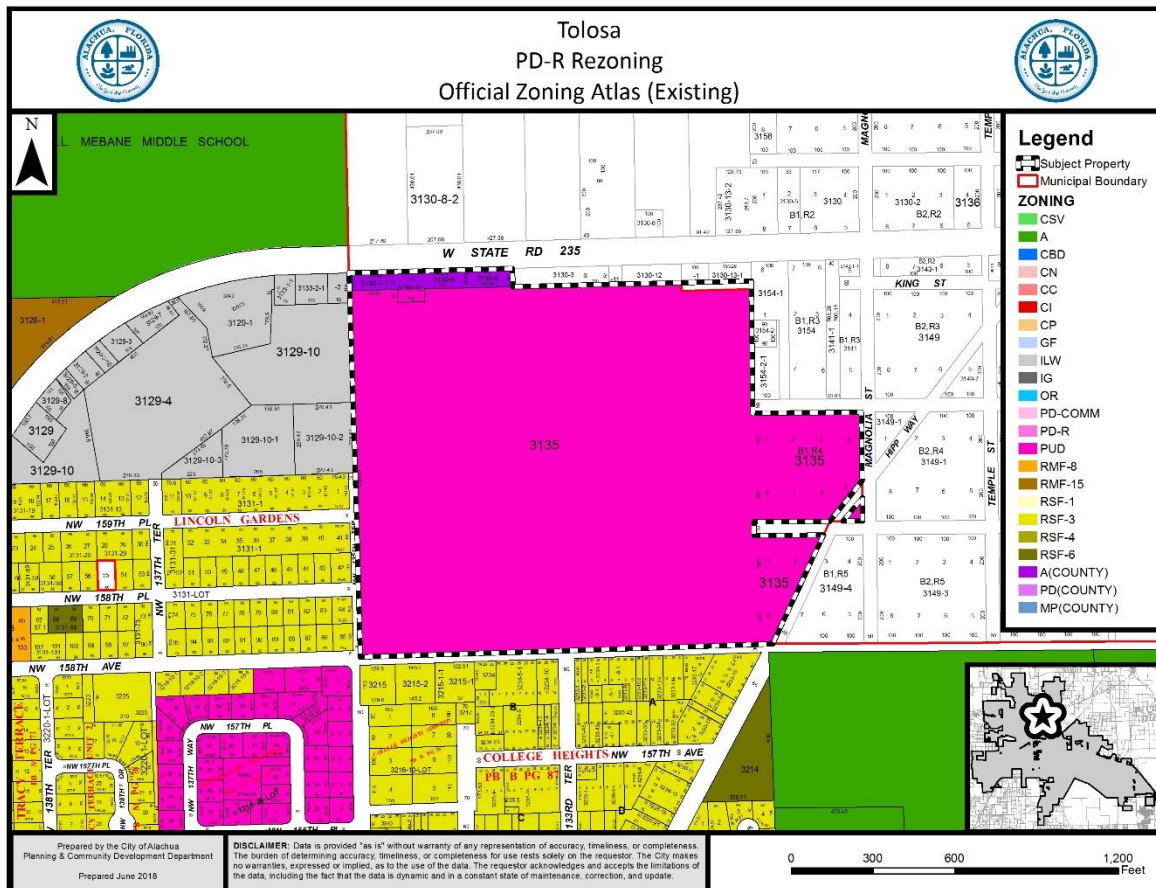
The subject property is currently undeveloped.

## EXISTING/PROPOSED ZONING DISTRICT COMPARISON

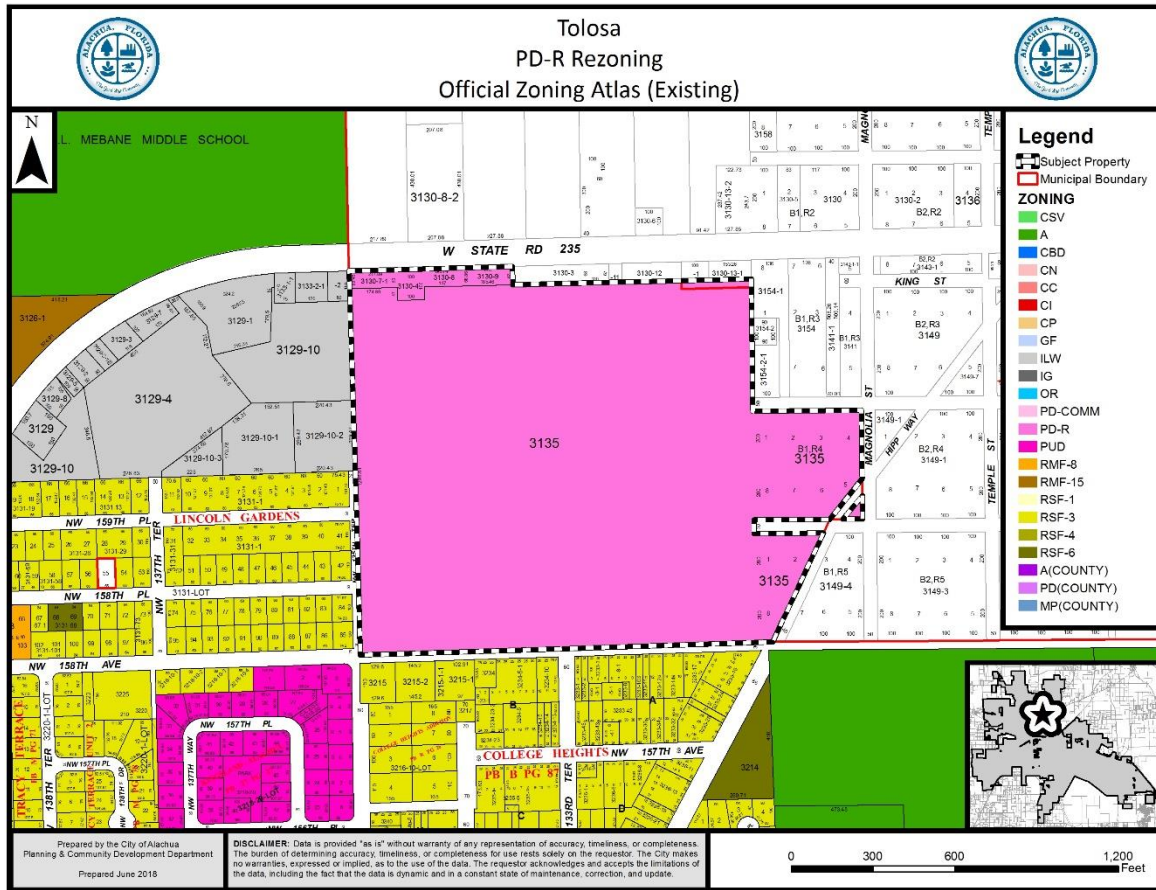
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

|                            | Existing Zoning Districts                                                                        |                                                                                                   | Proposed Zoning District                                                                                                                                                                                                                   |
|----------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning District:</b>    | Planned Unit Development (PUD) – Expired                                                         | Agricultural (A) (Alachua County)                                                                 | Planned Development – Residential (PD-R)                                                                                                                                                                                                   |
| <b>Max. Gross Density:</b> | 4 dwelling units per acre<br><i>Maximum 200 dwelling units on a portion the subject property</i> | .2 dwelling units per acre<br><i>Maximum 1 dwelling unit on a portion of the subject property</i> | Established by PD Master Plan<br><i>160 dwelling units for entire development</i>                                                                                                                                                          |
| <b>Floor Area Ratio:</b>   | N/A                                                                                              | N/A                                                                                               | Established by PD Master Plan<br><i>20,000 square feet for entire development</i>                                                                                                                                                          |
| <b>Permitted Uses:</b>     | Established by PD Ordinance 06-12: Residential                                                   | Agricultural uses; Single Family Residential                                                      | Single Family Detached Dwellings; Multiple Family Dwellings; Daycares; Religious institutions; restaurants without drive-through; community buildings; professional offices; neighborhood recreation centers; indoor commercial recreation |

**Map 1. Existing Official Zoning Atlas with Subject Property**



**Map 2. Proposed Official Zoning Atlas with Subject Property**



## SURROUNDING USES

The subject property is located to the South of SR 235, north of College Heights, east of the intersection of CR 241 and SR 235, west of Hipp Way. The subject property is currently undeveloped.

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

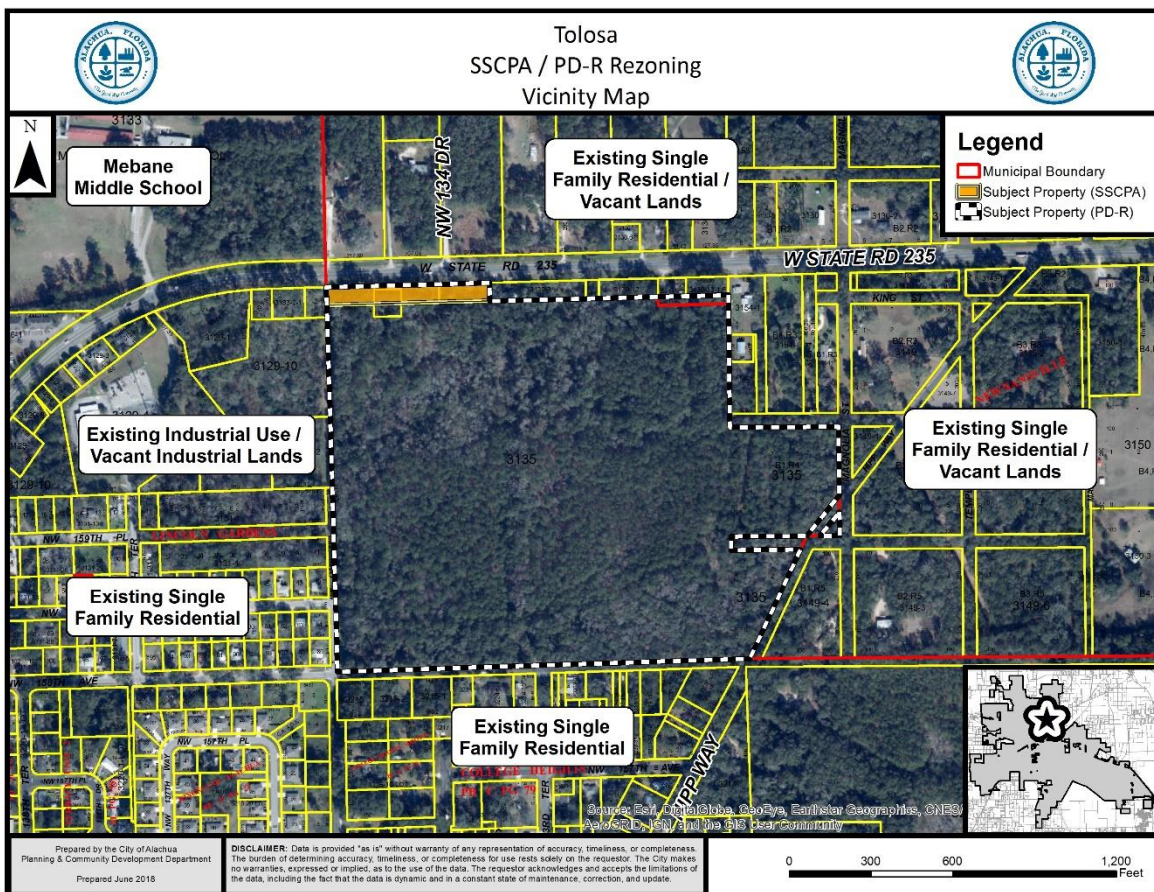
*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*



**Table 1. Surrounding Land Uses**

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

**Map 3. Vicinity Map**



**Table 2. Parcels Subject to this Rezoning**

| Parcel No.    | Existing Use(s) | Existing FLUM Designation          | Acreage |
|---------------|-----------------|------------------------------------|---------|
| 03135-000-000 | Vacant          | Moderate Density Residential       | ±49.85  |
| 03130-007-001 | Vacant          | Rural/Agriculture (Alachua County) | ±0.28   |
| 03130-004-000 | Vacant          | Rural/Agriculture (Alachua County) | ±0.23   |
| 03130-008-000 | Vacant          | Rural/Agriculture (Alachua County) | ±0.23   |

## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on May 29, 2018, at the Alachua Branch Library, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 9 members of the public.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

### **Future Land Use Element**

#### Objective 1.2: Residential

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

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

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;



5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

***Analysis of Consistency with Objective 1.2 and Policy 1.2.a:*** The Tolosa PD-R proposes a Residential Planned Development which is identified by Policy 1.2.a as a use permitted in the Moderate Density Residential FLUM Designation.

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

**Objective 2.1:** Planned Development (PD) Standards

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

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

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

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

**Objective 5.1:** Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands

and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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

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

- GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.
- Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community

Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

***Analysis of Consistency with Goal 9 and Policy 9.2:*** The subject property is within the potable water and wastewater service area, and as such must connect to these systems at the time of development.

## **Housing Element**

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

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

## **Recreation Element**

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

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

## **Transportation Element**

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

***Analysis of Consistency with Objective 1.1:*** An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

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

### **Levels of Service**

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

***Analysis of Consistency with Policy 1.1.d:*** An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

### **FACILITY TYPE**

Solid Waste Landfill

### **LEVEL OF SERVICE STANDARD**

.73 tons per capita per year

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities is provided within this report, and indicates that, based upon current demand,

the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

1. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

***Evaluation and Findings of Consistency with Objective 4.1.c:*** An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

## **Conservation and Open Space Element**

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

***Analysis of Consistency with Policy 1.2.a:*** An Environmental Conditions and Site Suitability Analysis have been provided in this report.



### OBJECTIVE 1.3: Listed Species

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

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

***Analysis of Consistency with Objective 1.3 and Policies 1.3.a - 1.3.e:*** An Environmental Conditions and Site Suitability Analysis have been provided in this report. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

### OBJECTIVE 1.10: Wetlands

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

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

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

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

***Analysis of Consistency with Objective 1.10 and Policies 1.10.a and 1.10.g:*** An Environmental Conditions and Site Suitability Analysis have been provided in this report. Wetlands have been delineated in accordance with the methodology established in Florida Administrative Code, as required by Policy 1.10.a. The PD Master Plan establishes minimum wetland setbacks which comply with Policy 1.10.g.

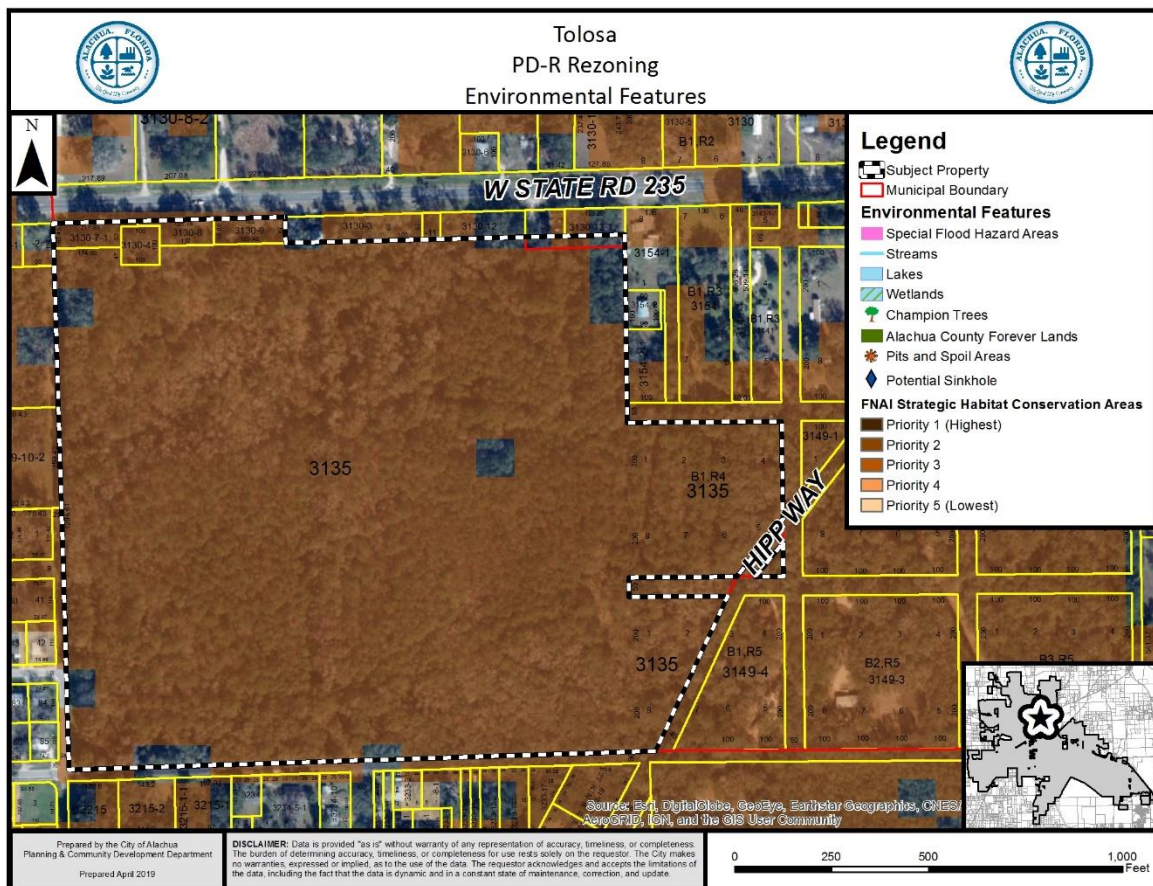
## **ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS**

### **Wetlands**

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the subject property.

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

## Map 4. Environmental Features



## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 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:** The property contains lands identified as “Priority 3” in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. 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 nine (9) soil types found on the subject property:

### *Arredondo Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

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

### *Arredondo Fine Sand (5% – 8% slopes)*

Hydrologic Soil Group: A

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

### *Bivans Sand (5% - 8% slopes)*

Hydrologic Soil Group: D

This soil type is poorly drained on short breaking slopes and along hillsides of the uplands. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

*Bivans Sand (8% - 12% slopes)*

Hydrologic Soil Group: D

This soil type is poorly drained on strongly sloping upland areas. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

*Fort Meade Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Gainesville Sand (0%- 5% slopes)*

Hydrologic Soil Group: A

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

*Lochloosa Fine Sand (5% – 8% slopes)*

Hydrologic Soil Group: C

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

*Pomona Sand, Depressional*

Hydrologic Soil Group: D

This soil type poorly drained. Permeability is rapid to very rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

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

## **Flood Potential**

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

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



## **Karst-Sensitive Features**

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

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

## **Wellfield Protection Zones**

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

**Evaluation:** 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**

## **REZONING STANDARDS**

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

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

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

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

**Evaluation:** An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

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

**Evaluation:** The proposed amendment would be adjacent to existing development of similar density (Lincoln Gardens, Kingsland, and College Heights subdivisions).

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

**Evaluation:** Areas immediately to the west and south of the subject property are developed with residential uses and industrial uses. Lands to the east and north include developed residential and agricultural uses.

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

**Evaluation:** The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas immediately to the west and south of the subject property are developed with residential uses. The industrial and commercial lands located proximate to the property will provide employment opportunities for the residents of the proposed development. The lands to the east and north will be separated by a 25' landscaped buffer.

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

**Evaluation:** The proposed amendment would permit single-family residential use on the subject property. The use on properties within the surrounding area is primarily single-family residential. The proposed amendment, therefore, would result in similar impacts to traffic, densities, building height, noise, lights, and other physical effects to those generated by existing uses within the area.

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

**Evaluation:** The use proposed by the PD-R zoning designation is single-family residential dwellings, which is a use that is consistent with development located to the west and south of the subject property.

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

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

The subject property is located adjacent to lands zoned Residential Single Family 3 (“RSF-3”), Light and Warehouse Industrial (“ILW”) and Agricultural (“A”) (Alachua County). These properties, however, are primarily single-family residential in use. The primary use proposed by the requested PD-R zoning is residential use with some limited nonresidential uses permitted in development areas located adjacent to the lands with the Light and Warehouse Industrial (“ILW”) zoning district.

The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property’s perimeter along NW 158<sup>th</sup> Avenue.

The uses proposed by the PD-R is consistent with surrounding area, which consists primarily of residential and commercial/ industrial uses.

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

**Evaluation:** The lands to the south and west are zoned Residential Single Family - 3 (“RSF-3”) and Light and Warehouse Industrial (“ILW”). The proposed Planned Development – Residential (“PD-R”) zoning designation allows for a mix of residential uses and limited nonresidential uses to serve the needs of the immediate vicinity.

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

**Evaluation:** The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property’s perimeter along NW 158<sup>th</sup> Avenue.

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

## **PLANNED DEVELOPMENT STANDARDS**

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

### **(1) Master Plan**

The PD Master Plan:

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

**Evaluation:** The PD Master Plan identifies five (5) development areas: Single-Family Detached Residential Area A; Single Family Attached Residential/Non-Residential Area B; Common Area C; Wetland and Wetland Buffer Area D; and Roadway and Rights-of-Way Area E. The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

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

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

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

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

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

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

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

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

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

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

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

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

**(2) *Consistency with the Comprehensive Plan***

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

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

**(3) *Compatibility with Surrounding Residential Areas***

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of



uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

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

**(4) *Development Phasing Plan***

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

**Evaluation:** The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years. A minimum of 30 single family detached residential lots must be platted in Development Area A prior to approval of any nonresidential uses in Development Area B. Only one ingress/egress from either NW 158th Avenue or Hipp Way would be required until 60 lots have been approved by a Final Plat. After 60 lots have been approved the second access point to either NW 158th Avenue or Hipp Way would be required. The ingress/egress point to SR 235 would require a permit through the Florida Department of Transportation (FDOT). The ingress/egress point to Hipp Way would require a permit through Alachua County Department of Public Works.

**(5) *Conversion Schedule***

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

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

(6) **Public Facilities**

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

**Evaluation:** The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the 4 (4) roadway segments affected by this project and monitored for concurrency (US 441 (from NW 126th Ave to SR 235); US 441 (from SR 235 to North City Limits); SR 235 (from intersection of 235 and 241 to US 441); SR 235 (from US 441 to north city limits). The analysis of the project's impacts upon the affected roadway segments indicates that the project's impacts are acceptable, and would not degrade the Level of Service (LOS) Standard for transportation facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

**Evaluation:** The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

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

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available

concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

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

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

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

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

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

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

**Evaluation:** The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

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

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

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

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

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

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

- (e) Provisions related to environmental protection and monitoring.

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

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

- (f) Provisions addressing concurrency compliance requirements.

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

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

**Evaluation:** Staff’s recommended conditions are provided in Exhibit “A” to this report.

## **PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS**

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

**(1) *Minimum Area***

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

**Evaluation:** The proposed PD-R district is approximately 50.5 acres in area, exceeding the minimum 10 acre size requirement.

**(2) *Uses***

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

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

**(3) *Densities/Intensities***

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

**Evaluation:** The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future Land Use Map Designation concurrently proposed with this amendment.

**(4) *Dimensional Standards***

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

**(a) *Minimum Dimensional Requirements***

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

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



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

**Evaluation:** The PD Master Plan establishes the minimum setbacks for development within the subject property. Further, a 25' landscaped setback is proposed where lots adjoin adjacent existing residential development.

**(5) Development Standards**

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

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

| TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT                                                                                |                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Development Standard                                                                                                                              | Procedure for Modification [1]               |
| Off-Street Parking and Loading (Section 6.1)                                                                                                      | Inclusion in a Master Parking Plan           |
| Landscape/Tree Protection (Section 6.2)                                                                                                           | Inclusion in an Alternative Landscaping Plan |
| Exterior Lighting (Section 6.4)                                                                                                                   | Inclusion in a Master Lighting Plan          |
| Signage (Section 6.5)                                                                                                                             | Inclusion in a Master Sign Plan              |
| Open Space (Section 6.7)                                                                                                                          | Modifications prohibited                     |
| Environmental Protection (Section 6.9)                                                                                                            |                                              |
| Concurrency Management (Section 2.4.14)                                                                                                           |                                              |
| NOTES:<br>[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District. |                                              |

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

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

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements,

and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

#### Wastewater

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

#### Streets

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

- a. The reduction or modification is necessary as a traffic-calming measure;
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- c. Access for emergency service vehicles is not substantially impaired;
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

#### Stormwater

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

#### Other

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

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

| Land Development Regulations Section | Summary of Required Improvement Standard | Summary of Proposed Improvement Standard                                                                                                                   |
|--------------------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.3.1 (B)(1)(c)(1)                   | 24 foot wide wearing surface             | 20 foot wide wearing surface                                                                                                                               |
| 7.2.3 (B)                            | Maximum block length of 600'             | Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a of proposed PD Ordinance. |
| 7.2.5 (I)(3)                         | Minimum curb radii of 25'                | Minimum curb radii of 20'                                                                                                                                  |

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

## PUBLIC FACILITIES IMPACT

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

|                             | Existing Zoning District                                                                                       | Proposed Zoning District                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Zoning District:</b>     | Planned Development Residential (PUD)- Expired [±49.50 acres]/ Agricultural (A) (Alachua County) [±0.95 acres] | Planned Development – Residential (PD-R) [±50.45 acres] |
| <b>Max. Gross Density:</b>  | 0.20 du/acre                                                                                                   | 4 du/acre                                               |
| <b>Floor Area Ratio:</b>    | N/A                                                                                                            | N/A<br>(20,000 square feet nonresidential)              |
| <b>Maximum Development:</b> | 1 dwelling unit<br>(200 dwelling units approved under expired PUD zoning)                                      | 160 dwelling units<br>20,000 square feet nonresidential |

The analysis of each public facility provided below represents an analysis of the gross impacts (160 dwelling units and 20,000 square feet nonresidential) generated by the proposed Zoning Designation. Existing and proposed impacts are based upon the maximum development potential as proposed by the PD-R zoning amendment.

***At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.*** If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2, 3</sup> | Segment Description                              | Lanes | Functional Classification | Area Type   | LOS |
|--------------------------------|--------------------------------------------------|-------|---------------------------|-------------|-----|
| 3/4 (106)                      | US 441 (from NW 126 <sup>th</sup> Ave to SR 235) | 4D    | Principle Arterial        | Urban Trans | D   |
| 5 (107/1407)                   | US 441 ( from SR 235 to North City Limits)       | 4D    | Principle Arterial        | Urban Trans | D   |
| 8 (108)                        | SR 235 (from 235/241 intersection to US 441)     | 2U    | Major Collector           | Comm        | D   |
| 9 (109/4109)                   | SR 235 (from US 441 to North City Limits)        | 2U    | Major Collector           | Comm        | D   |

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.  
<sup>2</sup> For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].  
<sup>3</sup> 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<sup>1</sup>**

|                      | Land Use                                                | AADT (Enter/Exit)         | AM Peak Hour (Enter/Exit) | PM Peak Hour (Enter/Exit) |
|----------------------|---------------------------------------------------------|---------------------------|---------------------------|---------------------------|
| Proposed PD-R Zoning | Single- Family, Detached <sup>2</sup><br>(ITE Code 210) | 1,133<br>(567/567)        | 89<br>(22/67)             | 119<br>(75/44)            |
|                      | Multiple - Family <sup>3</sup><br>(ITE Code 220)        | 262<br>(131/131)          | 20<br>(5/15)              | 26<br>(16/10)             |
|                      | Office <sup>4</sup><br>(ITE Code 710)                   | 168<br>(84/84)            | 41<br>(35/6)              | 19<br>(3/16)              |
|                      | Daycare <sup>5</sup><br>(ITE Code 565)                  | 238<br>(19/119)           | 55<br>(26/26)             | 56<br>(26/30)             |
|                      | <b>Total</b>                                            | <b>1,801</b><br>(901/901) | <b>205</b><br>(91/114)    | <b>220</b><br>(121/99)    |

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formulas: AADT – 9.44 trips per dwelling unit x 120 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 120 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 120 dwelling units (67% entering/33% exiting).  
<sup>3</sup> Formulas: AADT – 6.55 trips per dwelling unit x 40 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.50 trips per dwelling unit x 40 dwelling units (23% entering/77% exiting); PM Peak Hour – 0.65 trips per dwelling unit x 40 dwelling units (63% entering/37% exiting).  
<sup>4</sup> Formulas: AADT – 11.20 trips per 1ksf gfa x 15 ksf (50% entering/50% exiting); AM Peak Hour – 2.73 trips per 1ksf gfa x 15 ksf (86% entering/14% exiting); PM Peak Hour – 1.27 trips per 1ksf gfa x 15 ksf (16% entering/84% exiting).  
<sup>5</sup> Formulas: AADT – 47.62 trips per 1 ksf x5 ksf (50% entering/50% exiting); AM Peak Hour – 11 trips per 1 ksf x5 ksf (53% entering/47% exiting); PM Peak Hour – 11.12 trips per 1 ksf x5 ksf (47% entering/53% exiting).

**Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments**

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | US 441 (from NW 126 <sup>th</sup> Ave to SR 235)(3/4) <sup>1</sup> | US 441 ( from SR 235 to North City Limits) (5) <sup>1</sup> | SR 235 (from 235/241 intersection to US 441) (8) <sup>1</sup> | SR 235 (from US 441 to North City Limits) (9) <sup>1</sup> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------|
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 45,700                                                             | 39,000                                                      | 14,400                                                        | 14,400                                                     |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 18,579                                                             | 25,926                                                      | 10,305                                                        | 7,537                                                      |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3,252                                                              | 3,265                                                       | 3                                                             | 32                                                         |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 23,869                                                             | 9,809                                                       | 4,092                                                         | 6,831                                                      |
| Potential Impact Generated by Proposed FLUM Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 360                                                                | 180                                                         | 1,261                                                         | 1,801                                                      |
| <b>Residual Capacity after Proposed Amendment<sup>5</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>23,509</b>                                                      | <b>9,629</b>                                                | <b>2,831</b>                                                  | <b>5,030</b>                                               |
| PM Peak Hour Traffic Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | US 441 (from NW 126 <sup>th</sup> Ave to SR 235)(3/4) <sup>1</sup> | US 441 ( from SR 235 to North City Limits) (5) <sup>1</sup> | SR 235 (from 235/241 intersection to US 441) (8) <sup>1</sup> | SR 235 (from US 441 to North City Limits) (9) <sup>1</sup> |
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4,110                                                              | 3,510                                                       | 1,290                                                         | 1,290                                                      |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,765                                                              | 2,463                                                       | 979                                                           | 716                                                        |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 442                                                                | 317                                                         | 18                                                            | 2                                                          |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,903                                                              | 730                                                         | 293                                                           | 572                                                        |
| Potential Impact Generated by Proposed FLUM Designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 41                                                                 | 26                                                          | 153                                                           | 220                                                        |
| <b>Residual Capacity after Proposed Amendment<sup>5</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>1,862</b>                                                       | <b>704</b>                                                  | <b>140</b>                                                    | <b>352</b>                                                 |
| <sup>1</sup> 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. Trip Distribution: Segment 9: 100%; Segment 3/4: 20%; Segment 5: 10%; Segment 8: 70%).<br><sup>2</sup> Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.<br><sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).<br><sup>4</sup> Source: City of Alachua May 2019 Development Monitoring Report.<br><sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will <b>not</b> be reserved. |                                                                    |                                                             |                                                               |                                                            |

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/nonresidential is therefore acceptable. Concurrency and impacts to the City’s transportation network will be reevaluated at the Final PD Plan review stage.



## Potable Water Impacts

**Table 6. Potable Water Impacts**

| System Category                                                                                                                                                                                                                      | Gallons Per Day |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Current Permitted Capacity*                                                                                                                                                                                                          | 2,300,000       |
| Less Actual Potable Water Flows*                                                                                                                                                                                                     | 1,295,603       |
| Reserved Capacity*                                                                                                                                                                                                                   | 79,775          |
| Potential Potable Water Demand from Proposed Amendment **                                                                                                                                                                            | 47,900          |
| <b>Residual Capacity</b>                                                                                                                                                                                                             | <b>876,722</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                              | <b>61.88%</b>   |
| <i>Sources:</i><br><i>* City of Alachua May 2019 Development Monitoring Report</i><br><i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day (160 dus x 275) + 3,900 gpd (nonresidential)</i> |                 |

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property to 47,900 gallons per day. This analysis is based on the maximum development potential of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/ nonresidential that would be permitted by the proposed zoning Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

## Sanitary Sewer Impacts

**Table 7. Sanitary Sewer Impacts**

| System Category                                                                                                                                                                                                                       | Gallons Per Day |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Treatment Plant Current Permitted Capacity*                                                                                                                                                                                           | 1,500,000       |
| Less Actual Treatment Plant Flows*                                                                                                                                                                                                    | 729,000         |
| Reserved Capacity*                                                                                                                                                                                                                    | 76,737          |
| Projected Potential Wastewater Demand from Proposed Amendment **                                                                                                                                                                      | 43,900          |
| <b>Residual Capacity</b>                                                                                                                                                                                                              | <b>650,363</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                               | <b>56.64%</b>   |
| <i>Sources:</i><br><i>* City of Alachua May 2019 Development Monitoring Report</i><br><i>**City of Alachua Comprehensive Plan Sanitary Sewer Level of Service of 250 gallons/du/ day (160 dus x 250) + 3,900 gpd (nonresidential)</i> |                 |

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property to 43,900 gallons per day. This analysis is based on the maximum development potential of 120 single-family residential dwellings, 40 multiple family residential dwellings, and 20,000 square feet office/ nonresidential that would be permitted by the proposed zoning Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

## Recreational Impacts

**Table 8a. Recreational Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acreage      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Existing City of Alachua Recreation Acreage <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                           | 117.65       |
| Acreage Required to Serve Existing Population <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                         | 50.78        |
| Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.62         |
| Potential Demand Generated by Development <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                             | 2.06         |
| <b>Residual Recreational Capacity After Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>64.19</b> |
| <b>Sources:</b><br><sup>1</sup> City of Alachua May 2019 Development Monitoring Report.<br><sup>2</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons])<br><sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 160 dwellings / [5 acres/1,000 persons]) |              |

**Table 8b. Improved Passive Park Space Analysis**

|                                                                                                                                                                                                                                                                                                                                                                                       |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                                                                            | 10.28 acres   |
| Acreage Required to Serve Demand Generated by Development <sup>2</sup>                                                                                                                                                                                                                                                                                                                | 0.41 acres    |
| Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development                                                                                                                                                                                                                                                                                | 10.69 acres   |
| Existing Improved Passive Park Space <sup>1</sup>                                                                                                                                                                                                                                                                                                                                     | 34.82 acres   |
| <b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>                                                                                                                                                                                                                                             | <b>30.70%</b> |
| <b>Sources:</b><br><sup>1</sup> Source: City of Alachua May 2019 Development Monitoring Report.<br><sup>2</sup> Formula: Recreation Demand Generated by Development (2.06 acres) x 20%.<br><sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.) |               |

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 2.06 acres, and for passive park space by 0.41 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the Final PD Plan stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

## Solid Waste Impacts

**Table 9. Solid Waste Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Lbs Per Day     | Tons Per Year |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| Existing Demand <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 40,620.00       | 7,413.15      |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 6,882.99        | 1,256.15      |
| Projected Solid Waste Demand from Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,750.00        | 333.80        |
| <b>New River Solid Waste Facility Capacity<sup>4</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>50 years</b> |               |
| <b>Sources:</b><br><sup>1</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2017; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year)<br><sup>2</sup> City of Alachua May 2019 Development Monitoring Report<br><sup>3</sup> Policy 2.1.a, CFNGAR Element (Formula: Residential: 2.58 persons per dwelling x 160 dwellings x 0.73 tons per person per year; Office: 6 lbs per day per 1k sf gfa x 20k sf gfa; Day care: 12lbs per day per 1k sf gfa x 5k sf gfa [sf: square feet; gfa: gross floor area; k: 1,000])<br><sup>4</sup> New River Solid Waste Facility, April 2018 |                 |               |

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property by 333.80 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

### **Public School Impact**

A School Capacity Review has been submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. On August 31, 2018, a School Capacity Review was received from SBAC and concluded that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels. Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

**EXHIBIT “A”**  
**TO**  
**BENTLEY TIMBER, LLC.**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

**TOLOSA DEVELOPMENT – RESIDENTIAL (PD-R)**  
**STAFF REPORT**

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

| Maximum Development Area & Density/Intensity | Allowable Uses                        | Maximum Potential Development | Acres  | Dimensional Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage of PD |
|----------------------------------------------|---------------------------------------|-------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Development Area ‘A’<br>4du/acre             | Single Family<br>Detached Residential | 120 dwelling units            | ±18.03 | <i>Minimum Lot Area</i><br>4,500 square feet<br><i>Minimum Lot Width</i><br>50 feet<br><i>Minimum Lot Depth</i><br>75 feet<br><i>Setbacks</i><br>Front (Primary) = 10’<br>Front (Secondary/Side Street) = 10’<br>Side = 5’<br>Rear=10’<br>Rear when adjacent to alley=17’<br><br><i>Maximum Building Height</i><br>45 feet<br><i>Maximum Lot Coverage</i><br>60%<br><br><i>Arterial Street Building Setback</i><br>75’ from ROW Centerline of SR 235<br><br><i>Minimum Living Area</i> | ±35.80%          |

| Maximum Development Area & Density/ Intensity      | Allowable Uses                                                                                                                                                                                                                                                                                | Maximum Potential Development                          | Acres  | Dimensional Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Percentage of PD |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                                                    |                                                                                                                                                                                                                                                                                               |                                                        |        | 750 square feet (per dwelling unit)                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |
| Development Area 'B'<br><br>4du/acre<br>.75 FAR    | Single Family Detached Residential; Single Family Attached Residential; Multiple Family Residential; Daycare; Religious Institutions; Restaurants without a Drive-Through; Community Buildings/ Clubhouse; Professional Office; Neighborhood Recreation Center; Commercial Recreation, Indoor | 40 dwelling units<br>20,000 square feet nonresidential | ±3.75  | <i>Minimum Lot Area</i><br>800 square feet<br><i>Minimum Lot Width</i><br>20 feet<br><i>Minimum Lot Depth</i><br>40 feet<br><i>Setbacks</i><br>Front (Primary) = 0'<br>Front (Secondary) = 0'<br>Side = 0'<br>Rear=0'<br><i>Maximum Building Height</i><br>45 feet<br><i>Maximum Lot Coverage</i><br>90%<br><br><i>Arterial Street Building Setback</i><br>75' from ROW Centerline of SR 235<br><br><i>Minimum Living Area</i><br>750 square feet (per dwelling unit) | ±7.40%           |
| Common Area ('C')<br><br>N/A                       | Utility Systems, Stormwater Management Systems, Pervious and Impervious Pedestrian Trails, Recreational Facilities, Commons Building/ Clubhouse, Park Structures, Gazebos, Picnic Pavilions                                                                                                   | 2,000 square feet non-residential                      | ±14.39 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ±28.50%          |
| Wetland and Wetland Buffer Buffer ('D')<br><br>N/A | Roadways, Pedestrian Crossings, Pervious Trails                                                                                                                                                                                                                                               | N/A                                                    | ±5.80  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 11.5%            |
| Rights-of-Way ('E')<br><br>N/A                     | Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive                                                                                                                                                                                               | N/A                                                    | ±8.48  | <b>Streets with Curb and Gutter</b><br>Minimum Right-of-Way Width - 50 feet<br>Minimum Wearing Surface - 20 feet                                                                                                                                                                                                                                                                                                                                                      | 16.8%            |



| Maximum Development Area & Density/ Intensity | Allowable Uses              | Maximum Potential Development | Acres | Dimensional Standards                                                                                                                                                                                          | Percentage of PD |
|-----------------------------------------------|-----------------------------|-------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                                               | Infrastructure Improvements |                               |       | <b>Streets with Swales</b><br>Minimum Right-of-Way Width - 60 feet<br>Minimum Wearing Surface - 24 feet<br><b>Alleys</b><br>Minimum Right-of-Way/Easement Width – 22 feet<br>Minimum Wearing Surface - 12 feet |                  |

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. Area A may be served by one connection to either NW 158<sup>th</sup> Avenue or Hipp Way until a total of 60 or more lots are approved by Final Plat. For any lots or development proposed after the approval of 60 or more lots, the secondary access to either NW 158<sup>th</sup> Avenue, Hipp Way, or State Road 235 must be provided. Area B shall be served by one or more connections to State Road 235.
3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.
4. If any wetlands are identified on the Property described in Exhibit “A”, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City’s Comprehensive Plan and in compliance with the City’s LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.
5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council’s List of Invasive Plant Species, located on the Property described in Exhibit “A”. Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new

final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
9. A Final PD Plan consists of development requiring Preliminary Plat review (single-family detached or single-family attached residential development), or site plan review (multiple family residential development or non-residential development). The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision.
10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
  - a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.
  - b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
  - c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.
  - d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land

Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

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

11. Electric System Requirements:

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

12. Water System Requirements:

- a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.
- b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

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

14. Pedestrian and Street Improvements:

- a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards*, and any other pertinent section of the City's LDRs subject to the following:
  - i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
    2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.
    3. Where these pedestrian access easements intersect with any common area, a trail or path must be provided that connects in at least one location with another pedestrian access easement or sidewalk located in the right-of-way.
    4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.
  - ii. Pavement widths may not be less than 20 feet, except for alleys, which may not be less than 12 feet.
  - iii. A pedestrian trail of not less than 8' shall be located throughout the project area as depicted on the PD Master Plan. The neighborhood trail may be constructed of pervious or impervious materials or a combination of such materials.
  - b. The Owner, or its successors and/or assigns, may be responsible for such improvements to NW 135<sup>th</sup> Terrace ,NW 158<sup>th</sup> Avenue, and Hipp Way as determined to be necessary by City of Alachua Public Services to serve the Project. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.
15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto. In order to provide for compatibility of the Project with the densities of contiguous and nearby properties, the Project's development shall maintain a minimum 25 foot natural buffer along the Project's property boundary lines as depicted on the PD Master Plan. The natural buffer shall remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities, and/or utility service to the Project, or to remove dead or dying vegetation or exotic plant species, or to plant landscaping necessary to restore or improve the project landscape buffers.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.
17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.
19. The Final PD Plan shall be a Preliminary Plat for single-family detached or attached residential development and a Site Plan for multiple family residential or non-residential development, and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.



**EXHIBIT “B”  
TO  
BENTLEY TIMBER, LLC.**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

**TOLOSA DEVELOPMENT – RESIDENTIAL (PD-R)  
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

April 23, 2019

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

### **RE: Hearings to be scheduled for Tolosa SSCPA and PD-R Rezoning Applications**

Dear Mr Brown:

On December 26, 2018 the City of Alachua received your revised application for the Tolosa PD-R Rezoning application which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000. The application was first submitted on May 31, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on June 21, 2018. On January 10, 2019 the City determined that all outstanding DRT comments had been addressed and PD Ordinance and Agreement negotiations began.

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 2 (two) *double-sided, three-hole punched, color sets* of each **complete** application package, 7 (seven) full size (24" x 36" minimum) sets of PD Master Plan sheets, and a digital copy of all materials for each application in PDF format on a CD or by emailing a cloud/FTP link to the project planner *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 **May 14, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 30, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,



Adam Hall, AICP  
Planner

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

Zimbra

ad\_hall@cityofalachua.org

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**Re: Savannah Station Phase 2 Review and Tolosa**

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**From :** Adam Hall <ad\_hall@cityofalachua.org>

Wed, Apr 17, 2019 12:07 PM

**Subject :** Re: Savannah Station Phase 2 Review and Tolosa

📎 1 attachment

**To :** jay brown <jay.brown@jbprogroup.com>

Jay,

Sorry, no I didn't get that email. I will send you a letter regarding scheduling for the May 14 PZB for the SSCPA and RZ.

Thank you,

Adam Hall  
City of Alachua

---

**From:** "jay brown" <jay.brown@jbprogroup.com>**To:** "Adam Hall" <ad\_hall@cityofalachua.org>**Sent:** Wednesday, April 17, 2019 11:43:00 AM**Subject:** RE: Savannah Station Phase 2 Review and Tolosa

Adam,

I replied to this email via my cell phone a week or 2 ago when I was meeting with Luis Diaz, but based on what Laurie indicated to me this morning, you may not have received it. We are Ok with the language as proposed and are ready to proceed to Planning & Zoning Board.

Thank you,

Jay

**A. J. "Jay" Brown, Jr., P.E.****President**[www.JBProGroup.com](http://www.JBProGroup.com)3530 NW 43<sup>rd</sup> Street • Gainesville, FL 32606-6104

Office: (352) 375-8999 x102 • Fax: (352) 375-0833 • Mobile: (352) 318-9462

*"Our services now include surveying. Please contact us for all of your surveying needs!"*

**From:** Adam Hall [mailto:ad\_hall@cityofalachua.org]  
**Sent:** Tuesday, April 9, 2019 9:42 AM  
**To:** A. J. 'Jay' Brown Jr. PE  
**Cc:** Luis Diaz; DAVID A FISHER (davidafisher@outlook.com); Kenneth O'Rorke (kororke@delosstrategies.com)  
**Subject:** Re: Savannah Station Phase 2 Review and Tolosa

Jay,

Please see the City's revised proposed language below:

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

I have also included an updated draft PD Ordinance with the proposed amended language highlighted. Please let me know if this is acceptable.

If it is, then we will be on track for the May 14 PZB hearing.

Thank you,

Adam Hall  
City of Alachua

---

**From:** "jay brown" <jay.brown@jbprogroup.com>  
**To:** "Adam Hall" <ad\_hall@cityofalachua.org>  
**Cc:** "Luis Diaz" <diaz@townoftioga.com>, "DAVID A FISHER (davidafisher@outlook.com)" <davidafisher@outlook.com>, "Kenneth O'Rorke (kororke@delosstrategies.com)" <kororke@delosstrategies.com>  
**Sent:** Friday, March 29, 2019 4:59:18 PM  
**Subject:** RE: Savannah Station Phase 2 Review and Tolosa

Adam,

We have been carefully reviewing the responses you provided on 2-28-19, and the only remaining concern for our group remains the items of 10.d. and 14.b. which we believe are not reasonable or fair. We feel strongly that there needs to be some language that provides a balance to make sure those decisions will be fair and proportional. Your comment suggested we provide some proposed



language to reflect our concern yet still keep the City authority. Would you consider adding this language to the end of both of those sections. This language was crafted to enable a reasonable analysis and study of the infrastructure impacts resulting in a fair allocation of those offsite infrastructure improvements to the developer.

**Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be supported by the City's Land Development Regulations, and by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the area adjacent to the boundaries of proposed development. The data and analysis used to justify the requirement for offsite improvements may be provided by traffic study data, reports, or other infrastructure analysis that identifies the development impact on the adjacent infrastructure, and allocates a reasonable proportional impact responsibility to the proposed development. The data and analysis may be provided by the City or by the developer or by a combination of both parties as necessary to arrive at a reasonable impact and offsite infrastructure improvement allocation to the developer.**

Please review and let me know if this language makes sense and is acceptable to the City. We would like to try and wrap this up as soon as possible and begin the public hearings associated with this PD petition. Thanks so much for your help throughout this process.

Jay

**A. J. "Jay" Brown, Jr., P.E.**

**President**



[www.JBProGroup.com](http://www.JBProGroup.com)

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Office: (352) 375-8999 x102 • Fax: (352) 375-0833 • Mobile: (352) 318-9462

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**From:** Adam Hall [mailto:[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)]

**Sent:** Thursday, March 14, 2019 10:12 AM

**To:** A. J. 'Jay' Brown Jr. PE

**Subject:** Savannah Station Phase 2 Review and Tolosa

Good morning Jay,

I just wanted to confirm that you had received our response for Tolosa PD Agreement/Ordinance. Let me know if you wanted to meet on that and we can set something up.

Also, I wanted to see if there were any questions or if you needed anything else on the Savannah Station Phase 2A construction plans.

Thank you!

--

Adam Hall, AICP | Planner | Office of Planning and Community Development

City of Alachua | [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com) | Phone: 386.418.6121 | Direct: 386.418.6125

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**From :** A. J. 'Jay' Brown Jr. PE <[jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)> Wed, Apr 17, 2019 11:43 AM  
**Subject :** RE: Savannah Station Phase 2 Review and Tolosa  1 attachment  
**To :** Adam Hall <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>

Adam,

I replied to this email via my cell phone a week or 2 ago when I was meeting with Luis Diaz, but based on what Laurie indicated to me this morning, you may not have received it. We are Ok with the language as proposed and are ready to proceed to Planning & Zoning Board.

Thank you,  
Jay

**A. J. "Jay" Brown, Jr., P.E.**  
**President**



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**From:** Adam Hall [mailto:ad\_hall@cityofalachua.org]

**Sent:** Tuesday, April 9, 2019 9:42 AM

**To:** A. J. 'Jay' Brown Jr. PE

**Cc:** Luis Diaz; DAVID A FISHER (davidafisher@outlook.com); Kenneth O'Rorke (kororke@delosstrategies.com)

**Subject:** Re: Savannah Station Phase 2 Review and Tolosa

Jay,

Please see the City's revised proposed language below:

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

I have also included an updated draft PD Ordinance with the proposed amended language highlighted. Please let me know if this is acceptable.

If it is, then we will be on track for the May 14 PZB hearing.

Thank you,

Adam Hall  
City of Alachua

---

**From:** "jay brown" <jay.brown@jbprogroup.com>

**To:** "Adam Hall" <ad\_hall@cityofalachua.org>

**Cc:** "Luis Diaz" <diaz@townoftioga.com>, "DAVID A FISHER (davidafisher@outlook.com)" <davidafisher@outlook.com>, "Kenneth O'Rorke (kororke@delosstrategies.com)" <kororke@delosstrategies.com>

**Sent:** Friday, March 29, 2019 4:59:18 PM

**Subject:** RE: Savannah Station Phase 2 Review and Tolosa



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 28, 2019

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

**RE: Response to Comment Letter dated February 2, 2019 for the Tolosa PD-R Rezoning Agreement and Ordinance**

Dear Mr Brown:

On February 2, 2019, the City of Alachua received your comments for the proposed PD Agreement and PD Ordinance for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000. The application was first submitted on May 31, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan on June 21, 2018. The application was resubmitted on November 5, 2018 and on December 26, 2018. On January 10, 2019, the City determined that all outstanding DRT comments had been adequately addressed and a draft PD Ordinance and Agreement were provided. Please see the City's response to the submitted comment letter below:

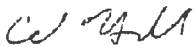
- A. PD Agreement Comments 1 & 2 –The City's Land Development Regulations state that the PD Master Plan and PD Agreement are binding upon the landowners, and their successors or assigns (Section 2.4.3(D)(6)). When Aldevco, LLC assumes ownership they will also assume the PD Agreement. The City cannot enter into a PD Agreement with other than the current landowner. The PD Agreement runs with the land, is recorded in the public records, and is binding upon any subsequent purchaser.
- B. PD Agreement Comments 3 & 4 – These are acceptable changes and have been included in the attached revised PD Agreement.
- C. PD Ordinance Comment 1- Medical and Dental clinics are not permitted uses in the PD-R Zoning district and so cannot be included as an allowed use in Area B.
- D. PD Ordinance Comments 2 through 6 – These are acceptable changes and have been included in the attached revised PD Ordinance.
- E. PD Ordinance Comment 7- It is the City's understanding that this comment has actually been revised to request that Area B be permitted to development prior to any development in Area A. This is acceptable. Please see the revised language in the revised PD Ordinance.
- F. PD Ordinance Comment 8 – The proposed change is not acceptable. Wetland boundaries can change over time, which would also change the required wetland buffer location.
- G. PD Ordinance Comment 9- The long term management of invasive species is required by the City's Comprehensive Plan (Policy 1.2.i, Conservation and Open Space Element). While the covenant and restrictions for any future subdivision are not approved or under

review at this time, proposed language that addresses the concerns raised by this comment can be reviewed and comments provided. Please provide proposed language.

- H. PD Ordinance Comment 10 – The proposed change is acceptable and has been included in the attached revised PD Ordinance.
- I. PD Ordinance Comment 11 & 13- The proposed PD Rezoning is a preliminary development order. Future development within the City may impact levels of service for roadway facilities servicing the subject property or the City's wastewater and potable water systems. The intent is not to "burden this project with infrastructure deficiencies that currently exist", but rather to prevent this project from creating infrastructure deficiencies in the future and to provide a route for remedying any infrastructure deficiencies. Please provide proposed language.
- J. PD Ordinance Comment 12- The PD Ordinance has been revised to reflect these corrections.
- K. PD Ordinance Comment 14- The proposed change is acceptable and has been included in the attached revised PD Ordinance.
- L. PD Ordinance Comment 15- The proposed change is not acceptable as regulations cannot be frozen; the City's right to future valid uses of its police power cannot be waived.

If you would like to discuss, please feel free to contact me.

Sincerely,



Adam Hall, AICP  
Planner

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





# JBrown Professional Group

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

February 2, 2019

Mr. Adam Hall, AICP  
Planner, Office of Planning & Community Development  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616

## **RE: Tolosa PD - PD-R Rezoning Application**

Dear Adam,

We are pleased that we have satisfied all of the DRT comments for our PD Rezoning & Land Use Change for the Tolosa PD-R. We are very anxious to move it forward to the public hearing stage. Thank you for providing us copies of the draft PD Agreement and PD Ordinance. We have taken your advice and reviewed it carefully. The managers of the development group, Aldevco, LLC, myself, and their attorney, Mr. Darryl Tompkins have all reviewed these documents, and we have jointly prepared the following responses and comments.

### **Planned Development Agreement Comments**

1. The land owner, Mr. David Fisher, as manager of Bentley Timber, LLC would prefer that the agreement be executed between the City and Aldevco, LLC, which will become the land owner and is the developer for the project. This company will own the property as it develops. Is it possible to enter into this agreement with the developer and not the current land owner? Or if Aldevco becomes the ultimate owner
2. If that is the case, the names and addresses in the first paragraph and Item 10. On page 4 would change, along with the signature page 6.
3. Does it make sense to change the year in the title and footnote to 2019 instead of 2018, as it will be heard in 2019?
4. In item 7 on page 3, consider adding the verbiage "***or its successors and/or assignees,***" directly after the words "Owner/Developer" occurring in 3 places within the paragraph.

### **Ordinance 19-XX Comments**

1. Page 3 within Table, we would like to include medical office as an Allowable Use in Development Area B.
2. Page 3 within Table, we would like to request raising the Building Height to 45 ft. within Development Area B.
3. Page 3 within Table, the Common Area C Acres should be 14.39 acres instead of 14.48.
4. Page 4 within Table, the Wetland D Acres should be 5.80 instead of 5.54.
5. Page 4 within Table, the Rights-of-Ways E Acres should be 8.48 acres instead of 9.00.
6. Page 4 within Table, we would like to add "Utilities" as an allowable use within Rights-of-Ways E.
7. We would like to request a slight modification in Item 2 on page 5 to change the minimum number of residential lots from 30 to 20 in a first phase prior to non-residential development. Our actual lot layout proposes a 24 lot Phase 1, and the intent was to make

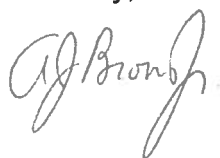
sure the residential development started the first phase prior to non-residential development. Using 20 instead of 30 gives us a little leeway in case Phase 1 might utilize larger lot sizes and reduce the number of lots.

8. We would like you to consider revising item 4 on page 5 since wetlands have already been delineated and mapped and included in the PD documents. Our revised language suggestion is as follows: ***"Existing wetlands are depicted on the PD Master Plan included in Exhibit 'B'. The wetland areas were delineated using professionally accepted methodology. All development in and / or near wetland areas shall be consistent with the wetlands and wetland buffers shown on the PD Master Plan. The wetland buffers shown are consistent with the City's Comprehensive Plan."***
9. Item 6 on Page 5 is certainly understandable; however, the site contains a creek that will continually receive discharge from offsite properties that can introduce non-native plant species seed stock. This also happens with required perimeter buffers that can be invaded from adjacent property vegetation that is beyond the control of the Tolosa property owners and their association. We would appreciate seeing examples of language approved by the City for other HOA's that identify the long term commitment for managing exotic plants in perpetuity on the development property.
10. In item 10.a. we suggest adding the words ***"and the PD Master Plan drawing."*** at the end of the 2<sup>nd</sup> sentence in the paragraph. The PD provides specificity about the design of the roadways, and should not be altered by future LDR changes that could conflict with what is approved by the PD.
11. Item 10.d. is not acceptable to the owners in its current form. It is open ended and could be implemented in a very unfair way. I am sure it is not the intent of the City of Alachua to be unfair and unnecessarily burden this project with infrastructure deficiencies that currently exist in adjacent roadways. It is feasible that reasonable and generally accepted transportation engineering data and analysis may identify offsite improvements that are necessitated as a result of the increased traffic load generated by the Tolosa Development. However, this should be analyzed by the project traffic engineer and discussed with the City to reach an agreement jointly by both parties, based on the data, and not solely at the discretion of the City. If the City has any specific requested offsite improvements from Tolosa, we would prefer to understand those requests now and evaluate their impact to the project. We are already aware that there may be deficiencies in Hipp Way that may require improvement, however we have not budgeted for other major offsite improvements. Significant offsite improvements, if required, could result in this project not being financially feasible. This project is a market rate housing project not a high end project, and is being designed to serve the needs of the community by bringing these lots on the market at an affordable price commensurate with the neighborhood. Unknown infrastructure improvement requests could seriously disrupt the feasibility of the project or force the project to be dropped altogether. Our preference is to remove this item altogether or at least understand exactly what the City has in mind prior to moving forward.
12. Item 12. A. has 2 typos. Consider revising the 1<sup>st</sup> line to include ....all ***"costs"*** associated....., and the 2<sup>nd</sup> line to include .....water ***"system,"*** as necessary.....
13. Item 14. B. contains the same language as item 10. D. and is not acceptable to the Tolosa owners in its current form. For the same reasons identified in No. 10. above, we prefer this item be removed or negotiated at the current time instead of having such an open ended item approved at this time. This language is inherently unfair to the owner / developer.

14. Item 15. We suggest adding the following language to the end of the paragraph. ...Project, ***"or to remove dead or dying vegetation or exotic plant species, or to plant landscaping necessary to restore or improve the project landscape buffers."***
15. Item 25. We suggest adding the following language to the end of the sentence. ....of this ordinance, ***"unless otherwise addressed specifically within the PD Master Plan documents."***

Please review our group's comments and let me know if a meeting is warranted to work through them. Most of the comments are pretty straightforward and should not be an issue. It might make sense for us to have more conversation regarding the City's position on offsite infrastructure improvements. Please let me know if you have any additional questions or comments, or would like to schedule a meeting to review our comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. J. Brown Jr.", written in dark ink.

A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

Cc: Luis Diaz, Ken O'Rourke, David A. Fisher of Aldevco, LLC  
Darryl J. Tompkins, Esquire

**From:** Adam Hall [mailto:ad\_hall@cityofalachua.org]  
**Sent:** Thursday, January 10, 2019 3:23 PM  
**To:** A. J. 'Jay' Brown Jr. PE  
**Subject:** Proposed PD Agreement/Ordinance for Tolosa PD-R

Jay,

All of the DRT comments for the Tolosa project have been resolved and can now proceed to PZB. Before scheduling the hearing, however, the terms and language of the PD Agreement and Ordinance must be finalized. Once the owner/developer is in agreement we can move forward to Planning and Zoning Board.

I have attached the proposed PD-R Agreement and Ordinance. The Ordinance and Agreement should be reviewed carefully.

If you or the developer have any questions, please let me know. We can also schedule an in person meeting if that is easier.

Thank you,

--

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

- **ORD\_19-XX\_Tolosa\_PD-R\_ORD\_DRAFT\_PZB\_01\_10\_19\_APP.pdf**  
455 KB
- **Tolosa\_2018\_PD-R\_RZ\_PD\_Agreement\_01\_10\_19\_APP.pdf**  
318 KB
- **PD Ordinance Review Letter\_Tolosa\_PD-R\_Rezoning\_2-2-19.pdf**  
268 KB

December 26, 2018

Mr. Justin Tabor, AICP  
Planner, Office of Planning & Community Development  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616

**RE: Tolosa PD – SSCPA Application**

Dear Justin:

Please find attached our revised SSCPA application package for the proposed Tolosa PD-R. The amendment application is being resubmitted to address the Outstanding DRT Comments provided to us via your November 28<sup>th</sup>, 2018 letter. Three (3) copies of the SSCPA narrative report are provided and include the following items.

- Updated Narrative Report including attachments
- Statement of Proposed Change & Maps illustrating the proposed change
- Urban Sprawl Analysis
- Concurrency Impact Analysis
- Needs Analysis
- Consistency with Comprehensive Plan Analysis
- ATT A: Comprehensive Plan Amendment Application
- ATT B: Authorized Agent Affidavit (original copy provided separately)
- ATT C: Aerial Map of the property
- ATT D: Application Mailing Labels for nearby property notifications
- ATT E: Public School Student Generation Form
- ATT F: Legal Description of the subject property
- ATT G: Proof of Ownership (Deeds of the subject properties)
- ATT H: Proof of Payment of property taxes
- ATT I: Environmental Study
- CD with electronic (.pdf) files of all application submittal documents

The narrative report has been revised to address the City DRT comments that we received on November 28, 2018. The DRT comments received regarding the SSCPA application are replicated below with our response to address each comment.

**SSCPA Review Comments**

1. Application materials refer to a pedestrian connection and pedestrian connectivity between the property subject to the SSCPA and the larger adjacent property. This appears to require a wetland crossing, which does not appear to be proposed by the companion rezoning application. Please clarify and address.

**Response: The pedestrian crossing is identified in the Development Standards (Section 2.E.1) on page 7 of the accompanying PD-R application narrative report.**



**The proposed pedestrian crossing has also been shown on Sht. C2.0 (PD Zoning Master Plan) of the accompanying PD-R application plan set.**

2. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, reference a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.

**Response: The Environmental Assessment and Listed Species Survey has been revised, and the roadway crossing language has been removed. The revised report is provided in Attachment I of the SSCPA and the conclusion section identifies the future pedestrian crossing only, and not the former wetland roadway crossing.**

3. The maps depicting the existing land use and proposed land use on Page 3 of the application package refers to the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.

**Response: The references to "Annexation Parcel" on Page 3 of the SSCPA narrative report have been removed and replaced with "Subject Property".**

I believe these responses and the provided accompanying materials adequately address the provided comments. Please reach out to me if you have any additional questions or comments.

Sincerely,



A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

Cc: Luis Diaz, Ken O'Rorke, David A. Fisher of Aldevco, LLC



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

November 28, 2018

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

**RE: Outstanding Development Review Team (DRT) Comments for Tolosa Small Scale Comprehensive Plan Amendment and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) Applications**

Dear Mr Brown:

On November 5, 2018 the City of Alachua received your revised application for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000. The application was first submitted on May 31, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on June 21, 2018.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Wednesday, December 12, 2018. A digital submission of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing before the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies:

***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

**SSCPA Review Comments**

1. Application materials refer to a pedestrian connection and pedestrian connectivity between the property subject to the SSCP and the larger adjacent property. This appears to require a

PO Box 9  
Alachua, Florida 32616-0009

*"The Good Life Community"*  
[www.cityofalachua.com](http://www.cityofalachua.com)

Phone: (386) 418-6120  
Fax: (386) 418-6130

wetland crossing, which does not appear to be proposed by the companion rezoning application. Please clarify and address.

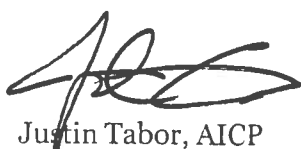
2. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, references a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.
3. The maps depicting the existing land use and proposed land use on Page 3 of the application package refers to the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.

### **RZ Review Comments**

1. Proposed future pedestrian crossing of wetland will be permitted separately through all appropriate agencies including Alachua County and the City of Alachua. Please include clarifying language.
2. Proposed traffic study report provides traffic information for build out, but not for first 1/2 of single family detached homes using Hipp Way. Please provide analysis or information for 60 single family detached homes using Hipp Way and if any intersection improvements may be needed at intersection of Hipp Way and SR 235 or Hipp Way and NW 133<sup>rd</sup> Terrace,
3. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, references a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,



Justin Tabor, AICP  
Principal Planner



Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Project File

## Development Review Team (DRT) Meeting

**Project Name:** Tolosa SSCPA / PD-R Rezoning

**Meeting Date:** November 27, 2018 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]

# **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** Tolosa

**APPLICATION TYPES:** (1) Small Scale Comprehensive Plan Amendment (SSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to PD-R

**PROPERTY OWNER:** Bentley Timber, LLC

**APPLICANT/AGENT:** A.J. "Jay" Brown, P.E., JBrown Professional Group

**DRT MEETING DATE:** November 27, 2018

**DRT MEETING TYPE:** Staff

**EXISTING FLUM DESIGNATION:** Moderate Density Residential ( $\pm 49.5$  acres); Rural / Agriculture (County Designation) ( $\pm 0.95$  acres)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential ( $\pm 50.45$  acres)

**EXISTING ZONING:** Planned Unit Development (PUD) (expired) ( $\pm 49.5$  acres); Agriculture (County) ( $\pm 0.95$  acres)

**PROPOSED ZONING:** Planned Development – Residential (PD-R) ( $\pm 50.45$  acres)

**OVERLAY:** N/A

**ACREAGE:**  $\pm 0.95$  acres (SSCPA);  $\pm 50.45$  acres (PD-R)

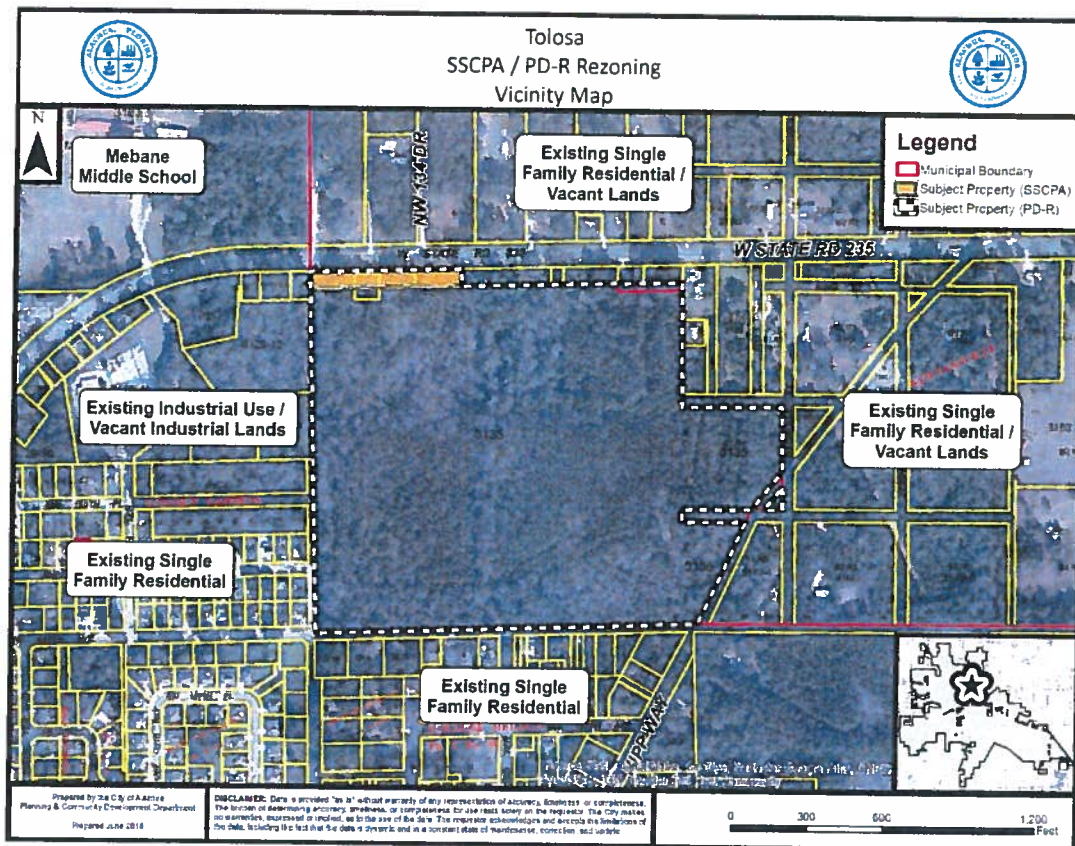
**PARCELS:** 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (SSCPA); 03130-004-000, 03130-007-001, 03130-008-000, 03130-009-000, and 03135-000-000 (Rezoning)

**PROJECT SUMMARY:** (1) A request to amend the FLUM Designation of a  $\pm 0.95$  acre subject property from Rural / Agriculture (County Designation) to Moderate Density Residential (Tax Parcel Nos. 03130-007-001; 03130-008-000; 03130-009-000; and a portion of 03130-004-000).

(2) A request amend the Official Zoning Atlas from Planned Unit Development (PUD) (expired) on  $\pm 49.5$  acres and Agriculture (County) on  $\pm 0.95$  acres to Planned Development – Residential (PD-R) on  $\pm 50.45$  acres. The proposed PD-R would permit a maximum of 120 single family detached units, 40 single family attached / multi-family units, 20,000 square feet of non-residential uses, and 2,000 square feet of community recreational facilities.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Wednesday, December 12, 2018.**





## ***Deficiencies to be Addressed***

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

### **SSCPA Review Comments**

1. Application materials refer to a pedestrian connection and pedestrian connectivity between the property subject to the SSCP and the larger adjacent property. This appears to require a wetland crossing, which does not appear to be proposed by the companion rezoning application. Please clarify and address.
2. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, references a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.
3. The maps depicting the existing land use and proposed land use on Page 3 of the application package refers to the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.

### **RZ Review Comments**

1. Proposed future pedestrian crossing of wetland will be permitted separately through all appropriate agencies including Alachua County and the City of Alachua. Please include clarifying language.
2. Proposed traffic study report provides traffic information for build out, but not for first ½ of single family detached homes using Hipp Way. Please provide analysis or information for 60 single family detached homes using Hipp Way and if any intersection improvements may be needed at intersection of Hipp Way and SR 235 or Hipp Way and NW 133<sup>rd</sup> Terrace,
3. The Environmental Assessment and Listed Species Survey, prepared by Verde Environmental and dated July 2018, references a road crossing over the wetland. If a road crossing is no longer proposed, clarification to the report is warranted to eliminate conflicting statements within application materials.



# JBrown Professional Group

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

November 5, 2018

Mr. Justin Tabor, AICP  
Planner, Office of Planning & Community Development  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616



**RE: Tolosa PD-R Comprehensive Plan Amendment Application**

Dear Justin:

Please find attached our revised CPA application package for the proposed Tolosa PD-R. The amendment application is being resubmitted to address the Outstanding DRT Comments provided to us via your July 12, 2018 letter. Eight (8) copies of the updated CPA Narrative Application package are provided and include the following items.

- Updated Narrative Report including attachments
- Comprehensive Plan Amendment Application (original copy provided separately)
- Authorized Agent Affidavit (original copy provided separately)
- Statement of Proposed Change & Maps illustrating the proposed change
- Urban Sprawl Analysis
- Concurrency Impact Analysis
- Need Analysis
- Analysis of Consistency with the City of Alachua Comprehensive Plan
- Aerial Map
- Property Owner Mailing Labels
- Public School Student Generation Form
- Legal Description of the subject property
- Proof of Ownership (Deeds of the subject properties)
- Proof of Payment of property taxes
- Environmental Assessment & Listed Species Survey Report
- CD with electronic (.pdf) files of all application submittal documents

In addition to the 8 copies of the bound report, three (3) copies of the mailing labels for the Land Use Change are included. The narrative report has been revised to address the City DRT comments that we received on July 12, 2018. Each of the comments are numbered below in accordance with the numbering provided in the comments letter.

#### **4. Additional Standards for PD Districts (Section 3.6.3)**

- e. Per Section 3.6.3 (A)(5)(b)(iii), in order to reduce or modify street standards, certain criteria must be met demonstrating that the requirements found in this section have been met. Additionally, in order to meet the block length requirements, pedestrian paths through long blocks are required with a provided minimum width of traffic calming/pedestrian crossing. Please verify scale on plans.

**(New Comment):** The standards found in Section 3.6.3 (A)(5)(b)(iii) have not been adequately addressed. Please justify modifications to minimum street standards by responding to each required element found below:

- a. The reduction or modification is necessary as a traffic calming measure:
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic:
- c. Access for emergency service vehicles is not substantially impaired:
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

**Response:**

1. ***This comment was addressed with the separate PD-R rezoning application resubmittal since it was related to the overall PD-R rezoning petition.***

**7. Development and Subdivision Standards**

- a. Development Area "D" not labeled on Master PD Plan. Development within this area may be subject to additional review and approval by the Alachua County Board of County Commissioners Alachua County department, Suwannee River Water Management District, Florida Department of Environmental Protection, and Environmental Protection Agency. An environmental analysis showing no impact to the natural function of the wetlands will be required to meet the requirements of 6.9.5 of the City's LDRs.

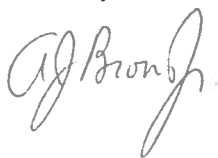
**New Comment:** The submitted Environmental Considerations (Section 15) and wetland delineation letter from Verde Environmental dated October 18, 2017 do not sufficiently address this comment. Further explanation or justification is required to show that the construction of the roadway through the wetland area (exclusive of wetland buffer) will not impact the natural function of the wetlands (as stated in Section 6.9.5 of the City of Alachua LDR's). Further, in addition to roadway, sidewalk, grading, and stormwater facilities, it appears that both water and wastewater lines will be constructed through this area as well. Potential options to address this comment include:

- A Statement from an environmental / wetland scientist, specialist or other environmental professional indicating that the proposed development within the wetland delineated area would not alter the natural function of the entire wetland area located on the site
- A proposed design that does not require development of wetland delineated area (such as a bridge, arch, or culvert with directional bore of utility lines)

2. **Response:** ***Due to the City's comment and coordination with the Alachua County Environmental Protection Dept. concerning their new Wetland Ordinance, the developers of Tolosa have decided to abandon the roadway crossing of the creek wetland. This altogether avoids the impact to the wetland due to roadway construction. This comment was also addressed separately with the PD-R rezoning application resubmittal.***

We have done our best to carefully address each of the provided comments. If you have any questions or require any additional information, please contact me. Thank you for your help with this project.

Sincerely,



A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

Cc: Luis Diaz, Ken O'Rorke, David A. Fisher of Aldevco, LLC

**BOARD MEMBERS**

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

**SUPERINTENDENT**

Karen D. Clarke



*We are committed to the success of every student!*

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

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

---

Facilities Department \*\* 3700 N. E. 53<sup>rd</sup> Avenue \*\* Gainesville, Florida 32609 \*\* 352.955.7400

August 31, 2018

Adam Hall, Planner  
Planning & Community Development Department  
City of Alachua  
PO Box 9  
Alachua, FL 32616

RE: Tolosa PD-R including 160 single family residential units and 40 multi-family residential units. Tax Parcels 03130-007-001, 03130-004-000, 03130-008-000, 03130-009-000, 03135-000-000.

Dear Mr. Hall:

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

*POLICY 1.1.b: Coordinating School Capacity with Planning Decisions*

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

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

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

*POLICY 1.1.e: SBAC Report to City*

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



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

*POLICY 1.1.f City to Consider SBAC Report*

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

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

**TABLE 1: THE TOLOSA PD-R – PROJECTED STUDENT GENERATION AT BUILDOUT**

|                       | <b>ELEMENTARY</b> | <b>MIDDLE</b> | <b>HIGH</b> | <b>TOTAL</b> |
|-----------------------|-------------------|---------------|-------------|--------------|
| <b>SINGLE FAMILY</b>  | <b>160</b>        |               |             |              |
| <b>MULTIPLIER</b>     | <b>0.15</b>       | <b>0.070</b>  | <b>0.09</b> | <b>0.310</b> |
| <b>STUDENTS</b>       | <b>24</b>         | <b>11</b>     | <b>14</b>   | <b>49</b>    |
| <b>MULTI FAMILY</b>   | <b>40</b>         |               |             |              |
| <b>MULTIPLIER</b>     | <b>.08</b>        | <b>.03</b>    | <b>.03</b>  | <b>0.14</b>  |
| <b>STUDENTS</b>       | <b>3</b>          | <b>1</b>      | <b>1</b>    | <b>5</b>     |
| <b>TOTAL STUDENTS</b> | <b>27</b>         | <b>12</b>     | <b>15</b>   | <b>54</b>    |

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

Student generation estimates for the Tolosa PD-R indicate that 27 elementary seats would be required at buildout. Capacity. Level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

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

Student generation estimates for The Tolosa PD-R indicate that 12 middle seats would be required at buildout. Capacity. Level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

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

Student generation estimates for The Tolosa PD-R indicate that 15 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and, ten year planning periods.

Summary Conclusion. Students generated by The Tolosa PD-R at the elementary, middle and high levels can be reasonably accommodated for the five year and ten year planning periods.

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

If you have any questions, please contact me.

Regards,



Suzanne Wynn  
Director of Community Planning  
School Board of Alachua County  
3700 NE 53 Avenue  
Gainesville, Florida 32609  
352-955-7400 x1445

CC: Gene Boles



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

July 12, 2018

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

**RE: Outstanding Development Review Team (DRT) Comments for Tolosa Small Scale Comprehensive Plan Amendment and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) Applications**

Dear Mr Brown:

On July 3, 2018 the City of Alachua received your revised application for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000. The application was first submitted on May 31, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on June 21, 2018.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, August 6, 2018. A digital submission of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

## ***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

### ***4. Additional Standards for PD Districts (Section 3.6.3)***

- e. Per Section 3.6.3 (A)(5)(b)(iii), in order to reduce or modify street standards, certain criteria must be met demonstrating that the requirements found in this section have been met. Additionally, in order to meet the block length requirements, pedestrian paths through long blocks are required with a provided minimum width of traffic calming/pedestrian crossing. Please verify scale on plans.

***New comment:*** The standards found in Section 3.6.3 (A)(5)(b)(iii) have not been adequately addressed. Please justify modifications to minimum street standards by responding to each required element found below:

- a. The reduction or modification is necessary as a traffic-calming measure;**
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;**
- c. Access for emergency service vehicles is not substantially impaired;**
- d. Adequate off-street parking is provided for the uses proposed; and**
- e. Adequate space for public utilities is provided within the right-of-way.**

### ***7. Development and Subdivision Standards***

- a. Development Area "D" not labeled on Master PD Plan. Development within this area may be subject to additional review and approval by the Alachua County Board of County Commissioners, Alachua County Environmental Protection Department, Suwannee River Water Management District, Florida Department of Environmental Protection, and Environmental Protection Agency. An environmental analysis showing no impact to the natural function of the wetlands will be required to meet the requirements of 6.9.5 of the City's LDRs.

***New comment:*** The submitted Environmental Considerations (Section 15) and wetland delineation letter from Verde Environmental dated October 18, 2017 do not sufficiently address this comment. Further explanation or justification is required to show that the construction of the roadway through the wetland area (exclusive of wetland buffer) will not impact the natural function of the wetlands (as stated in Section 6.9.5 of the City of Alachua, LDRs). Further, in addition to roadway, sidewalk, grading, and stormwater facilities, it appears that both water and wastewater lines will be constructed through this area as well. Potential options to address this comment include:

- A statement from an environmental/wetland scientist, specialist or other qualified environmental professional indicating that the proposed development within the wetland delineated area would not alter the natural function of the entire wetland area located on the site
- A proposed design that does not require development of wetland delineated area (such as a bridge, arch, or culvert with directional bore of utility lines)

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

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





# JBrown Professional Group

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

July 3, 2018

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616



**RE: Tolosa PD-R - Small Scale Comprehensive Plan Amendment**

Dear Justin:

Please find attached our revised application package for the Small Scale Comprehensive Plan Amendment in support of the proposed Tolosa PD-R. The amendment application is for a 0.95 acre piece of property fronting SR 235 and consisting of Tax Parcel No.'s 03130-7-1, 03130-8-0, 03130-9-0, and a portion of 03130-4-0. The property was recently annexed into the City of Alachua and currently maintains an Alachua County land use designation of Rural / Agriculture. The requested change is for a new City of Alachua land use designation of Moderate Density Residential (MOD). An accompanying application package is being submitted to rezone these same parcels from the current Alachua County zoning designation of Agriculture (A) to City of Alachua zoning category PD-R. The revised Comprehensive Plan Amendment submittal package includes 4 copies of the following items.

- Comprehensive Plan Amendment Application
- Authorized Agent Affidavit
- Statement of Proposed Change & Maps illustrating the proposed change
- Urban Sprawl Analysis
- Concurrency Impact Analysis
- Needs Analysis
- Analysis of Consistency with the City of Alachua Comprehensive Plan
- Aerial Map
- Three (3) sets of labels for all property owners within 400 ft. of the property.
- Public School Student Generation Form
- Legal Description of the subject property
- Proof of Ownership (Deeds of the subject properties)
- Proof of payment of property taxes
- CD with electronic files of all the application submittal documents
- Comment response letter addressing the 6-21-18 City of Alachua review comments

The application package has been revised to address the City provided comments that we received on June 21, 2018. Each of the comments are numbered in accordance with the numbering provided in your comments summary.

## **1. Urban Sprawl Analysis**

- a. In response to (I), the application states, "there is a 1.60 acre wetland on site."
  - i. The property subject to the SSCPA application is 0.95 acres. Please clarify the location of the wetland, which is located on lands not subject to the SSCPA application, but part of the proposed Tolosa PD-R.
  - ii. Response states a 75' buffer will be provided surrounding the wetland, and that "there is no encroachment from development". The PD Master Plan proposes a crossing which would

connect the area south and east of the wetland to the area north of the wetland. Please clarify the statement that there would be "no encroachment".

- iii. Please clarify that the "Master Plan" referenced within the applicant's response is to the PD Master Plan.

**Response: Section I of the Urban Sprawl Analysis has been revised to address the above comments, as requested.**

- b. In response to (II), additional information should be provided in the report identifying specific locations of and potential points of connection to existing public utilities, including but not limited to water, wastewater, and electric services.

**Response: Section II of the Urban Sprawl Analysis has been revised as required and the points of connection are depicted on the Public Facilities Maps.**

## **1. Comprehensive Plan Analysis**

- a. Policy of 8.1a of the Future Land Use Element appears to apply to this area. Please provide analysis of the application's consistency with this Policy.

**Response: Policy 8.1a has been addressed in Section 5 of the narrative.**

## **2. Concurrency Impact Analysis**

- a. Please clarify in the paragraph at the beginning of the Concurrency Impact Analysis that the impact to public facilities that would be generated by the land use change are significantly less than the total impact to public facilities which would be generated by the companion PD—R rezoning application. Since the impacts generated by the proposed PD—R are acceptable, the impacts created by the SSCPA application are also acceptable.

**Response: This clarification has been added to the paragraph at the beginning of the Concurrency Impact Analysis.**

- b. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.

**Response: The Sanitary Sewer concurrency analysis has been updated with 250 gpd per residential unit.**

- c. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.

**Response: The Potable water concurrency analysis has been updated with 275 gpd per residential unit.**

- d. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.

***Response: The concurrency analysis for recreation has been revised accordingly, and the residual acreage has been revised.***

- e. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.

***Response: The Recreational Concurrency Analysis has been updated using 5 acres per 1,000 persons.***

- f. Please cite the source of all data and sources of public facility demand / generation rates'.

***Response: All sources used have been cited in each section of the analysis.***

### **3. Needs Analysis**

- a. Please reference Section 8.4.2(B), which pertains to development of two or more adjacent unimproved lots of record in common ownership.

***Response: The first paragraph of the Needs Analysis has been revised to account for the provisions of Section 8.4.2(B) regarding common ownership.***

- b. Please reference Section 5.2.4(A)(1), which pertains to fractional measurements of residential units when calculating the number of permitted units on a parcel of land.

***Response: The second paragraph of the Needs Analysis has been revised to account for the fractional measurement criteria in Section 5.2.4(A)(1).***

### **4. Miscellaneous/General Comments**

- a. The current FLUM Designation is Rural/Agriculture. Statement of proposed use references the current FLUM Designation as "Agriculture". Please ensure that references to the current FLUM Designation throughout the applicant's report reflect accordingly.

***Response: All references to FLUM "Agriculture" have been changed to "Rural/Agriculture"***

- b. Exhibits and maps within the applicant's report label the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.

***Response: All references to "Annexation Parcel" have been changed to "Subject Property" throughout the report.***

- c. Please correct references to "Annexation Parcel" on the Sketch of and Legal Description of the property subject to the SSCPA application.

***Response: The references to "Annexation Parcel" have been changed to "Subject Property" on the Sketch and Legal Description of the property.***

If you have questions or require any additional information, please contact me. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

CC: Luis Diaz, Ken O'Rourke, and David Fisher of Aldevco, LLC

## Development Review Team (DRT) Meeting

**Project Name:** Tolosa SSCP & PD-R Rezoning

**Meeting Date:** June 21, 2018 (Applicant)

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# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Tolosa

**APPLICATION TYPES:** (1) Small Scale Comprehensive Plan Amendment (SSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to PD-R

**PROPERTY OWNER:** Bentley Timber, LLC

**APPLICANT/AGENT:** A.J. "Jay" Brown, P.E., JBrown Professional Group

**DRT MEETING DATE:** June 21, 2018

**DRT MEETING TYPE:** Applicant

**EXISTING FLUM DESIGNATION:** Moderate Density Residential ( $\pm 49.5$  acres); Rural / Agriculture (County Designation) ( $\pm 0.95$  acres)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential ( $\pm 50.45$  acres)

**EXISTING ZONING:** Planned Unit Development (PUD) (expired) ( $\pm 49.5$  acres); Agriculture (County) ( $\pm 0.95$  acres)

**PROPOSED ZONING:** Planned Development – Residential (PD-R) ( $\pm 50.45$  acres)

**OVERLAY:** N/A

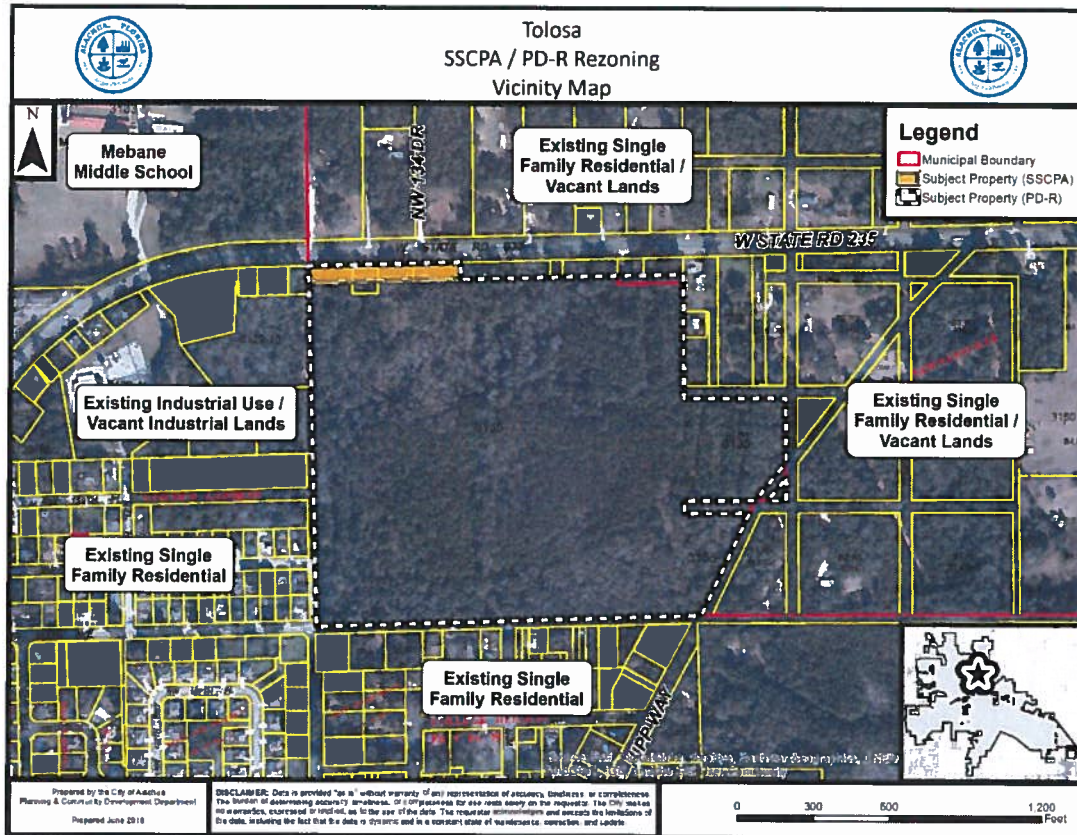
**ACREAGE:**  $\pm 0.95$  acres (SSCPA);  $\pm 50.45$  acres (PD-R)

**PARCELS:** 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (SSCPA); 03130-004-000, 03130-007-001, 03130-008-000, 03130-009-000, and 03135-000-000 (Rezoning)

**PROJECT SUMMARY:** (1) A request to amend the FLUM Designation of a  $\pm 0.95$  acre subject property from Rural / Agriculture (County Designation) to Moderate Density Residential (Tax Parcel Nos. 03130-007-001; 03130-008-000; 03130-009-000; and a portion of 03130-004-000).

(2) A request amend the Official Zoning Atlas from Planned Unit Development (PUD) (expired) on  $\pm 49.5$  acres and Agriculture (County) on  $\pm 0.95$  acres to Planned Development – Residential (PD-R) on  $\pm 50.45$  acres. The proposed PD-R would permit a maximum of 120 single family detached units, 40 single family attached / multi-family units, 20,000 square feet of non-residential uses, and 2,000 square feet of community recreational facilities.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, July 3, 2018**.



## ***Deficiencies to be Addressed***

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

### **SSCPA Review Comments**

#### **1. Urban Sprawl Analysis**

- a. In response to (I), the applicant states, "[t]here is a 1.60 acre wetland on the site."
  - i. The property subject to the SSCPA application is 0.95 acres. Please clarify the location of the wetland, which is located on lands not subject to the SSCPA application, but part of the proposed Tolosa PD-R.
  - ii. Response states a 75' buffer will be provided surrounding the wetland, and that "there is no encroachment from development". The PD Master Plan proposes a crossing which would connect the area south and east of the wetland to the area north of the wetland. Please clarify the statement that there would be "no encroachment".
  - iii. Please clarify that the "Master Plan" referenced within the applicant's response is to the PD Master Plan.
- b. In response to (II), additional information should be provided in the report identifying specific locations of and potential points of connection to existing public utilities, including but not limited to water, wastewater, and electric services

#### **1. Comprehensive Plan Analysis**

- a. Policy 8.1.a of the Future Land Use Element appears to apply to this area. Please provide an analysis of the application's consistency with this Policy.

#### **2. Concurrency Impact Analysis**

- a. Please clarify in the paragraph at the beginning of the Concurrency Impact Analysis that the impact to public facilities that would be generated by the land use change are significantly less than the total impact to public facilities which would be generated by the companion PD-R rezoning application. Since the impacts generated by the proposed PD-R are acceptable, the impacts created by the SSCPA application are also acceptable.
- b. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.
- c. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.
- d. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.
- e. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.
- f. Please cite the source of all data and sources of public facility demand / generation rates.

#### **3. Needs Analysis**

- a. Please reference Section 8.4.2(B), which pertains to development of two or more adjacent unimproved lots of record in common ownership.

- b. Please reference Section 5.2.4(A)(1), which pertains to fractional measurements of residential units when calculating the number of permitted units on a parcel of land.

4. Miscellaneous / General Comments

- a. The current FLUM Designation is ***Rural*** / Agriculture. Statement of proposed use references the current FLUM Designation as "Agriculture". Please ensure that references to the current FLUM Designation throughout the applicant's report reflect accordingly.
- b. Exhibits and maps within the applicant's report label the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.
- c. Please correct references to "Annexation Parcel" on the Sketch of and Legal Description of the property subject to the SSCPA application.

## **PD-R Rezoning Review Comments**

2. Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)

- a. A more detailed analysis of Section 2.4.2 (E) (1)(c), (e), and (f) must be provided.
- b. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the PD-R rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis.

3. General Standards for all PD Districts (Section 3.6.2)

- a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
  - i. On-site potable water and wastewater facilities
  - ii. General location of all public facility sites serving the development. This can be achieved through a vicinity map or a table showing pertinent information for each facility such as address, and distance from site.
- b. Per Section 3.6.2 (A)(3), development along the perimeter of the PD District must be compatible with the adjacent existing or proposed development. The lots located within Pod A-9 are adjacent to residential lots averaging 0.8 acres in size. The applicant must establish a Pod which provides for larger lot sizes along the perimeter of Pod A-9 to provide complementary character or provide a substantial natural buffer area between this Development Pod and perimeter of PD area.
- c. Per Section 3.6.2 (A)(3), development along the perimeter of the PD District must be compatible with the adjacent existing or proposed development. Development Pods C-1, C-2, C-6, C-7, and C-9 may not be appropriate locations for a "commons building/ clubhouse".
- d. Phasing Plan as described on page 8 of application must be on Master PD Plan. Section 3.6.2 (A)(4).

4. Additional Standards for PD Districts (Section 3.6.3)

- a. Table 2 of the proposed PD Master Plan indicates that "recreational uses" are permitted in Use Area B. Please clarify or expand upon this use, as certain recreational uses are not permitted within the PD-R zoning district. Section 3.6.3 (A) (2).
- b. Table 2 of the proposed PD Master Plan indicates that "farmer's markets" are permitted in Use Area B. Please clarify or expand upon this use, as this use is not listed in the Table 4.1-1, Table of Allowed Uses (3.6.3 (A) (2)).

- c. Per Section 3.6.3 (A) (5), the method by which to vary the minimum parking requirements is through a Master Parking Plan, which provides at a minimum: the location of parking zones, number of residential units and floor area of proposed non-residential uses for each zone, number of off-street and on-street parking spaces provided in each zone, minimum design or location standards for off-street and on-street parking, including dimensions of parking spaces, and brief narrative justifying reduction in parking rate.
- d. Proposed Development Standard states that entrance signage at roadway connections shall be allowed "adjacent to rights-of-way". If proposed signage cannot meet requirements as found in Section 6.5.4 (A) (2) and/or 6.5.4(f) (5), the method by which to vary the signage requirement is through a Master Sign Plan.
- e. Per Section 3.6.3 (A)(5)(b)(iii), in order to reduce or modify street standards, certain criteria must be met demonstrating that the requirements found in this section have been met. Additionally, in order to meet the block length requirements, pedestrian paths through long blocks are required with a provided minimum width of traffic calming/pedestrian crossing. Please verify scale on plans.
- f. Typical roadway profile required or narrative describing right-of-way profile.
- g. Clear statement will be needed from Traffic Engineer that Hipp Way can support 50% of proposed lots and no intersection upgrades will be needed at intersection of Hipp Way and SR235.
- h. The PD Master Plan must "establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features". The PD Master Plan must also "specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City". This can be accomplished through note(s) on the PD Master Plan. Section 3.6.3(A)(5)(b)(v).

5. Comprehensive Plan Analysis

- a. Policy 8.1.a of the Future Land Use Element appears to apply to this area. Please provide an analysis of the application's consistency with this Policy.

6. Concurrency Impact Analysis

- a. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.
- b. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.
- c. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.
- d. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.
- e. Please cite the source of all data and sources of public facility demand / generation rates.
- f. Per Section 2.4.14 (H)(2)(b), affected roadway segments for proposed developments generating greater than 1,000 daily trips include those segments on which the development's impacts are 5% of MSV or more. Additionally, segments within ½ mile of the proposed



development or to the nearest major intersection, whichever is greater are considered affected roadway segments. Segments 3/4, 5 (US Highway 441 from NW 126<sup>th</sup> to SR 235 ,US Highway 441 from SR 235 to North City Limits line) must be analyzed for concurrency impacts.

7. Development and Subdivision Standards

- a. Development Area "D" not labeled on Master PD Plan. Development within this area may be subject to additional review and approval by the Alachua County Board of County Commissioners, Alachua County Environmental Protection Department, Suwannee River Water Management District, Florida Department of Environmental Protection, and Environmental Protection Agency. An environmental analysis showing no impact to the natural function of the wetlands will be required to meet the requirements of 6.9.5 of the City's LDRs.
- b. Page 17 of application states that there is no development within wetland, however, plan shows a roadway through area. Application also indicates a pedestrian path through area may be permitted as well.
- c. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. Miscellaneous / General Comments

- a. Narrative for proposed change references 107 single family lots and 28 attached units, but master plan indicates 120 single family lots and 40 attached units. Please verify.
- b. Language regarding connection to SR235 should be removed as this area is outside of City limits and cannot be subject to the language of this PD Master Plan and/or PD Agreement.
- c. Proposed PD Master Plan shows pedestrian path being constructed on right-of-way near area C-7. This right-of-way appears to be within unincorporated Alachua County. Please verify. If within County maintained right-of-way, please adjust plan accordingly as this area cannot be subject to the language of this PD Master Plan and/or PD agreement.
- d. Clarify in Table 1 on Master PD Plan that the maximum development is 40 residential units and 20,000 square feet of non-residential, if that is intent.

## Development Review Team (DRT) Meeting

**Project Name:** Tolosa SSCPA & PD-R Rezoning

**Meeting Date:** June 19, 2018 (Staff DRT)

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# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Tolosa

**APPLICATION TYPES:** (1) Small Scale Comprehensive Plan Amendment (SSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to PD-R

**PROPERTY OWNER:** Bentley Timber, LLC

**APPLICANT/AGENT:** A.J. "Jay" Brown, P.E., JBrown Professional Group

**DRT MEETING DATE:** June 19, 2018

**DRT MEETING TYPE:** Staff

**EXISTING FLUM DESIGNATION:** Moderate Density Residential ( $\pm 49.5$  acres); Rural / Agriculture (County Designation) ( $\pm 0.95$  acres)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential ( $\pm 50.45$  acres)

**EXISTING ZONING:** Planned Unit Development (PUD) (expired) ( $\pm 49.5$  acres); Agriculture (County) ( $\pm 0.95$  acres)

**PROPOSED ZONING:** Planned Development – Residential (PD-R) ( $\pm 50.45$  acres)

**OVERLAY:** N/A

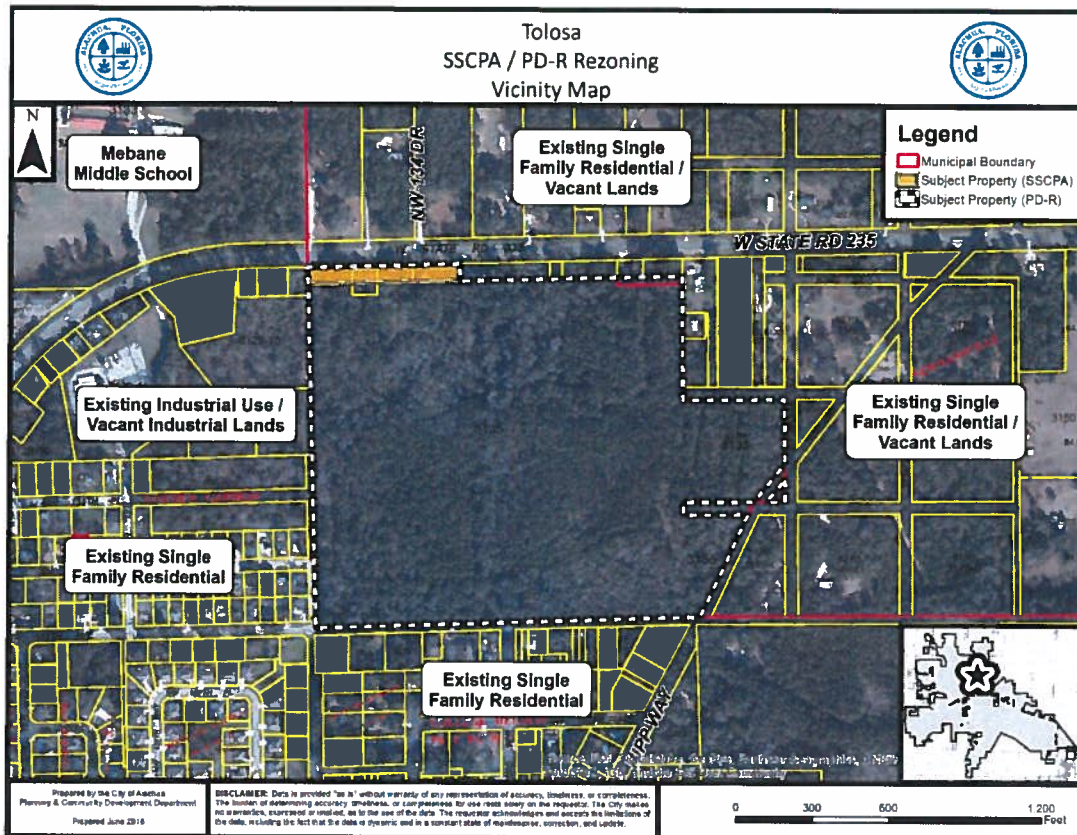
**ACREAGE:**  $\pm 0.95$  acres (SSCPA);  $\pm 50.45$  acres (PD-R)

**PARCELS:** 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (SSCPA); 03130-004-000, 03130-007-001, 03130-008-000, 03130-009-000, and 03135-000-000 (Rezoning)

**PROJECT SUMMARY:** (1) A request to amend the FLUM Designation of a  $\pm 0.95$  acre subject property from Rural / Agriculture (County Designation) to Moderate Density Residential (Tax Parcel Nos. 03130-007-001; 03130-008-000; 03130-009-000; and a portion of 03130-004-000).

(2) A request amend the Official Zoning Atlas from Planned Unit Development (PUD) (expired) on  $\pm 49.5$  acres and Agriculture (County) on  $\pm 0.95$  acres to Planned Development – Residential (PD-R) on  $\pm 50.45$  acres. The proposed PD-R would permit a maximum of 120 single family detached units, 40 single family attached / multi-family units, 20,000 square feet of non-residential uses, and 2,000 square feet of community recreational facilities.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, July 3, 2018**.



## ***Deficiencies to be Addressed***

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

### **SSCPA Review Comments**

#### **1. Urban Sprawl Analysis**

- a. In response to (I), the applicant states, "[t]here is a 1.60 acre wetland on the site."
  - i. The property subject to the SSCPA application is 0.95 acres. Please clarify the location of the wetland, which is located on lands not subject to the SSCPA application, but part of the proposed Tolosa PD-R.
  - ii. Response states a 75' buffer will be provided surrounding the wetland, and that "there is no encroachment from development". The PD Master Plan proposes a crossing which would connect the area south and east of the wetland to the area north of the wetland. Please clarify the statement that there would be "no encroachment".
  - iii. Please clarify that the "Master Plan" referenced within the applicant's response is to the PD Master Plan.
- b. In response to (II), additional information should be provided in the report identifying specific locations of and potential points of connection to existing public utilities, including but not limited to water, wastewater, and electric services

#### **2. Concurrency Impact Analysis**

- a. Please clarify in the paragraph at the beginning of the Concurrency Impact Analysis that the impact to public facilities that would be generated by the land use change are significantly less than the total impact to public facilities which would be generated by the companion PD-R rezoning application. Since the impacts generated by the proposed PD-R are acceptable, the impacts created by the SSCPA application are also acceptable.
- b. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.
- c. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.
- d. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.
- e. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.
- f. Please cite the source of all data and sources of public facility demand / generation rates.

#### **3. Needs Analysis**

- a. Please reference Section 8.4.2(B), which pertains to development of two or more adjacent unimproved lots of record in common ownership.
- b. Please reference Section 5.2.4(A)(1), which pertains to fractional measurements of residential units when calculating the number of permitted units on a parcel of land.



4. Miscellaneous / General Comments

- a. The current FLUM Designation is Rural / Agriculture. Statement of proposed use references the current FLUM Designation as "Agriculture". Please ensure that references to the current FLUM Designation throughout the applicant's report reflect accordingly.
- b. Exhibits and maps within the applicant's report label the property as "Annexation Parcel". Please remove annexation and refer to the property as the "parcel", "subject property", or similar descriptive term.
- c. Please correct references to "Annexation Parcel" on the Sketch of and Legal Description of the property subject to the SSCPA application.

5. Completeness Review Comments

- a. **Comprehensive Plan Amendment Attachment #7:** Mailing Labels.

**Action Needed to Address Deficiency:** Submit three (3) sets of mailing labels of all properties within 400 feet of the subject property **AND** of those persons and organizations registered with the City to receive notice of development applications (available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>).

## **PD-R Rezoning Review Comments**

1. Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)

- a. A more detailed analysis of Section 2.4.2 (E) (1)(c), (e), and (f) must be provided.
- b. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the PD-R rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis.

2. General Standards for for all PD Districts (Section 3.6.2)

- a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
  - i. On-site potable water and wastewater facilities
  - ii. General location of all public facility sites serving the development. This can be achieved through a vicinity map or a table showing pertinent information for each facility such as address, and distance from site.
- b. Per Section 3.6.2 (A)(3), development along the perimeter of the PD District must be compatible with the adjacent existing or proposed development. The lots located within Pod A-9 are adjacent to residential lots averaging .8 acres in size. The applicant must establish a Pod which provides for larger lot sizes along the perimeter of Pod A-9 to provide complementary character or provide a substantial natural buffer area between this Development Pod and perimeter of PD area.
- c. Per Section 3.6.2 (A)(3), development along the perimeter of the PD District must be compatible with the adjacent existing or proposed development. Development Pods C-1, C-2, C-6, C-7, and C-9 may not be appropriate locations for a "commons building/ clubhouse".
- d. Phasing Plan as described on page 8 of application must be on Master PD Plan. Section 3.6.2 (A)(4).

3. Additional Standards for PD Districts (Section 3.6.3)

- a. Table 2 of the proposed PD Master Plan indicates that "recreational uses" are permitted in Use Area B. Please clarify or expand upon this use, as certain recreational uses are not permitted within the PD-R zoning district. Section (3.6.3 (A) (2).

- b. Table 2 of the proposed PD Master Plan indicates that "farmer's markets" are permitted in Use Area B. Please clarify or expand upon this use, as this use is not listed in the Table 4.1-1, Table of Allowed Uses (3.6.3 (A) (2)).
  - c. Per Section 3.6.3 (A) (5), the method by which to vary the minimum parking requirements is through a Master Parking Plan.
  - d. Proposed Development Standard states that entrance signage at roadway connections shall be allowed "adjacent to rights-of-way". If proposed signage cannot meet requirements as found in Section 6.5.4 (A) (2) and/or 6.5.4(f) (5), the method by which to vary the signage requirement is through a Master Sign Plan.
  - e. Per Section 3.6.3 (A)(5)(b)(iii), in order to reduce or modify street standards, certain criteria must be met demonstrating that the requirements found in this section have been met. Additionally, in order meet the block length requirements, pedestrian paths through long blocks are required with a provided minimum width of traffic calming/pedestrian crossing. Please verify scale on plans.
  - f. Typical roadway profile required or narrative describing right-of-way profile.
  - g. Clear statement will be needed from Traffic Engineer that Hipp Way can support 50% of proposed lots and no intersection upgrades will be needed at intersection of Hipp Way and SR235.
  - h. The PD Master Plan must "establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features". The PD Master Plan must also "specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City". This can be accomplished through note(s) on the PD Master Plan. Section 3.6.3(A)(5)(b)(v).
4. Comprehensive Plan Analysis
- a. Policy 8.1.a of the Future Land Use Element appears to apply to this area. Please provide an analysis of the application's consistency with this Policy.
5. Concurrency Impact Analysis
- a. In accordance with Policy 1.1.d of the City of Alachua Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge (CFNGAR) Element, the level of service standard for sanitary sewer facilities is 250 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 250 gpd per residential unit for sanitary sewer facilities.
  - b. In accordance with Policy 4.1.c of the City of Alachua Comprehensive Plan CFNGAR Element, the level of service standard for potable water facilities is 275 gpd per residential unit. Please update the Concurrency Impact Analysis to use a demand of 275 gpd per residential unit for potable water facilities.
  - c. While the companion PD-R proposes recreational facilities, for purposes of concurrency, these facilities should not be credited to recreational acreage. Please revise the residual recreation acreage accordingly.
  - d. Concurrency Impact Analysis does not calculate recreational impacts. Per Policy 1.2.b of the City of Alachua Comprehensive Plan Recreation Element, the minimum level of service for recreation facilities is 5 acres per 1,000 persons, with a minimum of 20% of this area as passive recreation uses.
  - e. Please cite the source of all data and sources of public facility demand / generation rates.
  - f. Per Section 2.4.14 (H)(2)(b), affected roadway segments for proposed developments generating greater than 1,000 daily trips include those segments on which the development's impacts are 5% of MSV or more. Additionally, segments within ½ mile of the proposed development or to the nearest major intersection, whichever is greater are considered

affected roadway segments. Segments 3/4, 5 (US Highway 441 from NW 126<sup>th</sup> to SR 235 ,US Highway 441 from SR 235 to North City Limits line) must be analyzed for concurrency impacts.

6. Development and Subdivision Standards

- a. Development Area "D" not labeled on Master PD Plan. Development within this area may be subject to additional review and approval by the Alachua County Board of County Commissioners, Florida Department of Environmental Protection, and Environmental Protection Agency. An environmental analysis showing no impact to the function of the wetlands will be required to meet the requirements of 6.9.5 of the City's LDRs.
- b. Page 17 of application states that there is no development within setback of creek and associated wetland, however, plan shows a roadway through area. Application also indicates a pedestrian path through area may be permitted as well.
- c. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

7. Miscellaneous / General Comments

- a. Narrative for proposed change references 107 single family lots and 28 attached units, but master plan indicates 120 single family lots and 40 attached units. Please verify.
- b. Language regarding connection to SR235 should be removed as this area is outside of City limits and cannot be subject to the language of this PD Master Plan and/or PD Agreement.
- c. Proposed PD Master Plan shows pedestrian path being constructed on right-of-way near area C-7. This right-of-way appears to be within unincorporated Alachua County. Please verify. If within County maintained right-of-way, please adjust plan accordingly as this area cannot be subject to the language of this PD Master Plan and/or PD agreement.
- d. Clarify in Table 1 on Master PD Plan that the maximum development is 40 residential units and 20,000 square feet of non-residential, if that is intent.

8. Completeness Review Comments

- a. **Comprehensive Plan Amendment Attachment #7: Mailing Labels.**

**Action Needed to Address Deficiency:** Submit three (3) sets of mailing labels of all properties within 400 feet of the subject property **AND** of those persons and organizations registered with the City to receive notice of development applications (available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>).



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 7, 2018

*Also sent by electronic mail to [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)*

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Completeness Review and Conditional Application Acceptance:  
Tolosa – Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Brown:

On May 31, 2018, the City of Alachua received your application for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness, and finds the application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Thursday, June 14, 2018**.

In accordance with Section 2.2.6(B) of the LDRs, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** Detailed comments will be provided at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

In order to provide a complete application, you must address the following:

- 1. Rezoning Amendment Application Attachment #3: Concurrency Impact Analysis.**  
**Action Needed to Address Deficiency:** Submit revised Concurrency Impact Analysis. Per Section 2.4.14 (H)(2)(b), affected roadway segments for proposed developments generating greater than 1,000 daily trips include those segments on which the development's impacts are 5% of MSV or more. Additionally, segments within ½ mile of the proposed development or to the nearest major intersection, whichever is greater are considered affected roadway segments. Segments 3/4, 5 and 8 (US Highway 441 from NW 126<sup>th</sup> to SR 235 ,US Highway

441 from SR 235 to North City Limits line and SR 235 from 235/241 intersection to US Highway 441) and additional segments may need to be analyzed for concurrency impacts.

2. **Rezoning Amendment Application Attachment #6: Mailing Labels.**

**Action Needed to Address Deficiency:** Submit three (3) sets of mailing labels of all properties within 400 feet of the subject property **AND** of those persons and organizations registered with the City to receive notice of development applications (*available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>*).

3. **Rezoning Amendment Application Attachment #7: Neighborhood Meeting Materials**

**Action Needed to Address Deficiency:** Submit list of those who received mailed notice for neighborhood meeting or copy of mailing labels.

Please note, as part of the DRT review process, a more detailed environmental assessment may be needed given the proposed potential impacts to wetland areas and the property's ranking in the FNAI potential natural areas database.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

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





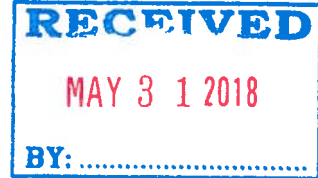
# JBrown Professional Group

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

May 31, 2018

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
15100 NW 142<sup>nd</sup> Terrace / PO Box 9  
Alachua, FL 32616



**RE: Tolosa PD-R - Comprehensive Plan Amendment**

Dear Justin:

Please find attached our application package for a Comprehensive Plan Amendment in support of the proposed Tolosa PD-R. The amendment application is for a 0.95 acre piece of property fronting SR 235 and consisting of Tax Parcel No.'s 03130-7-1, 03130-8-0, 03130-9-0, and a portion of 03130-4-0. The property was recently annexed into the City of Alachua and currently maintains an Alachua County land use designation of Rural / Agriculture. The requested change is for a new City of Alachua land use designation of Moderate Density Residential (MOD). An accompanying application package is being submitted to rezone these same parcels from the current Alachua County zoning designation of Agriculture (A) to City of Alachua zoning category PD-R. The Comprehensive Plan Amendment submittal package includes 8 copies of the following items.

- Comprehensive Plan Amendment Application (Original provided separately)
- Authorized Agent Affidavit (original provided separately)
- Statement of Proposed Change & Maps illustrating the proposed change
- Urban Sprawl Analysis
- Concurrency Impact Analysis
- Needs Analysis
- Analysis of Consistency with the City of Alachua Comprehensive Plan
- Aerial Map
- Three (3) sets of labels for all property owners within 400 ft. of the property.
- Public School Student Generation Form
- Legal Description of the subject property
- Proof of Ownership (Deeds of the subject properties)
- Proof of payment of property taxes
- City of Alachua Fee for the application (check in the amount of \$4,925.00)

In addition, a CD with electronic files of all the submittal items is provided. If you have any questions or require any additional information, please contact me. Thank you for your help with this project.

Sincerely,

A. J. 'Jay' Brown Jr., P.E.  
President, JBrown Professional Group Inc.

Cc: Luis Diaz  
Ken O'Rorke  
David A. Fisher

**ORDINANCE 19-XX**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (“PUD”) AND AGRICULTURAL (“A”) (ALACHUA COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”) ON APPROXIMATELY 50.45 ACRES; LOCATED NORTH OF COLLEGE HEIGHTS, EAST OF LINCOLN GARDENS, WEST OF NEWNANSVILLE AND SOUTH OF STATE ROAD 235; TAX PARCEL NUMBERS 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000 AND 03130-009-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City by Bentley Timber, LLC., a Florida corporation (“Owner”); and

**WHEREAS**, the Owner desires to obtain approval for a Planned Development (“PD”) in the City known as Tolosa Planned Development – Residential (“PD-R” or “Project”); and

**WHEREAS**, the Owner wishes to construct the Project, consisting of a maximum of 160 residential units and 22,000 square feet of non-residential development on the subject property, the legal description for which is attached hereto as Exhibit “A” and is herein referred to as the “Property”; and

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

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

**WHEREAS**, the City advertised public hearings to be held before the City Commission on \_\_\_\_\_, and on \_\_\_\_\_; and

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

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

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

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

**Section 1. Findings of Fact and Conclusions of Law**

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

**Section 2. Official Zoning Atlas Amended**

The Official Zoning Atlas is hereby amended from Planned Unit Development ("PUD") and Agriculture (Alachua County) to Planned Development-Residential ("PD-R") for Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000 and 03130-009-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

**Section 3. Development Parameters**

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

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

| Maximum Development Area & Density/Intensity | Allowable Uses                        | Maximum Potential Development | Acres  | Dimensional Standards                                                                                                                                                              | Percentage of PD |
|----------------------------------------------|---------------------------------------|-------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Development Area 'A'<br><br>4du/acre         | Single Family<br>Detached Residential | 120 dwelling units            | ±18.03 | <i>Minimum Lot Area</i><br>4,500 square feet<br><br><i>Minimum Lot Width</i><br>50 feet<br><br><i>Minimum Lot Depth</i><br>75 feet<br><br><i>Setbacks</i><br>Front (Primary) = 10' | ±35.80%          |

| Maximum Development Area & Density/Intensity               | Allowable Uses                                                                                                                                                                                                                                                                                       | Maximum Potential Development                                     | Acres | Dimensional Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Percentage of PD |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                                                            |                                                                                                                                                                                                                                                                                                      |                                                                   |       | <p>Front (Secondary/Side Street) = 10'</p> <p>Side = 5'</p> <p>Rear=10'</p> <p>Rear when adjacent to alley=17'</p> <p><i>Maximum Building Height</i><br/>45 feet</p> <p><i>Maximum Lot Coverage</i><br/>60%</p> <p><i>Arterial Street Building Setback</i><br/>75' from ROW Centerline of SR 235</p> <p><i>Minimum Living Area</i><br/>750 square feet (per dwelling unit)</p>                                                                                                                              |                  |
| <p>Development Area 'B'</p> <p>4du/acre</p> <p>.75 FAR</p> | <p>Single Family Detached Residential; Single Family Attached Residential; Multiple Family Residential; Daycare; Religious Institutions; Restaurants without a Drive-Through; Community Buildings/ Clubhouse; Professional Office; Neighborhood Recreation Center; Commercial Recreation, Indoor</p> | <p>40 dwelling units</p> <p>20,000 square feet nonresidential</p> | ±3.75 | <p><i>Minimum Lot Area</i><br/>800 square feet</p> <p><i>Minimum Lot Width</i><br/>20 feet</p> <p><i>Minimum Lot Depth</i><br/>40 feet</p> <p><i>Setbacks</i><br/>Front (Primary) = 0'<br/>Front (Secondary) = 0'<br/>Side = 0'<br/>Rear=0'</p> <p><i>Maximum Building Height</i><br/>45 feet</p> <p><i>Maximum Lot Coverage</i><br/>90%</p> <p><i>Arterial Street Building Setback</i><br/>75' from ROW Centerline of SR 235</p> <p><i>Minimum Living Area</i><br/>750 square feet (per dwelling unit)</p> | ±7.40%           |

| Maximum Development Area & Density/Intensity   | Allowable Uses                                                                                                                                                                              | Maximum Potential Development     | Acres  | Dimensional Standards                                                                                                                                                                                                                                                                                                                                              | Percentage of PD |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Common Area ('C')<br>N/A                       | Utility Systems, Stormwater Management Systems, Pervious and Impervious Pedestrian Trails, Recreational Facilities, Commons Building/ Clubhouse, Park Structures, Gazebos, Picnic Pavilions | 2,000 square feet non-residential | ±14.39 | N/A                                                                                                                                                                                                                                                                                                                                                                | ±28.50%          |
| Wetland and Wetland Buffer Buffer ('D')<br>N/A | Roadways, Pedestrian Crossings, Pervious Trails                                                                                                                                             | N/A                               | ±5.80  | N/A                                                                                                                                                                                                                                                                                                                                                                | 11.5%            |
| Rights-of-Way ('E')<br>N/A                     | Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements                                                                 | N/A                               | ±8.48  | <b>Streets with Curb and Gutter</b><br><br>Minimum Right-of-Way Width - 50 feet<br><br>Minimum Wearing Surface - 20 feet<br><br><b>Streets with Swales</b><br><br>Minimum Right-of-Way Width - 60 feet<br><br>Minimum Wearing Surface - 24 feet<br><br><b>Alleys</b><br><br>Minimum Right-of-Way/Easement Width – 22 feet<br><br>Minimum Wearing Surface - 12 feet | 16.8%            |



| Maximum Development Area & Density/ Intensity | Allowable Uses | Maximum Potential Development | Acres | Dimensional Standards | Percentage of PD |
|-----------------------------------------------|----------------|-------------------------------|-------|-----------------------|------------------|
|                                               |                |                               |       |                       |                  |

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. Area A may be served by one connection to either NW 158<sup>th</sup> Avenue or Hipp Way until a total of 60 or more lots are approved by Final Plat. For any lots or development proposed after the approval of 60 or more lots, the secondary access to either NW 158<sup>th</sup> Avenue, Hipp Way, or State Road 235 must be provided. Area B shall be served by one or more connections to State Road 235.
3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.
4. If any wetlands are identified on the Property described in Exhibit “A”, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City’s Comprehensive Plan and in compliance with the City’s LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.
5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council’s List of Invasive Plant Species, located on the Property described in Exhibit “A”. Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner’s association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council’s List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of

noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
9. A Final PD Plan consists of development requiring Preliminary Plat review (single-family detached or single-family attached residential development), or site plan review (multiple family residential development or non-residential development). The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision.
10. Development on the Property described in Exhibit “A” shall be consistent with PD Master Plan for the Project, and includes the following requirements:
  - a. The ingress/egress points to the Property described in Exhibit “A” shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City’s LDRs and the City’s Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City’s LDRs.
  - b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City’s LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
  - c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.
  - d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City’s sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City’s Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development’s impact on the affected infrastructure, and determines a reasonable

proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

- e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.
- 11. Electric System Requirements:
    - a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.
  - 12. Water System Requirements:
    - a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.
    - b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.
  - 13. Wastewater System Requirements:
    - a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.
  - 14. Pedestrian and Street Improvements:
    - a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards*, and any other pertinent section of the City's LDRs subject to the following:
      - i. Block lengths may exceed 600 feet when all of the following conditions are met:
        - 1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
        - 2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.



- Page 8

Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached or attached residential development and a Site Plan for multiple family residential or non-residential development, and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

#### **Section 4. Ordinance to be Construed Liberally**

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

#### **Section 5. Repealing Clause**

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

#### **Section 6. Providing for Severability**

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

**Section 7. Effective Date**  
This Ordinance shall be effective upon its passage and adoption on the second and final reading.

**PASSED** on first reading on the \_\_\_th day of \_\_\_\_\_, 2019.

**DRAFT PZB**

City of Alachua



**PASSED** and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this \_\_\_\_<sup>th</sup> day of \_\_\_\_, 2019.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

\_\_\_\_\_  
Gib Coerper, Mayor  
**SEAL**

**ATTEST:**

**APPROVED AS TO FORM**

\_\_\_\_\_  
Adam Boukari , City Manager/Clerk

\_\_\_\_\_  
Marian B. Rush, City Attorney

## EXHIBIT “A”

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

### LEGAL DESCRIPTION:

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

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

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



## **PLANNED DEVELOPMENT AGREEMENT FOR TOLOSA (2019) PD-R PROJECT**

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of \_\_\_\_\_, 2019, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **BENTLEY TIMBER, LLC.**, a Florida corporation, its successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

### **RECITALS**

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Tolosa Planned Development – Residential ("PD-R" or "Project")**, which is proposed to consist of ±50.45 acres;

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

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

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

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on \_\_\_\_\_, 2019, to consider the proposed rezoning of the Property pursuant to Ordinance Number 19-XX;

***DRAFT February 28, 2019***

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 19-XX;

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

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

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.
2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 19-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."
3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached residential development or a **Site Plan** for non-residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 19-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to a zoning district of RSF-3.
4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.
5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.



6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.
7. The Owner/Developer, or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.
8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 19-XX.

***DRAFT February 28, 2019***

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.
10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

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

Owner/Developer:

Bentley Timber, LLC.  
16860 Silver Oak Circle  
Delray Beach, FL 33445

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.
12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.
13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

***DRAFT February 28, 2019***

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.
15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.
16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.
17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 19-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.
18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.
19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies and thereafter shall be limited only to action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

**DRAFT February 28, 2019**

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

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

Witnesses:

OWNER/DEVELOPER:  
Bentley Timber, LLC.

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(NAME)

\_\_\_\_\_  
(NAME)  
of Bentley Timber, LLC.

\_\_\_\_\_  
(TITLE)

State of Florida  
County of Alachua

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

(SEAL)

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

**SIGNATURES CONTINUE ON NEXT PAGE**

Attest:

CITY OF ALACHUA

\_\_\_\_\_  
Adam Boukari  
City Manager

By: \_\_\_\_\_  
Gib Coerper, Mayor

Approved as to Form:

\_\_\_\_\_  
Marian B. Rush, City Attorney

State of Florida  
County of Alachua

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



***DRAFT February 28, 2019***

(SEAL)

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

DRAFT

## EXHIBIT "A"

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

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

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

## **EXHIBIT “B”**

**[EXECUTED/SIGNED ORDINANCE 19-XX]**

## **EXHIBIT “C”**

### **[PD MASTER PLAN]**

# TOLOSA PD-R



## PD-R Rezoning Application Package

December 26, 2018

Anthony J. "Jay" Brown, Jr., PE

FL Registration No. 43879

Certificate of Authorization No. 30495

3530 NW 43<sup>rd</sup> Street

Gainesville, FL 32606

(352) 375-8999

**JBrown Professional Group**  
CIVIL ENGINEERING • PLANNING • LAND SURVEYING



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| Attachment A: Rezoning Amendment Application        |  |
| Attachment B: Authorized Agent Affidavit            |  |
| Attachment C: Property Owner Mailing Labels         |  |
| Attachment D: Neighborhood Meeting Summary          |  |
| Attachment E: Public School Student Generation Form |  |
| Attachment F: Sketch of Legal Description           |  |
| Attachment G: Proof of Ownership                    |  |
| Attachment H: Proof of Payment of Taxes             |  |
| Attachment I: PD Zoning Master Plan Drawing Set     |  |
| Attachment J: Environmental Studies                 |  |
| Attachment K: Traffic Impact Analysis               |  |

## SECTION 1: APPLICATION DOCUMENTS

The Rezoning Amendment Application is included as **Attachment A** to this submittal package. Also provided is the Authorized Agent Affidavit included as **Attachment B**.

## SECTION 2: STATEMENT OF PROPOSED CHANGE

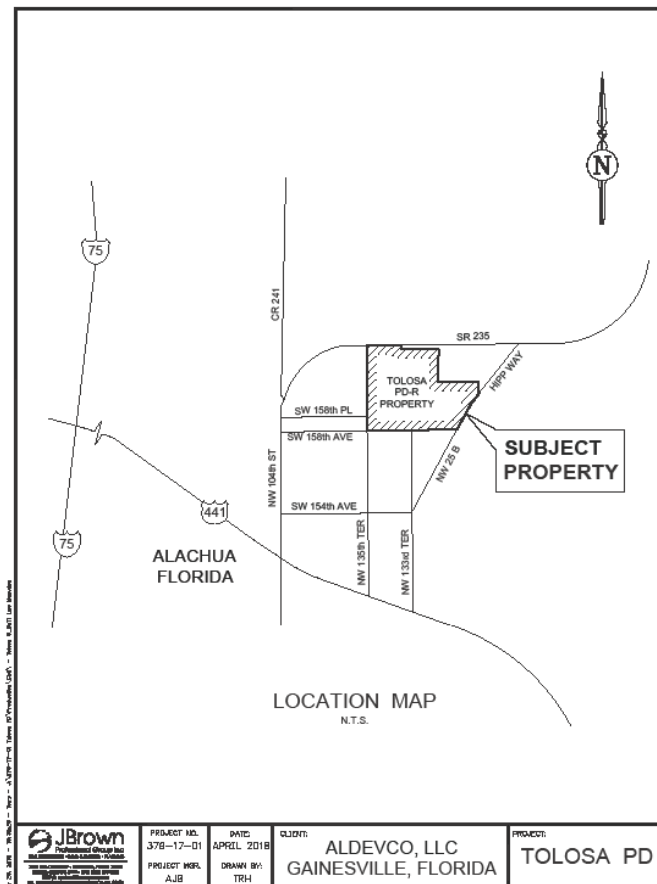
### A. PREAPPLICATION CONFERENCE

A pre-application conference was held with City staff on 4/24/18. The proposed project was discussed in detail.

### B. EXISTING CONDITIONS:

The property known as Tolosa consists of 5 parcels totaling 50.45 acres of land, and is located on the south side of SR 235 to the west of Hipp Way in the City of Alachua. The property includes tax parcels 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000 and 03130-009-000.

**FIGURE 1 - Location Map**



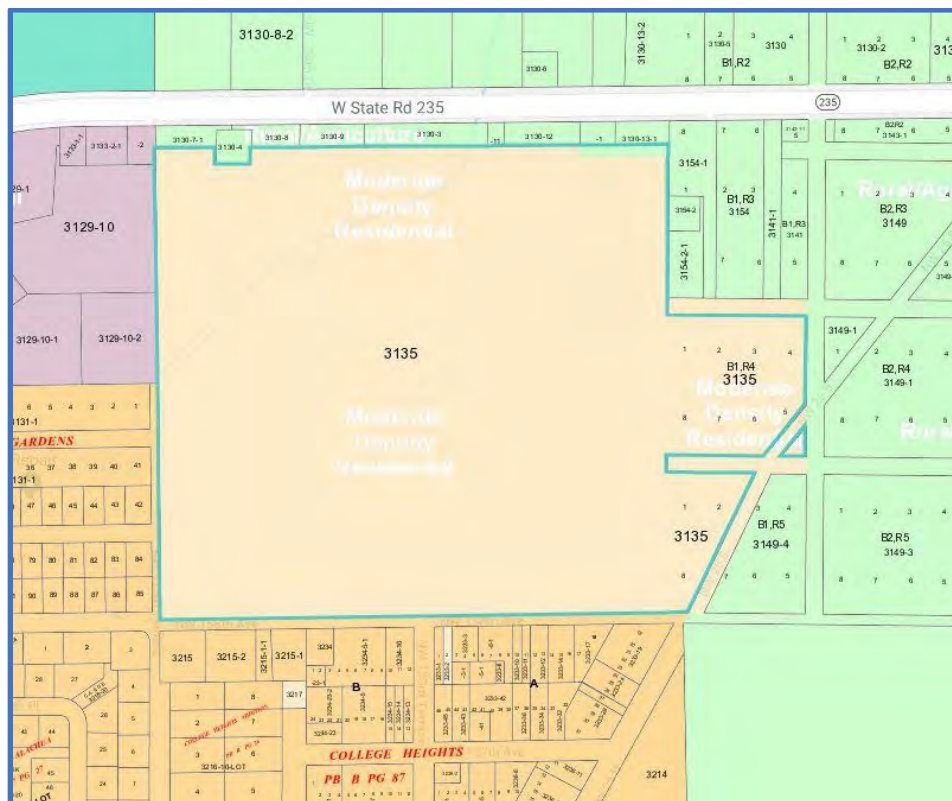
The subject property is currently undeveloped. A portion of the subject property was formerly known as Creek Side Estates (Ordinance 06-12) and is now under new ownership. The current property owner recently annexed an adjacent 0.95+/- acres that are contiguous to the project and are part of the proposed Tolosa PD-R.

A new Master Plan has been created that was designed to include the new acreage as well as redesign the previously approved project. The resulting new Tolosa PD-R design is well under the maximum allowable density and utilizes many of the existing natural features of the land to create a quality residential development project with prominent, natural, aesthetic features.

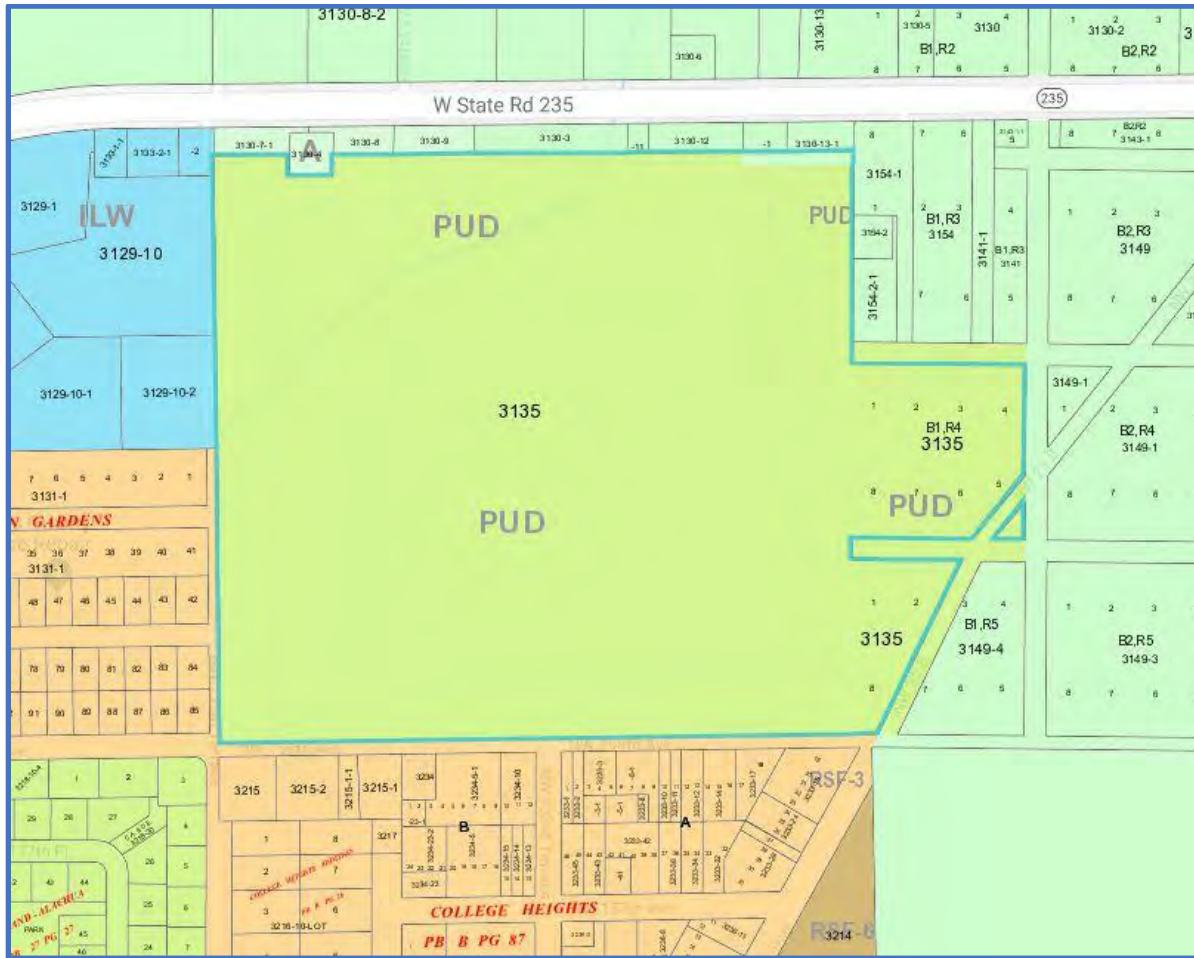
The recently annexed properties currently have an Alachua County land use designation of Rural/Agriculture and zoning of Agriculture. There is a companion request for a Future Land Use Map amendment for the recently annexed properties that would give them a City of Alachua Land Use Designation of Moderate Density Residential (MOD). The applicant recognizes that the City Commission must approve the Future Land Use Map amendment prior to approving this rezoning request. This rezoning application would rezone the entire 50.45 acres to a City designation of Planned Development – Residential (PD-R).

As shown in the following figures, the property has a current Future Land Use designation of Moderate Density Residential, which requires a minimum density of zero (0) dwelling units per acre and a maximum of four (4) dwelling units per acre.

**FIGURE 2: EXISTING FUTURE LAND USE MAP**



### FIGURE 3: EXISTING ZONING MAP



| LOCATION | EXISTING USE                               | LAND USE                                       | ZONING                       |
|----------|--------------------------------------------|------------------------------------------------|------------------------------|
| North    | Rural County Land/Single Family Units      | Rural Agriculture (Alachua County)             | Agriculture (Alachua County) |
| South    | Rural County Land/Single Family Units      | Rural Agriculture/Residential Moderate Density | Agriculture/RSF 3            |
| East     | Rural County Land/Single Family Units      | Agriculture/Rural Agriculture (Alachua County) | Agriculture (Alachua County) |
| West     | Undeveloped Industrial/Single Family Units | Industrial/Residential Moderate Density        | ILW/RSF 3                    |

### C. PROPOSED CHANGE:

The applicant requests approval of a Site Specific Amendment to the Official Zoning Atlas to change 49.50 acres from City of Alachua Planned Unit Development (PUD) and 0.95 acres with an Alachua County designation of Agriculture (A) to a City of Alachua designation of Planned Development – Residential (PD-R.)

The proposed project will consist of 120 Single Family Detached Units, 40 Single Family Attached Units, 20,000 square feet of non-residential use, and open space on 50.45 acres which meets the minimum lot area for a PD-R pursuant to Sec. 3.6.3(A)(1) of the Land Development Regulations (LDR). The project density complies with the maximum density 4 dwelling units per acre which would permit a maximum of 202 dwelling units on 50.45 acres. Open space areas will include recreation as well as stormwater retention areas.

### D. PROPOSED MASTER PLAN:

#### *Proposed Uses*

The PD Zoning Master Plan, included as **Attachment I**, identifies the location of the land uses proposed for the Tolosa PD-R. Those uses include 120 Single Family Detached Units, 40 Single Family Attached Units, 20,000 SF of non-residential uses, and community facilities. The residential units are intended to be market rate housing and provide an alternative to the current housing supply in the City of Alachua.

The following land uses data is proposed:

| AREA   | PROPOSED USE                            | LAND AREA (AC) | LAND AREA % | MAX ALLOWABLE DENSITY |
|--------|-----------------------------------------|----------------|-------------|-----------------------|
| A      | SF DETACHED RESIDENTIAL                 | 18.03 AC       | 35.8%       | 120 UNITS             |
| B      | SF ATTACHED RESIDENTIAL/NON RESIDENTIAL | 3.75 AC        | 7.4%        | 40 UNITS & 20,000 SF  |
| C      | COMMON AREA                             | 14.39 AC       | 28.5%       | 2,000 SF              |
| D      | WETLAND + WETLAND BUFFER                | 5.80 AC        | 11.5%       | --                    |
| E      | ROADWAY RIGHTS OF WAYS                  | 8.48 AC        | 16.8%       | --                    |
| TOTALS |                                         | 50.45 AC       | 100.0%      | --                    |

#### NOTES:

- 1) Alleys are allowable in Single Family Residential Attached land use area

2) Allowable uses within the non-residential land use area shall be:

- a. Recreational use
- b. Day-care facility
- c. Professional office
- d. Sit down restaurant (excluding drive-throughs)
- e. Religious institutions
- f. Community Buildings/Clubhouse
- g. Park structures, Gazebos, Picnic Pavilions

The following lot and building dimensions shall apply:

| <b>SECTION</b>            | <b>MIN LOT SIZE</b> | <b>MIN LOT WIDTH</b> | <b>MIN LOT DEPTH</b> | <b>MAX HEIGHT</b> |
|---------------------------|---------------------|----------------------|----------------------|-------------------|
| Residential (SF Detached) | 4,500 sf            | 50 feet              | 75 feet              | 35 feet           |
| Residential (SF Attached) | 800 sf              | 20 feet              | 40 feet              | 40 feet           |

NOTE:

- 1) Minimum lot sizes may not apply to Development Area B if developed as an overall site plan without platted lots

The following yard dimensions (setbacks) shall apply:

| <b>SECTION</b>            | <b>FRONT YARD</b> | <b>SIDE YARD<br/>(interior)</b> | <b>SIDE YARD<br/>(street)</b> | <b>REAR YARD (no alley)</b> | <b>REAR YARD<br/>(alley garage)</b> |
|---------------------------|-------------------|---------------------------------|-------------------------------|-----------------------------|-------------------------------------|
| Residential (SF Detached) | 10 feet           | 5 feet                          | 10 feet                       | 10 feet                     | 17 feet                             |
| Residential (SF Attached) | 20 feet           | 0 feet                          | 0 feet                        | 0 feet                      | N/A                                 |



## **E. DEVELOPMENT STANDARDS**

Development standards may be modified in ways consistent with the general intent and purpose for the PD-R District. The applicant is requesting the following modifications to development standards:

- 1) Development Area D may be provided with a single pedestrian crossing provided it does not impact the natural wetland function. The proposed future pedestrian crossing will be permitted separately through all appropriate agencies including Alachua County and the City of Alachua.
- 2) Rights-of-way/street standards: Generally, the goals and objectives of the Tolosa PD-R are to provide roadway/street networks that promote safety and reduced speeds throughout the residential neighborhood. Traffic calming measures shall be provided at mid-blocks where streets are longer than 600 feet. Such measures may include, but not be limited to, speed humps, speed cushions, speed tables, bulbouts, raised pedestrian crossings, and changes in the surface material or texture. The approximate location of proposed pedestrian traffic calming devices are shown on PD Zoning Master Plan
  - a. Minimum roadway pavement width equals 20 feet; Maximum roadway pavement width equals 24 feet (except at entrances where 36 feet is allowable).
  - b. Minimum right-of-way width equals 50 feet; Maximum right-of-way width equals 60 feet (except at entrances where 80 feet is allowable).
  - c. Alleys are optional in Single Family Residential Detached. Minimum alley pavement width equals 12 feet; Minimum alley right-of-way/common area width equals 22 feet. Alleys do not contain sidewalks.
  - d. Minimum street centerline radius equals 50 feet.
  - e. Minimum curb return radius equals 20 feet (measured at back of curb).
  - f. Sidewalks are required on both sides of the street where fronting residential lots. Sidewalks are optional on street sides with no lot frontages. All streets are required to have sidewalks on at least 1 side of the street.
  - g. A neighborhood pedestrian pathway/trail (neighborhood trail) shall be provided throughout the PD-R as depicted on the PD Master Plan.
  - h. The neighborhood trail shall be a minimum of 8 feet width.
  - i. The neighborhood trail may be constructed of impervious hard surface, pavement, stone, crushed concrete, recycled asphalt or pervious natural or mulch materials.
  - j. Sidewalks shall be placed a minimum of 7 feet off back of curb to allow for street tree plantings.

- k. Minimum sidewalk width equals 5 feet.
- l. On street parallel parking is allowed on all streets within the neighborhood

#### **F. DEVELOPMENT PHASING PLAN**

- 1) This PD-R shall be valid for 10 years from the date of final zoning approval.
- 2) A minimum of 30 residential lots shall be platted in Development Area A prior to approval of non-residential uses in Development Area B.
- 3) The development may be served by a single roadway connection to Hipp Way or to NW 158<sup>th</sup> Ave. until half of the proposed lots are developed. At that point, a 2nd primary roadway connection to either Hipp Way or NW 158<sup>th</sup> Ave. shall be provided.
- 4) In the event a future roadway connection to SR 235 is created and connects to the PD-R property, the future SR 235 roadway connection may replace one of the proposed roadway connections to either Hipp Way or NW 158<sup>th</sup> Ave.

#### **G. CONVERSION SCHEDULE**

It is anticipated that the only conversion possible will be to change the single-family attached units to other types of allowable uses.



### **A. Potable Water - City of Alachua Municipal System**

| <b>SYSTEM CATEGORY</b>                      | <b>GALLONS PER DAY</b> |
|---------------------------------------------|------------------------|
| Current Permitted Capacity                  | 2,300,000              |
| Less Actual Flows                           | 1,236,000              |
| Less Reserved Capacity                      | 52,485                 |
| Total (Actual Flow plus Reserved)           | 1,288,485              |
| Available Capacity (Permitted - Total Flow) | 1,011,515              |
| Projected Potable Water Demand from Project | 47,900                 |
| <b>Residual Capacity<sup>1</sup></b>        | <b>963,615</b>         |

#### Usage Calculations by proposed uses within the development

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

#### Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate potable water capacity exists for the proposed project

### **B. Sanitary Sewer**

| <b>SYSTEM CATEGORY</b>                            | <b>GALLONS PER DAY</b> |
|---------------------------------------------------|------------------------|
| Treatment Plant Current Permitted Capacity        | 1,500,000              |
| Less Actual Treatment Plant Flows                 | 687,000                |
| Less Reserved Capacity                            | 48,457                 |
| Available Capacity (Permitted - Actual - Reserve) | 764,543                |
| Projected Sanitary Sewer Demand from Project      | 43,900                 |
| <b>Residual Capacity<sup>1</sup></b>              | <b>720,643</b>         |

#### Usage Calculations by proposed uses within the development

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

#### Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

Result: Adequate sanitary sewer capacity exists for the proposed project

### **C. Solid Waste**

| <b>SYSTEM CATEGORY</b>               | <b>LBS PER DAY</b> | <b>TONS/YR</b> |
|--------------------------------------|--------------------|----------------|
| Existing Demand                      | 39,744.0           | 7,235.28       |
| Reserved Capacity                    | 4,016.77           | 733.06         |
| Proposed Demand                      | 1,750.00           | 333.8          |
| <b>Residual Capacity<sup>1</sup></b> | <b>33,977.23</b>   | <b>6268.42</b> |

#### Usage Calculations by proposed uses within the development

- Residential:  $160 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 0.73 \text{ tons/person/yr}^3 = 1200 \text{ lbs/day} = 301 \text{ tons/yr}$
- Office:  $20,000 \text{ SF} * 6 \text{ lbs/day/1000 SF}^4 = 120 \text{ lbs/day} = 21.9 \text{ tons/yr}$
- Daycare:  $5,000 \text{ SF} * 12 \text{ lbs/day/1000 SF}^4 = 60 \text{ lbs/day} = 10.9 \text{ tons/yr}$

#### Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan CFNGAR
4. Environmental Engineering: A Design Approach, Cincero and Cincero, 1996

Result: Adequate solid waste capacity exists for the proposed project.

### **D. Stormwater**

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

### **E. Recreation**

| <b>SYSTEM CATEGORY</b>                          | <b>Acreage</b> |
|-------------------------------------------------|----------------|
| Existing City of Alachua Recreation Acreage     | 117.65         |
| Acreage required to serve existing population   | 49.68          |
| Proposed Demand                                 | 2.06           |
| <b>Available Recreation Acreage<sup>1</sup></b> | <b>65.91</b>   |

#### Usage Calculations by proposed uses within the development

- $160 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 5 \text{ acres/1,000 Person}^3 = 2.06 \text{ Acres}$

Sources:

1. City of Alachua May 2018 Development Monitoring Report
2. 2010 US Census
3. City of Alachua Comprehensive Plan Recreation Element

Result: Adequate recreation space exists for the proposed project.

## F. Transportation

A Traffic Study was performed by MPH Transportation Planning, Inc. that addresses trip generation and trip distribution on the nearby roadway corridors. **Table 1**, as provided within the MPH Study, is provided below to address the Trip Generation for the proposed development.

**TABLE 1: Trip Generation for Tolosa PD**  
Alachua, Florida

| Land Use            |     |                               |        |       | Distribution |     | Trips |     | Int.Cap. | New Trips |     |
|---------------------|-----|-------------------------------|--------|-------|--------------|-----|-------|-----|----------|-----------|-----|
| Description         | ITE | ITE Trip Rates                | Unit*  | Trips | In           | Out | In    | Out | Rate     | In        | Out |
| P1 Single Family    | 210 | (T) = 9.44 (X)                | 120    | 1133  | 50%          | 50% | 567   | 567 | 0        | 567       | 567 |
| P2 Multi-Family     | 220 | (T) = 7.56 (X) -40.86         | 40     | 262   | 50%          | 50% | 131   | 131 | 5%       | 124       | 124 |
| P2 Office           | 710 | $\ln(T) = 0.97 \ln(X) + 2.5$  | 15,000 | 168   | 50%          | 50% | 84    | 84  | 5%       | 80        | 80  |
| P2 Day Care         | 565 | (T) = 47.62 (X)               | 5,000  | 238   | 50%          | 50% | 119   | 119 | 5%       | 113       | 113 |
| Daily Trips         |     |                               |        | 1801  |              |     | 901   | 901 |          | 884       | 884 |
| <b>AM Peak Hour</b> |     |                               |        |       |              |     |       |     |          |           |     |
| P1 Single Family    | 210 | (T) = 0.74 (X)                | 120    | 89    | 25%          | 75% | 22    | 67  | 0        | 22        | 67  |
| P2 Multi-Family     | 220 | $\ln(T) = 0.95 \ln(X) - 0.51$ | 40     | 20    | 23%          | 77% | 5     | 15  | 5%       | 5         | 15  |
| P2 Office           | 710 | (T) = 0.94(X) + 26.49         | 15,000 | 41    | 86%          | 14% | 35    | 6   | 5%       | 33        | 5   |
| P2 Day Care         | 565 | (T) = 11.00 (X)               | 5,000  | 55    | 53%          | 47% | 29    | 26  | 5%       | 28        | 25  |
| AM Peak Hour Trips  |     |                               |        | 205   |              |     | 91    | 114 |          | 88        | 111 |
| <b>PM Peak Hour</b> |     |                               |        |       |              |     |       |     |          |           |     |
| P1 Single Family    | 210 | (T) = 0.99 (X)                | 120    | 119   | 63%          | 37% | 75    | 44  | 0        | 75        | 44  |
| P2 Multi-Family     | 220 | $\ln(T) = 0.89 \ln(X) - 0.02$ | 40     | 26    | 63%          | 37% | 16    | 10  | 5%       | 15        | 9   |
| P2 Office           | 710 | $\ln(T) = 0.95 \ln(X) + 0.36$ | 15,000 | 19    | 16%          | 84% | 3     | 16  | 5%       | 3         | 14  |
| P2 Day Care         | 565 | (T) = 11.12 (X)               | 5,000  | 56    | 47%          | 53% | 26    | 30  | 5%       | 25        | 27  |
| PM Peak Hour Trips  |     |                               |        | 220   |              |     | 121   | 99  |          | 118       | 94  |

\*Units: ksf = 1,000 square feet for office & day care land uses, dwelling units for single family & condos

Source: ITE 10th Edition Trip Generation

The distribution of these project trips to SR 235, Hipp Way, and NW 133<sup>rd</sup> Terrace were also analyzed and provided within the MPH Study for the proposed Tolosa PD-R Development. **Table 2**, included with the MPH study, includes Daily Trip Distribution, AM Peak Hour Trip Distribution, and PM Peak Hour Trip Distribution for both SR 235 and Hipp Way.

Using the calculated daily Trip Generation and Trip Distribution, the impact to roadway corridors within the vicinity of the subject parcel can be calculated. **Table 3** identifies



the impact of the proposed project on the Level of Service (LOS) for SR 235 and US 441, which are the only monitored roadways with LOS tracking within ½ mile of the proposed property. **Tables 2 & 3** are included below. The results of the Level of Service Analysis for State Road 235 and US 441 indicate the roadways operate at LOS B or C currently, and after the project impacts are added.

**TABLE 2: Project Trip Distribution**

| Daily Project Trip Assignment   |                        | Enter | 884   | Exit | 884   | 2-Way |
|---------------------------------|------------------------|-------|-------|------|-------|-------|
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 71    | 8%   | 71    | 142   |
|                                 | South of NW 158th Ave. | 70%   | 619   | 70%  | 619   | 1238  |
| Hipp Way                        | South of Project Drive | 10%   | 88    | 10%  | 88    | 176   |
| NW133rd Terrace                 | South of Project Drive | 12%   | 106   | 12%  | 106   | 212   |
|                                 | Total                  | 100%  | 884   | 100% | 884   | 1768  |
| AM Peak Project Trip Assignment |                        | Enter | 88    | Exit | 111   | 2-Way |
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 7     | 8%   | 9     | 16    |
|                                 | South of NW 158th Ave. | 70%   | 61    | 70%  | 78    | 139   |
| Hipp Way                        | South of Project Drive | 10%   | 9     | 10%  | 11    | 20    |
| NW133rd Terrace                 | South of Project Drive | 12%   | 11    | 12%  | 13    | 24    |
|                                 | Total                  | 100%  | 88    | 100% | 111   | 199   |
| PM Peak Project Trip Assignment |                        | Enter | 118   | Exit | 94    | 2-Way |
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 9     | 8%   | 8     | 17    |
|                                 | South of NW 158th Ave. | 70%   | 83    | 70%  | 66    | 149   |
| Hipp Way                        | South of Project Drive | 10%   | 12    | 10%  | 9     | 21    |
| NW133rd Terrace                 | South of Project Drive | 12%   | 14    | 12%  | 11    | 25    |
|                                 | Total                  | 100%  | 118   | 100% | 94    | 212   |

Project Distributions are estimated from adjacent street traffic & interacting land uses  
Daily & Peak Hour Project Trips represent the Trip Impacts from Table 1

**TABLE 3: Roadway Level of Service (Rev. 9/30/18)**

| Roadway | Segment # & Description        | Period | MSV    | 2017   | Res'vd. | Project | V/C  | LOS |
|---------|--------------------------------|--------|--------|--------|---------|---------|------|-----|
| SR 235  | 8: SR235/CR241 to US 441       | Daily  | 14,400 | 10,305 | 0       | 1238    | 0.80 | C   |
|         |                                | PM Pk  | 1,290  | 979    | 0       | 149     | 0.87 | D   |
| SR 235  | 9: US 441 to North City Limits | Daily  | 14,400 | 7,537  | 29      | 1238    | 0.61 | C   |
|         |                                | PM Pk  | 1,290  | 716    | 2       | 149     | 0.67 | C   |
| US 441  | 3/4: NW 126th to SR235         | Daily  | 45,700 | 18,579 | 1589    | 360     | 0.45 | B   |
|         |                                | PM Pk  | 4,110  | 1,765  | 230     | 41      | 0.50 | B   |
| US 441  | 5: SR 235 to North City Limits | Daily  | 39,000 | 25,926 | 1825    | 180     | 0.72 | C   |
|         |                                | PM Pk  | 3,510  | 2,463  | 216     | 26      | 0.77 | C   |

Source: 2017 Annual Level Of Service Report from City of Alachua Planning Office  
Project trips from Table 2 - highest segment Daily and PM peak 2-way volume  
MSV = Maximum Service Volume (capacity) at desired level of service  
V/C = volume to capacity = (2017 + Res'vd + Project)/MSV

## SECTION 5: COMPREHENSIVE PLAN ANALYSIS AND JUSTIFICATION

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The following pages analyze how the proposed development successfully implements the Goals, Objectives and Policies in the City of Alachua's Comprehensive Plan. Those policies from each element of the Comprehensive Plan that are relevant to the proposed development have been included below, with a corresponding statement as to how the development would comply with those state policies. Comments are provided following each policy.

### I. Future Land Use Element:

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

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

**Comment:** The proposed density is 3.1 dwelling units per acres (160 maximum dwelling units on 50.45 acres) which is below the maximum permitted density of 4 dwelling units per acre. The development will consist of single family attached and detached dwelling units. Therefore, it is consistent with FLUE

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

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

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

1. *High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.*

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

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

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

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

**Comment:** A community recreation area is proposed, centrally located within the neighborhood to provide low intensity recreational amenities for the residents.

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

**Comment:** Sidewalks have been provided on all streets within the development, offering pedestrian connection between the residential lots and onsite recreation. The on street parking proposed also helps create a safer, slower speed street network.

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

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

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

**Comment: All tree protection standards will be met.**

*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.*

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

*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.*

**Comment: Any future proposed development plan will conform to the City's Open Space standards. The PD Zoning Master Plan provides much greater than 10% open space.**

*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.*

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

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

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

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

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

*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.*

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

*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.*

**Comment:** The wetland delineation performed utilized the FAC, FDEP, and SRWMD methodology. Therefore, it is consistent with FLUE Policy 5.1.d.

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

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

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

*Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor.*

**Comment:** The creek and wetland on the subject property will be protected from encroachment of development in compliance with the Land Development Regulations. Additionally, while the site is located near a historical cemetery and is the site of the old Newnansville Town Site, there are no historic resources located on the subject property as evidenced by the letter received on April 10, 2018 from Florida Department of State Division of Historic Resources. The site is not located near the San Felasco Conservation Corridor.

**GOAL 9:** *Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.*

**Policy 9.2:** *Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.*

**Comment:** The proposed development will connect to the City's potable water and wastewater system. Required locations will be determined during the site review process. Therefore, it is consistent with FLUE Policy 9.2.



## II. Transportation Element:

*Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.*

**Comment:** There are no new collectors or arterial roadways planned as part of this amendment. SR 235, which is classified as a Major Collector has ample right-of-way for bicycle and pedestrian facilities. Therefore it is consistent with Transportation Policy 1.4.a.

*Objective 1.4: Bicycle and Pedestrian Standards: The City shall work to develop a network of bicycle and pedestrian facilities which connect all areas of the City.*

*Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.*

**Comment:** The proposed Master Plan indicates pedestrian paths within the proposed subdivision that connect to paths outside of the development.

*Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:*

- 1. Through the extension of a public street from one project to another;*
- 2. Through the extension of a sidewalk from one project to another;*
- 3. Through the extension of a multi-purpose trail from one project to another.*

**Comment:** This Planned Development contains two roadway connections that connect to adjacent properties and a multi-use trail that connects to adjacent properties.

## III. Housing Element

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

*Objective 1.1: Provision of Safe, Affordable, Quality Housing: The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age*

*levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.*

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

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

#### **IV. Community Facilities and Natural Groundwater Recharge Element:**

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

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

**Comment:** The proposed development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

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

- 1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*
- 2. A gravity wastewater system exists within 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity*

*wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.*

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

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

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

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

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

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

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

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

**Comment:** **Onsite stormwater management facilities for proposed development will be designed and constructed in accordance with the City of**

**Alachua, Suwannee River Water Management District stormwater requirements, as well as those of other applicable agencies.**

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

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

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

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

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

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

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

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

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

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

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

**Comment:** The stormwater management design calculations for the future development will document the stormwater system design for pre-development flow vs. post-development flow.

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

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

**Comment:** The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c

## ***V. Conservation and Open Space Element:***

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

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

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

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

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

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

**Comment:** **The developer will work with the City staff to determine the suitability and feasibility for preservation of any existing trees on the property through the development review process.**

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

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

**Comment:** **An environmental assessment of the property to include an inventory of listed species will be provided for any future development proposed.**

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

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



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

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

**OBJECTIVE 1.12: Water Resources**

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

**Comment:** The proposed development does not include surface waters.

*Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.*

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

**Comment:** The proposed development does not include surface waters.

## **SECTION 6: ANALYSIS OF COMPLIANCE WITH STANDARDS FOR SITE SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS**

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**a. Consistent with Comprehensive Plan**

*The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan. See the separate Comprehensive Plan Consistency section of this report.*

**b. Consistent with Ordinances**

*The proposed amendment is not in conflict with any portion of the Land Development Regulations or any of the City Code of Ordinances.*

**c. Logical Development Pattern**

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

**d. Pre-Mature Development**

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

**e. Incompatible with Adjacent Lands**

*The uses permitted by the proposed Planned Development are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zoning district classifications of adjacent lands. The primary residential developments adjacent to the Tolosa PD-R are to the south, southwest and west. These areas are single-family residential neighborhoods that are similar to the Tolosa single-family neighborhood of Development Area A with similar homes and lot sizes expected. Large common open spaces are provided along the south and west boundaries of the development which provide additional open space between the new Tolosa residential lots. To the east, Tolosa is bounded by Hipp Way and mostly undeveloped agriculturally zoned property in Alachua County. To the east and north of the northeast quadrant of Tolosa there are a total of 11 lots that vary in size from 0.16 acre to 1.6 acres. There are several houses adjacent to the property that range in size from 924 SF to 1824 SF. The houses within Tolosa will be similar or larger than the adjacent home sites. Since the Tolosa lot sizes are expected to be less than several of the adjacent lots to the east, a 25' wide common open space is provided on the PD Master Plan between the Tolosa Development Parcel A-9 and the adjacent offsite parcels to the east. All of the adjacent property to the west of Development Parcel B-1 in the northwest section of Tolosa is zoned Light Industrial. The proposed Residential and non-residential uses within B-1 are less intense than the offsite zoned property and should not provide a compatibility issue.*

**f. Adverse Effect on Local Character**

*The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances. The proposed development intensity is 160 units on 50.45 acres of land which equals 3.2 units per acre. This is less than the allowable density of 4 units per acre. A Traffic Study is provided to document transportation impacts, and improvements to SR 235 and Hipp Way will be provided at both project entrances to offset their impact. Noise and lights or other physical effects or nuisances should not be an issue with a primarily residential development. The residential development conforms to City of Alachua design criteria for building height. Common Open Space areas are provided adjacent to the Tolosa development areas which also provide additional buffers to neighboring properties.*

**g. Not Deviate from Pattern of Development**

*The uses permitted by the proposed amendment will not deviate from the development pattern of the area where the proposed amendment is located. The subject property is adjacent to single family residential subdivisions.*

**h. Encourage Sprawl**

*The proposed amendment will not encourage urban sprawl by leap-frogging development.*

**i. Spot Zoning**

*The proposed amendment will not result in the creation of an isolated zoning district unrelated to adjacent and surrounding 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, stormwater management, and solid waste). These services are available to serve the property. See the Public Facilities Maps provided as part of the PD Drawing Set for more information on utilities serving the Tolosa PD.*

**k. No Adverse Effect on the Environment**

*The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation and wetlands.*

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## **SECTION 7: PROPERTY OWNER LABELS**

See **Attachment C** for Property Owner Labels.

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## **SECTION 8: NEIGHBORHOOD MEETING SUMMARY**

### **NEIGHBORHOOD MEETING**

A neighborhood meeting was held on 5/29/18 at 6:00 PM. Nine (9) people attended the meeting. A copy of the Neighborhood Meeting Summary is included in **Attachment D**.

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## **SECTION 9: PUBLIC SCHOOL STUDENT GENERATION FORM**

The Future Land Use Map Designation is for Moderate Density Residential (MOD) which includes residential uses; therefore a Public School Student Generation Form is attached. See **Attachment E**.

## **SECTION 10: LEGAL DESCRIPTION WITH TAX PARCEL NUMBERS**

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### **LEGAL DESCRIPTION**

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

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

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

See **Attachment F** for the Sketch of Legal Description.

#### **SECTION 11: PROOF OF OWNERSHIP**

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Copies of the property deeds are provided as proof of ownership. See **Attachment G**.

#### **SECTION 12: PROOF OF PAYMENT OF TAXES**

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Copies of tax payments are included. See **Attachment H**.

#### **SECTION 13: APPLICATION FEE**

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A copy of the \$5,250.00 check for this rezoning application fee is provided as check no. 104 from Aldevco, LLC.

#### **SECTION 14: PD Zoning Master Plan**

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A copy of the PD Zoning Master Plan Drawing Set is included as **Attachment I**.

#### **SECTION 15: Environmental Considerations**

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The Tolosa PD-R is designed to be compatible with the existing environmental conditions and features of the property. Prior to planning and developing the layout for



the development, an environmental consultant, Verde Environmental was retained to evaluate the existing creek on the property. The existing creek was determined to be the most significant environmental feature on the property. The remaining part of the property was primarily comprised of planted pine stands and other select specimen hardwood trees. In accordance with agricultural BMP's and the City of Alachua's approval, the planted pines were harvested from the property. Verde Environmental delineated the creek wetland in accordance with SRWMD requirements in advance of the pine harvesting and the wetland and associated 75 ft. wetland buffer were staked out in the field to provide limits for the harvesting and to avoid any negative impacts.

Additional information regarding the environmental aspects of the property is provided within the Environmental Assessment and Listed Species Survey, also prepared by Verde Environmental and included as **Attachment J** to this report.

**ATTACHMENT A:**  
**REZONING AMENDMENT APPLICATION**



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

## A. PROJECT

1. Project Name: Tolosa Planned Development - Residential (PD-R)
2. Address of Subject Property: 13200 Block of State Road 235
3. Parcel ID Number(s): 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, 03130-007-001
4. Existing Use of Property: Undeveloped
5. Future Land Use Map Designation: MOD (City) and Agriculture (Alachua County)
6. Existing Zoning Designation: PUD (City) and Agriculture (Alachua County)
7. Proposed Zoning Designation: Planned Development - Residential (PD-R)
8. Acreage: 50.45 +/-

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): A. J. "Jay" Brown, Jr., P.E. Title: President  
Company (if applicable): JBrown Professional Group  
Mailing address: 3530 NW 43rd Street  
City: Gainesville State: Florida ZIP: 32606  
Telephone: ( ) 352-375-8999 FAX: ( ) 352-375-0833 e-mail: jay.brown@jbprogroup.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Bentley Timber LLC  
Mailing Address: 16860 Silver Oak Circle  
City: Delray Beach State: Florida ZIP: 33445

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

## C. ADDITIONAL INFORMATION

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

## D. ATTACHMENTS

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

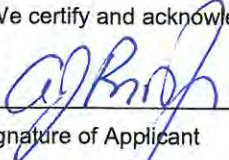
5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
  - i. *Consistent with Comprehensive Plan*  
The proposed amendment is consistent with and furthers the goals,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



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

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

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

  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

A.J. "Jay" Brown, Jr., P.E.  
 Typed or printed name and title of applicant

\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31 day of May, 2018, by A. J. "Jay" Brown Jr.

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



  
 Signature of Notary Public, State of Florida

**ATTACHMENT B:**  
AUTHORIZED AGENT AFFIDAVIT





## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: 13400 Block of W. State Rd. 235  
Parcel ID Number(s): 03130-7-1, 03130-4-0, 03130-8-0, 03130-9-0, 03135-0-0  
Acreage: 50.45

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David A. Fisher Title: Manager  
Company (if applicable): Bentley Timber, LLC  
Mailing Address: 16860 Silver Oak Circle  
City: Delray Beach State: FL ZIP: 33445  
Telephone: (305) 785-1955 FAX: N/A e-mail: davidafisher@outlook.com

### C. AUTHORIZED AGENT

Name: Anthony J. Brown Jr. (Jay) Title: President  
Company (if applicable): JBrown Professional Group  
Mailing address: 3530 NW 43rd St  
City: Gainesville State: FL ZIP: 32606  
Telephone: (352) 375-8999 FAX: (352) 375-0833 e-mail: jay.brown@jbprogroup.com

### D. REQUESTED ACTION:

Land Use Change Requests, Rezoning requests, Development Plan applications, Subdivision and Plat applications, and other related permit applications.

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

David A. Fisher  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

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

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Palm Bch

The foregoing application is acknowledged before me this 26 day of April, 2014, by David A Fisher

\_\_\_\_\_, who is/are personally known to me, or who has/have produced FL Drivers License as identification.



[Signature]  
Signature of Notary Public, State of Florida

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

**ATTACHMENT C:**  
PROPERTY OWNER LABELS

03233-001-000  
BURNS, DAVID  
13301 NW 158TH AVE  
ALACHUA, FL 32615

03234-015-000  
FAITH HOPE & CHARITY INC  
PO BOX 327  
ALACHUA, FL 32616-0327

03154-002-001  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32616

03233-043-000  
MCCLAIN, NATHANIEL JR  
PO BOX 645  
ALACHUA, FL 32616

03218-020-004  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03218-020-000  
SWICK REALTY INC & OLD TOW...  
% SHERRY S SWICK  
15004 NW BURNETTES LAKE B...  
Alachua, FL 32615

03130-009-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03149-003-000  
HEITZMAN FRANK BENJAMIN  
15855 HIPPO WAY  
ALACHUA, FL 32615

03129-001-000  
KOLOMYIKO IVAN & GALINA  
14317 NW 142ND AVE  
ALACHUA, FL 32615

03130-013-000  
HESTER J E & SONDRAL  
PO BOX 943  
ALACHUA, FL 32616-0943

03233-034-000  
COLLINS, MAMIE LEE LIFE EST...  
13208 NW 157TH AVE  
ALACHUA, FL 32616-0345

03215-001-000  
GRANT NUBARICK E  
13433 NW 158TH AVE  
ALACHUA, FL 32615

03130-009-001  
TAMBURINO, DOMINIC & RELO...  
10101 SW 222ND ST  
MIAMI, FL 33190-1566

03131-080-000  
DIXON LULA M  
13609 NW 158TH PL  
ALACHUA, FL 32615

03130-005-000  
LEMNAH & LEMNAH  
13220 W STATE RD 235  
ALACHUA, FL 32615

03131-083-000  
UNDERWOOD, WILLIAM N & SU...  
PO BOX 138  
LA CROSSE, FL 32658

03233-003-000  
YOUNG MOZELLE  
13301 NW 158TH AVE  
ALACHUA, FL 32615

03234-000-000  
REED VALENTINE LLC  
321 YACHT CLUB DR  
FT WALTON BEACH, FL 32547

03141-000-000  
TOOMEY KERRY D & MARTHA ...  
12921 W STATE RD 235  
ALACHUA, FL 32615

03216-010-002  
LEJA CONSTRUCTION INC  
3845 NW 37TH PL  
GAINESVILLE, FL 32606

03130-004-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03233-003-001  
JONES & PELHAM W/H  
PO BOX 2286  
ALACHUA, FL 32616

03233-032-000  
COLLINS MAMIE L LIFE ESTATE  
13208 NW 157TH AVE  
ALACHUA, FL 32615-8243

03233-028-000  
BRIGGS & FLAGG & FLAGG III &  
PO BOX 746  
ALACHUA, FL 32616

03215-000-000  
KITE, OLLIE HEIRS  
% EUNYTA J SIMMONS  
3216 NW 56TH PL  
GAINESVILLE, FL 32653

03234-005-000  
FAITH HOPE & CHARITY DEV, C...  
PO BOX 327  
ALACHUA, FL 32616-0327

03234-023-002  
BOOKER HATTIE  
PO BOX 954  
ALACHUA, FL 32616-0954

03130-001-000  
LEMNAH, EULA W HEIRS  
13220 W STATE ROAD 235  
ALACHUA, FL 32615-6156

03131-043-000  
RUSHING JOHNNY SR HEIRS  
PO BOX 1354  
ALACHUA, FL 32616-1354

03233-008-001  
REYNOLDS JACKIE & CAROLYN  
PO BOX 1218  
ALACHUA, FL 32616-1218

03131-042-000  
CAPOBIANCO CARL  
13518 NW 158TH PL  
ALACHUA, FL 32615

03131-086-000  
LEWIS, DIANE R  
PO BOX 1421  
ALACHUA, FL 32616-1421

03233-019-000  
MCCRAY, JOHN & MARGARITE  
49 LAKE SHORE BLVD  
PORT WENTWORTH, GA 31407

03131-001-000  
HEVIA, ROBERTO & YVETTE  
5322 WINDMILL PKWY  
EVANS, GA 30809-6648

03218-020-026  
OCASIO & VILLAFANE W/H  
15705 NW 136TH TER  
ALACHUA, FL 32615

03149-004-000  
HEITZMAN, JOSEPH PAUL  
16013 HIPPI WAY  
ALACHUA, FL 32615

03135-000-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03233-041-000  
MCCLAIN NATHANIEL JR  
PO BOX 645  
ALACHUA, FL 32616

03218-020-005  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03214-000-000  
SRI JAJANNATH CHAITANYA, SA...  
PO BOX 246  
Alachua, FL 32616

03131-082-000  
WALLS, WILLIE J  
281 E 143RD ST APT 11A  
BRONX, NY 10451-6265

03130-000-000  
LVS RENTALS LLC  
4606 NW 166TH AVE  
GAINESVILLE, FL 32653

03218-020-003  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03141-001-000  
TOOMEY KERRY D & MARTHA ...  
12921 W STATE RD 235  
ALACHUA, FL 32615

03130-007-001  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03131-045-000  
GARRISON BERNICE  
PO BOX 75  
ALACHUA, FL 32616-0075

03215-001-001  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03233-042-000  
WHITE, WILMER III  
8612 BRIXTON CT  
JACKSONVILLE, FL 32244

03130-003-000  
NCWT LLC  
14260 W NEWBERRY RD #200  
Newberry, FL 32669

03233-002-000  
JONES & PELHAM W/H  
PO BOX 2286  
ALACHUA, FL 32616

03234-010-000  
MITCHELL ALBERT  
PO BOX 2342  
ALACHUA, FL 32616-2342

03234-005-001  
WALKER HENRIETTA HEIRS  
PO BOX 1001  
ALACHUA, FL 32616-1001

03130-013-001  
LEMNAH, WAUNITA  
13220 W STATE ROAD 235  
ALACHUA, FL 32615-6156

03234-014-000  
FAITH HOPE AND CHARITY INC  
PO BOX 327  
ALACHUA, FL 32616-0327

03149-000-000  
HEITZMAN JON F LIFE ESTATE  
16117 HIPPI WAY  
ALACHUA, FL 32615

03216-010-007  
CRUZ JACOB EDWIN  
15133 NW 128TH ST  
ALACHUA, FL 32615

03233-036-000  
COLLINS, MAMIE F LIFE ESTAT...  
13208 NW 157TH AVE  
ALACHUA, FL 32615

03233-024-000  
FLAGG BEATRICE M  
PO BOX 326  
ALACHUA, FL 32616-0326

03233-012-000  
ANDERSON WILLIE HEIRS  
PO BOX 898  
ALACHUA, FL 32616-0898

03133-000-000  
SCHOOL BD OF ALACHUA CTY  
620 E UNIV AVE MEBANE MIDD...  
GAINESVILLE, FL 32601

03234-023-000  
BOOKER HATTIE  
PO BOX 954  
ALACHUA, FL 32616-0954

03234-013-000  
FAITH HOPE & CHARITY DELIV...  
PO BOX 327  
ALACHUA, FL 32616

03131-081-000  
UNDERWOOD, WILLIAM N & SU...  
PO BOX 138  
LA CROSSE, FL 32658

03233-011-000  
QUINCEY, J S TRUSTEE  
18 NW 33RD CT  
GAINESVILLE, FL 32607

03131-089-000  
JENKINS, SHELISIA V  
PO BOX 1071  
ALACHUA, FL 32616

03154-002-000  
HART & WASHINGTON HEIRS  
PO BOX 874  
ALACHUA, FL 32616

03233-014-000  
JAMES, LEON JEROME HEIRS  
2600 SW 7TH ST  
FORT LAUDERDALE, FL 33312-...

03131-084-000  
SHARPER & TUBBS  
PO BOX 351  
ALACHUA, FL 32616-0351

03216-010-008  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03129-010-000  
FRAZIER RAYLAN LIFE ESTATE  
NELLIE HUNT  
PO BOX 52  
ALACHUA, FL 32616-0052

03204-000-000  
JOHN C HIPPIE CONST EQUIP C...  
PO BOX 1000  
ALACHUA, FL 32616-1000

03133-002-001  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32615

03149-001-000  
HEITZMAN, THAD S HEIRS  
15311 NW 140TH ST  
ALACHUA, FL 32615

03133-001-001  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32615

03233-010-000  
ANDERSON GLENN Z  
PO BOX 898  
ALACHUA, FL 32615

03130-011-000  
RODRIGUEZ FERNANDO & NAN...  
13310 W STATE RD 235  
ALACHUA, FL 32615

03218-020-001  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03130-006-000  
HARRIS MONICA KAY  
13232 W STATE RD 235  
ALACHUA, FL 32615-6156

03130-007-000  
DORITY WINSTON L & ANGELA  
13508 W STATE ROAD 235  
ALACHUA, FL 32615-6157

03131-044-000  
JOINER TONIA Q  
PO BOX 1536  
ALACHUA, FL 32616

03133-002-000  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32615

03130-013-002  
STOKES-JONES PEGGY  
7204 NW 200TH TER  
ALACHUA, FL 32615

03218-020-002  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03217-000-000  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03233-027-000  
FLAGG, HENRY JR & BEATRICE  
PO BOX 326  
ALACHUA, FL 32616-0326

03131-087-000  
DIXON, WILLETTE  
PO BOX 2435  
ALACHUA, FL 32616

03233-008-000  
MOSLEY, CASSIE  
GENERAL DELIVERY  
FORT WHITE, FL 32038-9999

03130-010-000  
DASA & PATEL  
12503 W STATE ROAD 235  
ALACHUA, FL 32615

03131-085-000  
RUSHING WILLIE & RUTHIE MA...  
PO BOX 985  
Alachua, FL 32616

03130-008-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03215-002-000  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03129-010-002  
PHILPOT, IRA JUDSON  
25323 N COUNTY RD UNIT 1491  
ALACHUA, FL 32615

03233-005-001  
JONES & PELHAM W/H  
PO BOX 2286  
ALACHUA, FL 32616

03129-010-001  
PHILPOT, IRA JUDSON  
25323 N COUNTY RD UNIT 1491  
ALACHUA, FL 32615

03130-008-002  
SHETH VISVAMBHAR  
PO BOX 2668  
ALACHUA, FL 32616

03233-017-000  
FILER, MAMIE L  
13208 NW 157TH AVE  
ALACHUA, FL 32615

03131-088-000  
BENNETT JEROME  
13612 NW 158TH AVE  
Alachua, FL 32615

03234-023-001  
BOOKER & HUNTER  
PO BOX 954  
ALACHUA, FL 32616

03154-000-000  
TOOMEY KERRY D & MARTHA ...  
12921 WEST STATE RD 235  
ALACHUA, FL 32615

03130-012-000  
LEMNAH, WAUNITA  
13220 W STATE ROAD 235  
ALACHUA, FL 32615-6156

03233-045-000  
ANDERSON & WILLIAMS  
PO BOX 187  
HIGH SPRINGS, FL 32655

03149-007-000  
MARTIN & MCNEILL  
15311 NW 140TH ST  
ALACHUA, FL 32615

03154-001-000  
HART & STRICKLAND  
PO BOX 874  
ALACHUA, FL 32616-0874

03216-010-001  
LEJA CONSTRUCTION INC  
3845 NW 37TH PL  
GAINESVILLE, FL 32606

03218-020-027  
CARROLL, ANDREW II  
13608 NW 157TH PL  
ALACHUA, FL 32615

03131-046-000  
COLLINS MARTHA ANN HEIRS  
PO BOX 75  
ALACHUA, FL 32616



Antoinette Endelicato  
5562 NW 93<sup>rd</sup> Ave  
Gainesville FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
9210 NW 59<sup>th</sup> St  
Alachua, FL 32653

Richard Gorman  
5716 NW 93<sup>rd</sup> Ave  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

TCMOA  
President  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
Assistant Director Planning  
PO Box 115050  
Gainesville, FL 32611

FL Dept of Environmental Protection  
Craig Parenteau  
4801 Camp Ranch Road  
Gainesville, FL 32641

Jeannette Hinsdale  
PO Box 1156  
Alachua, FL 32616

Lynn Coullias  
7406 NW 126<sup>th</sup> Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Ave  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Michele L. Lieberman  
Interim County Manager  
12 SE 1<sup>st</sup> St  
Gainesville, FL 32601

**ATTACHMENT D:**  
NEIGHBORHOOD MEETING MATERIALS



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

## **Neighborhood Workshop Summary For Tolosa PD**

The neighborhood meeting for the Tolosa PD project was held on Tuesday May 29, 2018 at the Alachua Branch Library at 14813 NW 140<sup>th</sup> Street. The meeting was noticed in the Alachua Today and mailers were sent out to the required property owners in advance of the workshop in accordance with City of Alachua regulations and requirements. Jay Brown of JBrown Professional Group Inc. conducted the workshop, and Robert Morgado of JBrown Professional Group Inc. attended as well.

The meeting began at 6:00 PM and Mr. Brown presented the zoning master plan and the current proposed layout for the project. There were nine (9) members of the public in attendance, including Chuck Grandgent, Jackie Reynolds, Kerry and Susie Toomey, John and Judy Heintz, Mary L. Martin, Joe Philpot and Bishop Tate. Luis Diaz and Ken O'Rourke from Aldevco, LLC were also in attendance. Mr. Brown indicated the project was going through the City approval process for review. Mr. Brown also explained the elements that went into the design of the project, including existing tree lines, access points, the creek, and stormwater management. Comments provided from the neighbors are listed below:

1. Mr. Tate showed concern regarding flooding on the south side of the development and wanted to make sure the project would not adversely impact surrounding properties. Mr. Brown explained that the site will not worsen the current drainage conditions and that drainage is and will be a priority going forward.
2. Mr. Tate showed concern as to high traffic speeds on SR-235 causing dangerous conditions turning onto the site. Mr. Brown explained that the current plan is to add a deceleration entrance in the form of a right turn lane into the project.
3. Mr. Toomey inquired as to the price range of units in the development. Mr. Diaz explained that although numbers have not been set, it would be fair to assume a range of \$200,000-250,000.
4. Mr. Philpot inquired as to the square footage of the units. Mr. Diaz explained that unit size would vary and that a fair approximation would be 1,200-1,600 square feet per unit.
5. Mr. Toomey inquired about the possibility of vacating several streets on the northwest corner of the property. Mr. Brown explained that vacating streets is a possibility which would have to be coordinated with the City and the County.

The neighborhood meeting was completed at approximately 7:00 pm.

The following items are attached to further document the Neighborhood Meeting.

- 1) Meeting sign-in sheet
- 2) PD Zoning Master Plan and Site Layout presented at the meeting
- 3) Copy of Newspaper Advertisement Sheet
- 4) Copy of Alachua Today Public Notice Affidavit
- 5) Copy of Mailed Public Notice

Apr 25, 2018 - 11:40:06 - Terry - J:\379-17-01 Tolosa PD\Production\DWG\Concept Layouts - 37901Y10.dwg

| REVISIONS |      |             | DRWN | APPR |
|-----------|------|-------------|------|------|
| NO.       | DATE | DESCRIPTION |      |      |
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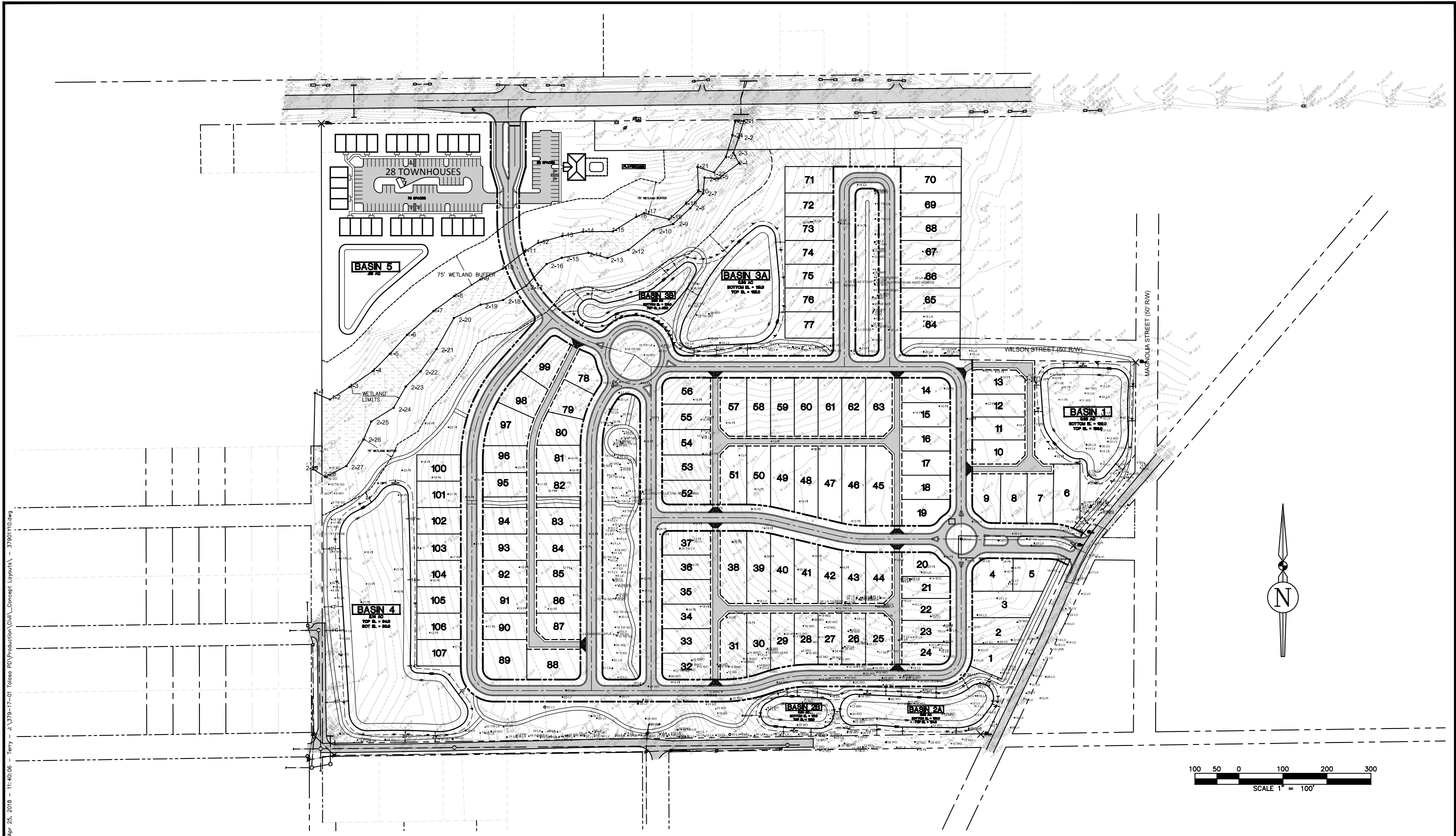
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| PROJECT ENGINEER: | A. J. "JAY" BROWN, JR., P.E.<br>FL. REG. NO. 43879 |
| PROJECT MNGR:     | AJB DESIGN TECH: RLW                               |
| PROJECT NO.:      | 379-17-01                                          |
| DRAWING DATE:     | FEBRUARY 2018                                      |
| DRAWING SCALE:    | 1" = 100'                                          |

**JBrown**  
Professional Group Inc  
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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PHONE: (352) 375-8999 • FAX: (352) 375-0833  
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Fla. Board of Professional Engineers CA No. 30495

|                                                                     |                              |
|---------------------------------------------------------------------|------------------------------|
| SHEET TITLE:<br><b>CONCEPTUAL DEVELOPMENT LAYOUT<br/>OPTION #10</b> |                              |
| CLIENT:<br><b>ALDEVCO, LLC<br/>GAINESVILLE, FLORIDA</b>             | PROJECT:<br><b>TOLOSA PD</b> |

SHEET NO:  
**C1.0**





Apr 24, 2018 - 17:23:05 - Terry - J:\19-17-01 Toosa PD Production\Civil Concept Layouts - 37901-PD\_Zoning\_Master\_Plan.dwg

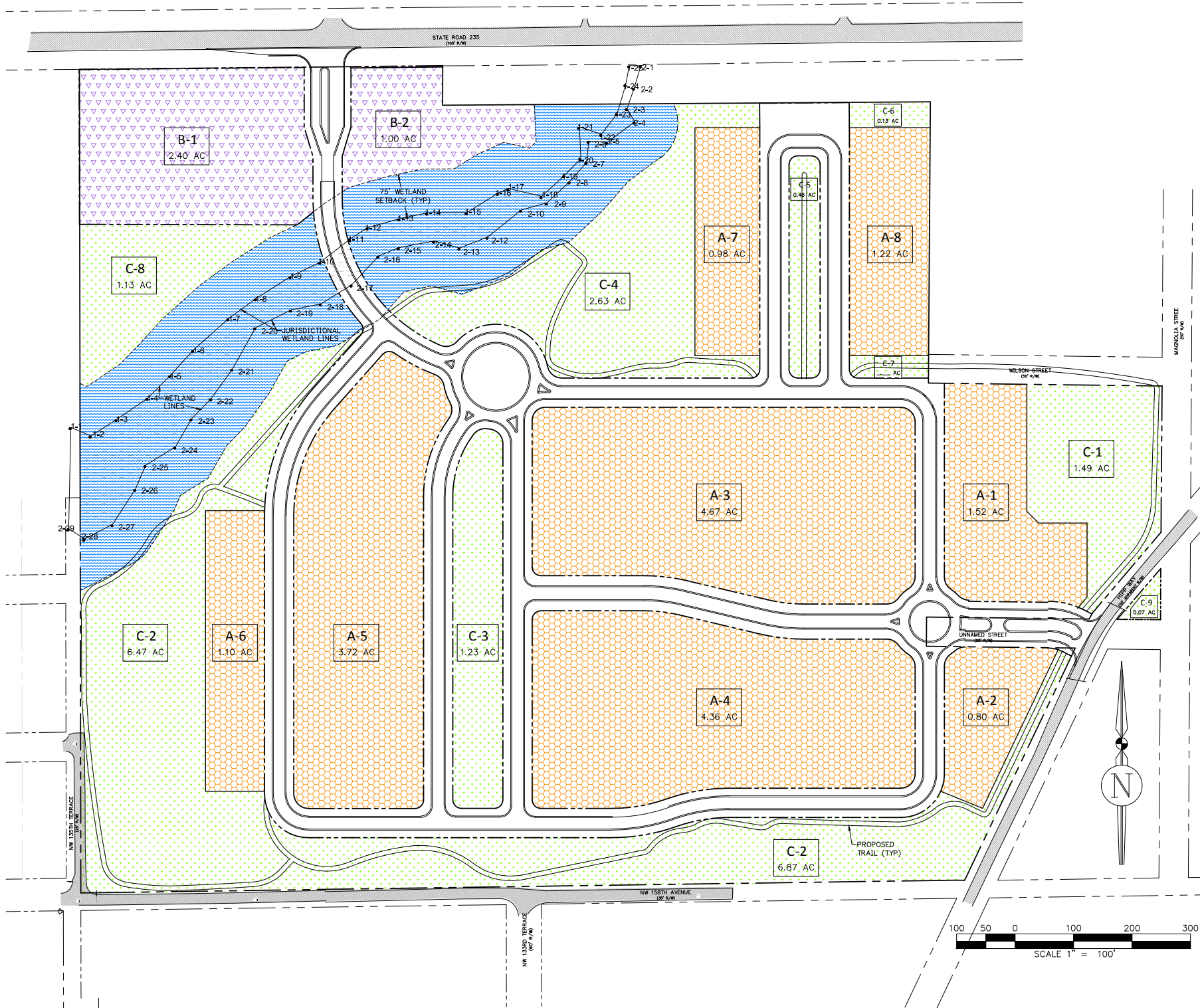


TABLE 1  
PROPOSED USES AND DENSITIES

| MAP HATCH PATTERN | PROPOSED USE AREA | PROPOSED USE                                       | LAND AREA (AC) | LAND AREA PERCENT | MAXIMUM ALLOWABLE DENSITY |
|-------------------|-------------------|----------------------------------------------------|----------------|-------------------|---------------------------|
|                   | A                 | SINGLE FAMILY DETACHED RESIDENTIAL                 | 18.38          | 36.4              | 120 UNITS                 |
|                   | B                 | SINGLE FAMILY ATTACHED RESIDENTIAL/NON-RESIDENTIAL | 3.40           | 6.7               | 40 UNITS/20,000 SF        |
|                   | C                 | COMMON AREA                                        | 14.13          | 28.0              | 2,000 SF                  |
|                   | D                 | WETLAND + WETLAND BUFFER                           | 5.54           | 11.0              | 0 SF                      |
|                   | E                 | ROADWAY RIGHTS OF WAY                              | 9.00           | 17.8              | 0 SF                      |
|                   | TOTALS            |                                                    | 50.45          | 100.0             | --                        |

- NOTES:
- 1) PROPOSED USES MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD AND SHALL CONFORM TO THE ALLOWABLE USE TABLE.
  - 2) ALL USE AREAS MAY BE ADJUSTED DURING THE PHASED BUILDOUT OF THE PD BY UP TO 10.0%.

TABLE 2  
ALLOWABLE USES

| PROPOSED USE AREA | ALLOWABLE USES                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A                 | <ul style="list-style-type: none"><li>• SINGLE FAMILY DETACHED RESIDENTIAL</li></ul>                                                                                                                                                                                                                                                                                                 |
| B                 | <ul style="list-style-type: none"><li>• SINGLE FAMILY DETACHED RESIDENTIAL</li><li>• SINGLE FAMILY ATTACHED RESIDENTIAL</li><li>• MULTI-FAMILY RESIDENTIAL</li><li>• DAYCARE</li><li>• RELIGIOUS USES</li><li>• RESTAURANT WITHOUT A DRIVE-THRU</li><li>• COMMUNITY BUILDINGS/CLUBHOUSE</li><li>• FARMERS MARKET</li><li>• PROFESSIONAL OFFICE</li><li>• RECREATIONAL USES</li></ul> |
| C                 | <ul style="list-style-type: none"><li>• UTILITY SYSTEMS</li><li>• STORM-WATER MANAGEMENT SYSTEMS</li><li>• PEDESTRIAN TRAILS-PERVIOUS &amp; IMPERVIOUS</li><li>• RECREATIONAL FACILITIES</li><li>• COMMONS BUILDING/CLUBHOUSE</li><li>• PARK STRUCTURES, GAZEBOS, PICNIC PAVILIONS</li></ul>                                                                                         |
| D                 | <ul style="list-style-type: none"><li>• SINGLE ROADWAY CROSSING</li><li>• SINGLE PEDESTRIAN CROSSING</li><li>• PERVIOUS TRAILS</li></ul>                                                                                                                                                                                                                                             |
| E                 | <ul style="list-style-type: none"><li>• ROADWAYS</li><li>• PEDESTRIAN &amp; BICYCLE FACILITIES</li><li>• PROJECT SIGNAGE AT PRIMARY ENTRANCES</li></ul>                                                                                                                                                                                                                              |

- NOTES:
- 1) STORMWATER MANAGEMENT FACILITIES AND UTILITY SYSTEMS ARE ALLOWED IN ALL USE AREAS.
  - 2) UTILITY CROSSINGS THROUGH USE AREA D SHALL BE MINIMIZED AS MUCH AS POSSIBLE AND SHALL BE PROVIDED WITH CASINGS THROUGH THE WETLAND LIMITS TO MINIMIZE LONG TERM MAINTENANCE REQUIREMENTS.

TABLE 3  
LOT & SETBACK REQUIREMENTS

| PROPOSED USE AREA | PROPOSED USE           | MINIMUM LOT SIZE | MINIMUM LOT WIDTH | MINIMUM LOT DEPTH | MINIMUM FRONT YARD SETBACK | MINIMUM REAR YARD SETBACK | MINIMUM SIDE INTERIOR SETBACK | MINIMUM SIDE STREET SETBACK | MINIMUM REAR SETBACK FOR LOT W/ REAR ALLEY |
|-------------------|------------------------|------------------|-------------------|-------------------|----------------------------|---------------------------|-------------------------------|-----------------------------|--------------------------------------------|
| A                 | SINGLE FAMILY DETACHED | 4,500 SF         | 50'               | 75'               | 10'                        | 10'                       | 5'                            | 10'                         | 17'                                        |
| B                 | SINGLE FAMILY ATTACHED | 800 SF           | 20'               | 40'               | 0'                         | 0'                        | 0'                            | 0'                          | 0'                                         |
| C                 | NON-RESIDENTIAL        | 0.5 AC           | 80'               | 100'              | 20'                        | 20'                       | 20'                           | 20'                         | N/A                                        |

GENERAL NOTES

- 1) THE "UNNAMED STREET" LOCATED AT THE PROPOSED ROADWAY CONNECTION TO HIPPI WAY, IS PROPOSED TO BE VACATED AND, IF VACATED, WOULD BECOME CITY R/W.

| REVISIONS |      |             |      |      |
|-----------|------|-------------|------|------|
| NO.       | DATE | DESCRIPTION | DRWN | APPR |
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|-------------------|----------------------------------------------------|
| PROJECT ENGINEER: | A. J. "JAY" BROWN, JR., P.E.<br>FL. REG. NO. 43879 |
| PROJECT MNGR:     | AJB DESIGN TECH: RLW                               |
| PROJECT NO.:      | 379-17-01                                          |
| DRAWING DATE:     | APRIL 2018                                         |
| DRAWING SCALE:    | 1" = 100'                                          |



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Fla. Board of Professional Engineers CA No. 30495

|                                                         |                              |                          |
|---------------------------------------------------------|------------------------------|--------------------------|
| SHEET TITLE:<br><b>PD ZONING MASTER PLAN</b>            |                              | SHEET NO:<br><b>C1.0</b> |
| CLIENT:<br><b>ALDEVCO, LLC<br/>GAINESVILLE, FLORIDA</b> | PROJECT:<br><b>TOLOSA PD</b> |                          |

Century, High Springs around the festival. Robert Mullins, who owns the animals in the zoo and

times. A group of historical reenactors called the "Not So Young Guns" presented a shootout between a sheriff and an outlaw gang. Prior to the performance, the group gave a short lecture about gun safety and how to treat a firearm. They pointed out that they were using black powder blanks, but even just the powder could be dangerous. They demonstrated by firing a blank round at a coke

answered que the audience.

Pioneer community ev ages and ther several contest vendors and th business com contests award for first, second place. One com best pioneer a local busi were three com vendors - be fine art and



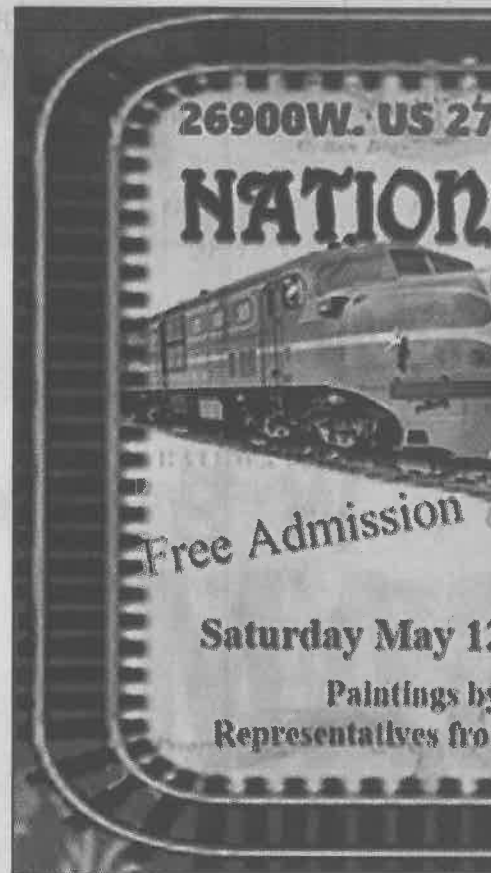
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## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Re-Zoning Application in the City of Alachua for a new Planned Development to be known as Tolosa. The subject property is located at the 13400 block of W. State Road 235. The property is comprised of Alachua County Tax Parcel No.'s 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000, and 03130-009-000, and is 50.45 acres in size. The entire property is planned to be zoned PD-R (Planned Development-Residential) with primarily residential uses at a maximum density of 4 units per acre. Certain non-residential uses may be allowed in the property fronting SR 235. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek public input and comments. The workshop will be held on Tuesday May 29, 2018 at 6:00 PM in the Alachua Branch of the Alachua County Library District at 14913 NW 140th Street, Alachua, FL 32615.

Contact Person: Jay Brown, P.E. @  
JBrown Professional Group Inc. (352) 375-8999

(Published: Alachua County Today - May 10, 2018)



26900W. US 27  
**NATION**  
Free Admission  
Saturday May 12  
Paintings by  
Representatives from



**THIRD THURSDAY  
ON MAIN**



ALACHUA COUNTY TODAY

Published Weekly

Alachua, Alachua County, FLORIDA

STATE OF FLORIDA

COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being **NEIGHBORHOOD MEETING**, was published in said newspaper in the issues of **May 10, 2018**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **10th day of May, 2018** by **Robert Boukari**, who is personally known to me.



(Signature of Notary Public)



(Signature of Affiant)



H. BRYAN BOUKARI  
MY COMMISSION # FF 220770  
EXPIRES: May 26, 2019  
Bonded Town Budget Notary Services

## **You are cordially invited to attend a Neighborhood Meeting for the Tolosa PD-R**

A Neighborhood Meeting will be held to discuss a Re-Zoning Application in the City of Alachua for a new Planned Development to be known as Tolosa. The subject property is located at the 13400 block of W. State Road 235. The property is comprised of Alachua County Tax Parcel No.'s 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000, and 03130-009-000, and is 50.45 acres in size. The entire property is planned to be zoned PD-R (Planned Development-Residential) with primarily residential uses at a maximum density of 4 units per acre. Certain non-residential uses may be allowed in the property fronting SR 235. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek public input and comments.

The workshop will be held on Tuesday May 29, 2018 at 6:00 PM in the Alachua Branch of the Alachua County Library District at 14913 NW 140<sup>th</sup> Street, Alachua, FL 32615.

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999



**ATTACHMENT E:**  
**PUBLIC SCHOOL STUDENT GENERATION FORM**



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #:

Application Fee: \$

Filing Date:

Acceptance Date:

Review Type: Admin

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

### A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): A.J. "Jay" Brown, Jr. P.E. Title: President

Company (if applicable): JBrown Professional Group Inc.

Mailing address: 3530 NW 43rd Street

City: Gainesville

State: Florida

ZIP: 32606

Telephone: 352-375-8999 X102

FAX: 352-375-0833

e-mail: jay.brown@jbprogroup.com

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

Name of Owner (title holder): Bentley Timber LLC

Mailing Address: 16860 Silver Oak Circle

City: Delray Beach

State: Florida

ZIP: 33445

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

### B. PROJECT

1. Project Name: Tolosa Planned Development - Residential (PD-R)

2. Address of Subject Property: 13200 Block of State Road 235

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

4. Section 11 Township 8 Range 18 Grant \_\_\_\_\_ Acreage: 50.45 +/- acres

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Rural/Agricultural & Moderate Density Residential (MOD)

7. Zoning Designation: Agriculture (A) & PUD

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 160

☒ Multi-Family Residential

Number of Units 40

☐ Exempt (see exempt developments on page 2)

9. Review Type:

**Preliminary Development Order**

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

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

☒ Revised Planned Development (PD-R)

**Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

Elementary: Alachua Elementary School

Middle: Mebane Middle School

High: Santa Fe High School

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

Revised April 30, 2014



**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 | 160 | units | x | 0.15 | Elementary School Multiplier* | 24 | Student Stations** |
| Middle School     | 160 | units | x | 0.07 | Middle School Multiplier*     | 11 | Student Stations** |
| High School       | 160 | units | x | 0.09 | High School Multiplier*       | 14 | Student Stations** |

**Student Generation Calculations: Multi-Family Residential Development**

|                   |    |       |   |     |                               |   |                    |
|-------------------|----|-------|---|-----|-------------------------------|---|--------------------|
| Elementary School | 40 | units | x | .08 | Elementary School Multiplier* | 3 | Student Stations** |
| Middle School     | 40 | units | x | .03 | Middle School Multiplier*     | 1 | Student Stations** |
| High School       | 40 | units | x | .03 | High School Multiplier*       | 1 | 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](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

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

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

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

  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

A. J. "Jay" Brown, Jr., P.E.  
 Typed or printed name and title of applicant

\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of May, 2018, by A. J. Brown Jr.

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



  
 Signature of Notary Public, State of Florida

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

## Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

**Elementary SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

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:** \_\_\_\_\_



**ATTACHMENT F:**  
**SKETCH OF LEGAL DESCRIPTION**

[illegible]

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT PARCEL.
2. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED BETWEEN 26 OCTOBER, 2017 AND 27 NOVEMBER, 2017 AND BETWEEN 04 JANUARY AND 07 FEBRUARY, 2018..
3. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
4. ADDITIONAL ENCUMBRANCES MAY AFFECT THIS PARCEL THAT DO NOT APPEAR ON THIS SURVEY MAP.
5. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "GNVL" (DE6005), WITH A PUBLISHED ELEVATION OF 170.03 FEET.

**ATTACHMENT G:**  
**PROOF OF OWNERSHIP**

Doc Stamp-Deed: \$28.00



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

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

Warranty Deed

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

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

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

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

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

SUBJECT TO THE FOLLOWING:

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

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

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

Signed, sealed and delivered in our presence:

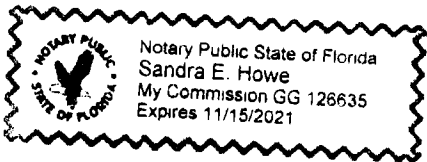
[Signature]  
Printed Name: Darryl J. Tompkins  
Witness [Signature]  
Printed Name: Sandra E. Howe  
Witness

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

STATE OF FLORIDA  
COUNTY OF ALACHUA

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

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



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



## EXHIBIT "A"

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

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

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



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

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

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

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

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

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

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

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

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

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

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



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

Signed, sealed and delivered in the presence of:

Ashley Zuman  
Witness #1 Signature

Ashley Rebarck  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

MARC WHITE  
Witness #2 Printed Name

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

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

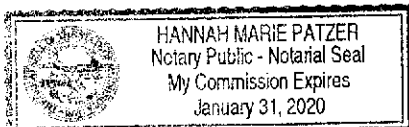
**ITS: Managing Member**

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

**STATE OF MINNESOTA  
COUNTY OF HENNEPIN**

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

SEAL



My Commission Expires: 1/31/2020

[Signature]  
Notary Signature  
Hannah Marie Patzer  
Printed Notary Signature

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

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

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

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

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

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



Parcel ID Number: **03130-009-000**

## Special Warranty Deed

This Indenture, Made this 24<sup>th</sup> day of February, 2017 A.D., Between

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

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

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

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

**SEE EXHIBIT "A" ATTACHED HERETO**

### **SUBJECT TO THE FOLLOWING:**

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

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

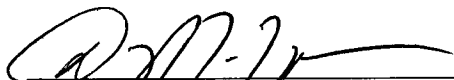
**Together** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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

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

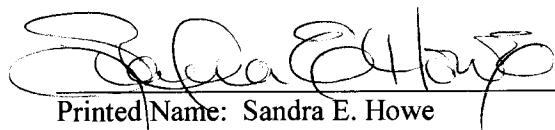
Signed, sealed and delivered in our presence:



Printed Name: Darryl J. Tompkins



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



Printed Name: Sandra E. Howe

STATE OF FLORIDA  
COUNTY OF ALACHUA

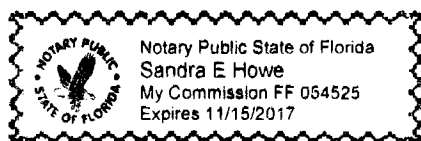
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of February, 2017, by Robert F. Crane, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who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

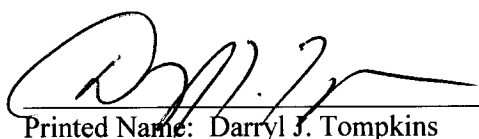


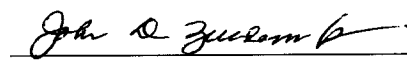
Printed Name: Sandra E. Howe

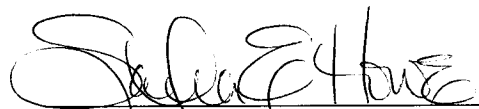
Notary Public

My Commission Expires: 11/15/2017



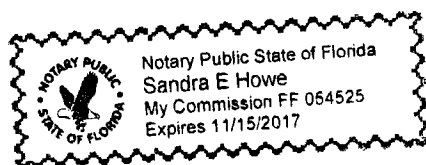
  
 Printed Name: Darryl J. Tompkins

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

  
 Printed Name: Sandra E. Howe

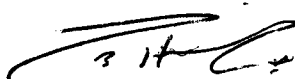
STATE OF FLORIDA  
 COUNTY OF ALACHUA

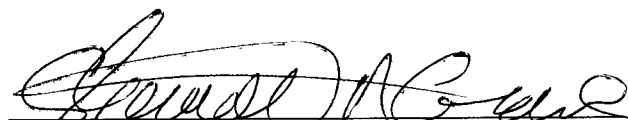
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of February, 2017, by John D. Zuidema, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who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



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



  
 Printed Name: Leo B. Huckabee IV

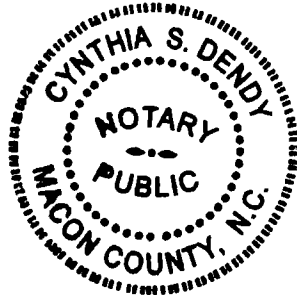
  
 Stewart R. Crane, Individually and as Successor  
 Co-Trustee

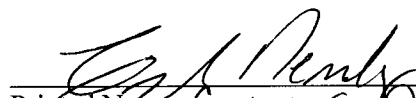
  
 Printed Name: Amy Ramey

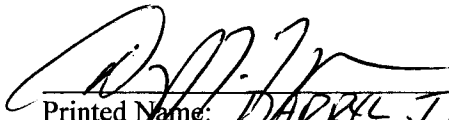
STATE OF NORTH CAROLINA

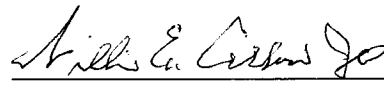
COUNTY OF Macon

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



  
 Printed Name: Cynthia S. Dendy  
 Notary Public  
 My Commission Expires: 12/9/21

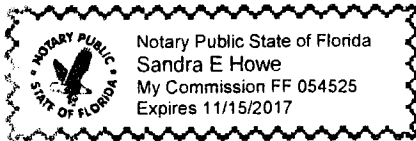
  
 Printed Name: DARRYL J. TOMPKINS

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

  
 Printed Name: Sandra E. Howe

STATE OF FLORIDA  
 COUNTY OF ALACHUA

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



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

## EXHIBIT "A"

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

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

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

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

Doc Stamp-Deed: \$7.00  


Parcel ID Number:

Quitclaim Deed

This Quitclaim Deed, Made this 15th day of December, 2017 A.D., Between Ernest F. Dority, a married man of the County of Alachua, State of Florida, grantor, and Bentley Timber, LLC, a Florida limited liability company whose address is: 16860 Silver Oak Circle, Delray Beach, FL 33445

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

SUBJECT TO THE FOLLOWING:

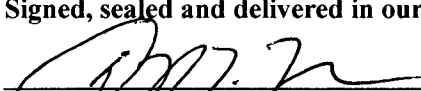
- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the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

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

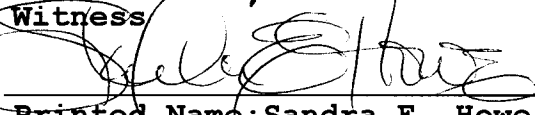
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

  
Printed Name: Darryl J. Tompkins  
Witness

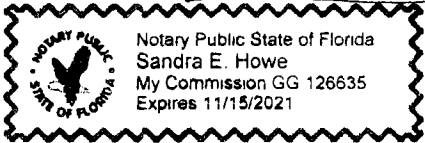
  
Ernest F. Dority (Seal)  
P.O. Address: 13510 NE 136th Place, Waldo, FL 32694

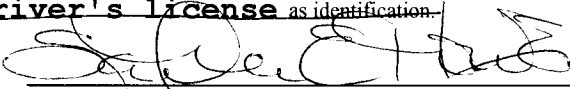
  
Printed Name: Sandra E. Howe  
Witness

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by Ernest F. Dority, a married man

who is personally known to me or who has produced his Florida driver's license as identification.



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

## EXHIBIT "A"

That portion of the property described in Official Records Book 948, Page 504 of the Public Records of Alachua County, Florida and described below lying Southerly of State Road 235:

PARCEL ONE: The NE 1/4 of the SW 1/4 of Section 11, Township 8 South, Range 18 East; Commence 217.89 feet East of the SW corner of said parcel and run Easterly along the Southern boundary thereof 217.89 feet, thence North parallel to the West boundary to the North line of said parcel, thence Westerly along the North boundary 223.36 feet, thence South along the West boundary to the Point of Beginning, all lying and being in Alachua County, Florida.

**ATTACHMENT H:**  
**PROOF OF PAYMENT OF TAXES**



03130-004-000  
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03130 004 000 Parcel details Latest bill Full bill history

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2017 | 2016 | 2015 | 2014 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$125.38  
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445  
Situs : Unassigned Location RE

Account number : 03130 004 000  
Alternate Key : 1011905  
Millage code : 0300  
Millage rate : 21.4820

Assessed value : 2,200  
School assessed value : 2,200  
Unimproved land value : 2,200

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$47.26  
Non-ad valorem : \$83.34  
Total Discountable : 130.60  
No Discount NA VA: 0.00  
Total tax :

Legal description

COM SW COR OF NE1/4 OF SW1/4 RUN E 174.89 FT POB N 53 FT E 100 FT S 100 FT W 100 FT N 47 FT TO POB OR 413/317 ALSO  
SEE SURVEY BY W D PARRISH DATED 1-16-78 OR 4427/0373  
Location

Book, page, item : 4427-0373-  
Geo number : 11-08-18-03130004000  
Range: 18  
Township : 08  
Section : 11  
Neighborhood : 233200.00  
Use code : 00000  
Total acres : 0.220



03130-007-000  
TAXES PAID



2017 Roll Details — Real Estate Account At 13508 W STATE RD 235

Real Estate Account #03130 007 000

Parcel details

Latest bill

Full bill history

Print this page

2017

2016

2015

2014

...

2002

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2017-11-29 \$1,111.94

Receipt # 17-0040365

Owner: DORITY WINSTON L & ANGELA

13508 W STATE ROAD 235

ALACHUA, FL 32615-6157

Situs: 13508 W STATE RD 235

Account number : 03130 007 000

Alternate Key : 1011908

Millage code : 0300

Millage rate : 21.4820

Escrow company : NATIONSTAR MORTGAGE LLC (CL-0010578)

3001 HACKBERRY RD

IRVING, TX 75063

Assessed value : 80,440

School assessed value : 80,440

Unimproved land value : 27,100

Exemptions

HOMESTEAD: 25,000

HOMESTEAD ADD'L 25K: 25,000

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$844.54

Non-ad valorem : \$313.73

Total Discountable : 1158.27

No Discount NA VA: 0.00

Total tax :

Legal description

COM SW COR NE1/4 OF SW1/4 POB E 217.89 FT N PAR TO W LINE NE1/4 OF SW1/4 TO N LINE NE1/4 OF SW1/4 W 223.36 FT TO NW - COR OF SAID 1/4 S ALONG W LINE NE1/4 OF SW1/4 TO POB LESS R/W SR-235 LESS LOT 100 X 100 TO JOHNSON PER OR 413/317 LESS - THE E 1654 FT OR 1083/693 & OR 1129/382 & OR 3190/0311

Location

Book, page, item : 3190-311-

Geo number : 11-08-18-03130007000

Range: 18

Township : 08

Section : 11

Neighborhood : 233200.00

Use code : 00100

Total acres : 5.900

VISA

MasterCard

AMERICAN EXPRESS Cards

DISCOVER NETWORK

e-check

03130-008-000  
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03130 008 000

Parcel details

Latest bill

Full bill history

Print this page

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2017 | 2016 | 2015 | 2014 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$135.69  
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445  
Situs : Unassigned Location RE

Account number : 03130 008 000  
Alternate Key : 1011909  
Millage code : 0300  
Millage rate : 21.4820

Assessed value : 2,700  
School assessed value : 2,700  
Unimproved land value : 2,700

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$58.00  
Non-ad valorem : \$83.34  
Total Discountable : 141.34  
No Discount NA VA: 0.00  
Total tax :

Legal description  
COM SW COR OF NE1/4 OF SW1/4 E 413.9 FT POB N 66.13 FT W 195.74 FT SLY 15 FT M/L ELY 57 FT M/L SLY 53 FT M/L E 137 FT  
M/L TO POB OR 4427/0373  
Location

Book, page, item : 4427-0373-  
Geo number : 11-08-18-03130008000  
Range: 18  
Township : 08  
Section : 11  
Neighborhood : 233200.00  
Use code : 00000  
Total acres : 0.000



03130-009-000  
TAXES PAID



2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03130 009 000 Parcel details Latest bill Full bill history

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2017 | 2016 | 2015 | 2014 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$137.75  
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445  
Situs : Unassigned Location RE

Account number : 03130 009 000  
Alternate Key : 1011912  
Millage code : 0300  
Millage rate : 21.4820

Assessed value : 2,800  
School assessed value : 2,800  
Unimproved land value : 2,800

Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$60.15  
Non-ad valorem : \$83.34  
Total Discountable : 143.49  
No Discount NA VA: 0.00  
Total tax :

Legal description

COM SW COR NE1/4 OF SW1/4 E 435.78 FT POB N 66.86 TO S R/W SR 235 ELY ALG R/W 185 FT M/L S 67 FT SW 185.46 FT POB OR  
4497/1749  
Location

Book, page, item : 4497-1748-  
Geo number : 11-08-18-03130009000  
Range : 18  
Township : 08  
Section : 11  
Neighborhood : 233200.00  
Use code : 00000  
Total acres : 0.000



03135-000-000  
TAXES PAID



2017 Roll Details — Real Estate Account At 15850 HIPPI WAY

Print this page

Real Estate Account #03135 000 000 Parcel details Latest bill Full bill history

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2017 | 2016 | 2015 | 2014 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-08 \$251.37  
Receipt # 17-0008967

Owner: BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445  
Situs : 15850 HIPPI WAY

Account number : 03135 000 000  
Alternate Key : 1011995  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 10,600  
School assessed value : 10,600  
Unimproved land value : 10,600



Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$245.37  
Non-ad valorem : \$16.47  
Total Discountable : 261.84  
No Discount NA VA: 0.00  
Total tax :

Legal description

SE1/4 OF SW1/4 ALSO NEWNANSVILLE IN SE1/4 BLK 1 RG 4 & BLK 1 RG 5 EAST OF PUBLIC RD FROM NEWNANSVILLE TO ALACHUA OR  
4427/0373  
Location

Book, page, item : 4427-0373-  
Geo number : 11-08-18-03135000000  
Range: 18  
Township : 08  
Section : 11  
Neighborhood : 233200.00  
Use code : 05500  
Total acres : 47.000



**ATTACHMENT I:**  
**PD ZONING MASTER PLAN DRAWING SET**



**ATTACHMENT J:**  
ENVIRONMENTAL STUDIES

# **TOLOSA PD**

## **Environmental Assessment and Listed Species Survey**

**Alachua County Parcel Number:  
03135-000-000**

**December 2018 - *revision***

**Prepared for:**  
J Brown Professional Group

**Prepared by:**



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## FIGURES

**Figure 1: Site Location**

**Figure 2: USGS 24k Topoquad**

**Figure 3: NRCS Soils**

**Figure 4: FLUCFCS**

## APPENDICES

**Appendix A: FNAI Biodiversity Matrix Query**

## **PROJECT OVERVIEW**

Verde Environmental Co. (Verde) was retained by J. Brown Professional Group to complete an environmental assessment and listed species survey of the Tolosa PD property (Alachua County Parcel No. 03135-000-000). The parcel is an undeveloped 50.45-acre (more or less) tract of land located along State Road 235 in the City of Alachua, Alachua County, Florida. This assessment documents the natural communities and the presence of, or potential for, listed wildlife or plant species within the Tolosa PD property in fulfillment of the City of Alachua's land development ordinances, Specifically Sub Part B, Sections 2.4.3, 3.6.2, 3.6.3, and 6.9. Listed species include wildlife and plant species listed as Endangered, Threatened, or Species of Special Concern listed in rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C., and in 50 Code of Federal Regulations 17.12. The condition of onsite habitat and potential wildlife use was evaluated by conducting field site visits and reviewing pertinent databases maintained by the Florida Natural Areas Inventory (FNAI), Alachua County, the Suwannee River Water Management District (SRWMD), and the Florida Fish and Wildlife Conservation Commission (FWC) for land cover, listed species habitat, anticipated wildlife utilization and documented occurrences of rare species or community types on or adjacent to the property.

## **PROJECT LOCATION**

The Tolosa PD property is located immediately south of State Road 235 (SR 235), approximately one mile north-northeast of the intersection of SR 235 and US Highway 441 in Alachua, Florida (Figure 1). The subject parcel is more specifically located between SR 236 to the north, 158<sup>th</sup> Street to the south, a powerline easement (including a portion of the Northwest 135<sup>th</sup> Terrace Right-of-Way) to the west, and Hipp Way to the east. The surrounding landscape consists almost entirely of residential land uses. The Tolosa PD property is currently managed for timber production.

## **METHODOLOGY**

A Verde scientist visited the site on October 17, 2017, January 31, 2018 and July 2, 2018. During these site visits, the property was thoroughly traversed on foot. The condition of onsite habitats, existing community structure, and direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of listed species and the extent of potential habitats were recorded. Verde scientists evaluated onsite vegetative communities in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999). A site specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix A). The results of the query were reviewed to determine the potential for listed species on and around the Tolosa PD property.

## **RESULTS AND DISCUSSION**

### **Landscape and Hydrology**

The Tolosa PD property primarily slopes down from east to west with elevations ranging from approximately 145 to 90 ft-NAVD. The high point of the site is located near the eastern boundary. From here, the topography slopes down to the south, east, and northeast (Figure 2). An unnamed ephemeral creek bisects the northwest corner of the property. This creek originates offsite to the north and flows onto the property via a culvert located under SR 235. The creek then flows west-southwest toward an offsite wetland located on the adjacent parcel to the west. The lower lying

areas within and adjacent to the creek support a hardwood swamp community. Except for runoff from SR 235 and creek flow through the associated culvert, onsite hydrologic conditions are largely associated with direct rainfall. There are no Special Flood Hazard Areas mapped within the Tolosa PD property.

## **Soils**

The Natural Resources Conservation Service (NRCS) has mapped eleven soil types within the subject parcel (Figure 3). All onsite soils are characterized as sand or fine sand. The soil drainage classes range from well drained (Arredondo, Fort Meade, Kendrick, and Gainesville) to very poorly drained (Pomona). Very little to no change in habitat type was observed between soil types, although the creek and associated wetlands were mostly associated with the Pomona fine sand.

## **Land Use and Natural Communities**

Verde scientists classified/verified three different land cover types within the Tolosa PD property (Figure 4). These three land cover classifications include upland conifer forest (4100), upland hardwood conifer mixed (4340), and stream and lake swamp/bottomland (6150). Adjacent offsite land use/cover also includes various residential land uses (FLUCFCS 1110, 1130, and 1230) in addition to the three types found onsite. The habitats observed onsite are common within the landscape surrounding the property, and their condition and species composition is as expected for forested habitats near residential land uses. Each onsite community is discussed in more detail below.

### *Upland Conifer Forest (FLUCFCS 4100)*

This habitat occupies areas of higher elevation within the center and east portions of the Tolosa PD property and represents more than half of the entire project area. Historically, this habitat was managed as improved pasture, but active management ceased in the mid-1990s and a forest community began to naturally establish itself. Prior to recent tree harvesting work, this community was characterized by a closed canopy and relatively open understory. The canopy was dominated by loblolly pine (*Pinus taeda*). Co-dominant canopy species included laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), and camphor tree (*Cinnamomum camphora*). The sparsely vegetated understory and groundcover strata were dominated by common persimmon (*Diospyros virginiana*), green briar (*Smilax* sp.), woods grass (*Oplismenus setarius*), sedges (*Carex* sp.), wood sorrel (*Oxalis corniculata*), beggar tick (*Bidens alba*), coral ardisia (*Ardisia crenata*), goldenrod (*Solidago* sp.), American beauty berry (*Callicarpa americana*), blackberry (*Rubus* sp.), grapevine (*Vitis* sp.), and various canopy tree saplings and seedlings. Most of the canopy trees were harvested after the October 2017 site visit and before January 31, 2018. A scattering of canopy trees remains, but the area is now dominated by moderately dense understory and groundcover strata comprised of tree saplings, American beauty berry, green briar, blackberry, goldenrod, Florida betony (*Stachys floridana*), beggar tick, coral ardisia, sedges, wood sorrel, and grapevine.

The upland conifer forest provides fair value to local wildlife. Although the forest was not intensively managed compared to a typical pine plantation, the age/size structure of the canopy trees was similar to an even-aged plantation and the forest generally lacked large canopy trees preferred for nesting. The sparse understory and groundcover strata provided minimal cover and foraging value, although there was a fair amount of mast for browsing wildlife. While the habitat

does now provide additional cover and forage value following the recent harvest, it still lacks large canopy trees.

#### Upland Hardwood Forest (FLUCFCS 4340)

The upland hardwood forest is found at slightly lower elevations around the property's perimeter. Like the conifer forest community described above, this habitat is also characterized by a closed canopy and relatively open understory. The canopy is dominated by a mixture of laurel oak, live oak, hickory, black cherry, sweetgum, southern magnolia (*Magnolia grandiflora*), chinaberry (*Melia azedarach*), and camphor tree. The understory and groundcover is dominated by coral ardisia, Florida betony, green briar, common persimmon, wood sorrel, woods grass, partridge berry (*Mitchella repens*), American pokeweed (*Phytolacca americana*), American beauty berry, and various tree saplings. The upland hardwood forest provides fair or moderate value to local wildlife. The canopy does include a mix of larger trees suitable for nesting, but the understory and groundcover strata provide minimal cover and foraging value do to an increased abundance of non-native and invasive species.

#### Stream and Lake Swamp/Bottomland (FLUCFCS 6150)

This habitat is a narrow feature associated with the ephemeral creek that bisects the northwest corner of the property. The upper half of the creek consists of a sinuous channel with steep banks and a narrow riparian wetland habitat along the creek's edge. The creek and wetland widen as one moves downstream eventually developing multiple flow channels within a broader bottomland forest near the western property boundary. This creek and wetland habitat is dominated by sweetgum, sugarberry (*Celtis laevigates*), red maple (*Acer rubrum*), southern magnolia, laurel oak, pignut hickory, Carolina ash (*Fraxinus caroliniana*), Chinaberry, coral ardisia, trumpet creeper (*Campsis radicans*), Walter's viburnum (*Viburnum obovatum*), green briar, woods grass, wood sorrel, smooth beggar tick (*Bidens laevis*), maiden fern (*Thelypteris* sp.), American pokeweed, sedges, and goldenrod. The upper reaches of the stream and bottomland habitat provide similar habitat value as the upland hardwood forest discussed above. The lower third of this wetland (after the habitat widens) provides higher nesting, foraging, and cover value sufficient for most local wildlife species do to an increase in small openings in the canopy capable of supporting a denser groundcover stratum. However, even here, the value is less than optimal due to an abundance of invasive species.

### **Wildlife Utilization**

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), pileated woodpecker (*Dryocopus pileatus*), eastern gray squirrel (*Sciurus carolinensis*), and nine-banded armadillo (*Dasypus novemcinctus*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), cottonmouth (*Agkistrodon piscivorus*), black racer (*Coluber constrictor*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

### **Listed Plant Species and Their Habitats**

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified five State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), many-flowered grass-pink (*Calopogon multiflorus*), Florida spiny-pod (*Matelea floridana*), Florida mountain-mint



(*Pycnanthemum floridanum*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as “potentially occurring” if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Tolosa PD property is located within the accepted range of these five listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these five species are discussed in more detail below.

*Incised Groove-Bur (Threatened: State)*

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. Occasionally, these forest openings can develop because of natural canopy tree mortality or windfall if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to lack of habitat and absence of periodic fires.

*Many-Flowered Grass-Pink (Threatened: State)*

The Tolosa PD property does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. Flatwoods habitats are typically characterized as a pyrogenic community with an open canopy, sparse understory and dense groundcover stratum. This habitat type is lacking on the Tolosa PD property and the upland conifer forest described above is not suitable habitat for the many-flowered grass-pink.

*Florida Spiny-Pod (Endangered: State)*

This species can potentially be found within a variety of habitats ranging from mesic hammock to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. However, it is unlikely that the Florida spiny-pod would be found onsite. The Florida spiny-pod would not be found within improved pasture, which much of the site was managed as prior to the 1990s, thus the species would not be expected to be found in the existing seed bank. Furthermore, the forest communities that have developed following the cessation of ranching is too young to have developed into an uneven age forest that would provide a mix of canopy trees and scattered forest openings.

*Florida Mountain-Mint (Threatened: State)*

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally associated within floodplains or stream banks, where openings in the canopy support a dense groundcover stratum. Potential habitat for this species does exist in the lower third of the onsite wetland (FLUCFCS 6150), where the ephemeral creek and associated wetland widens. However, it is unlikely that the Florida mountain-mint would be found on the Tolosa PD property due to the increased prevalence of invasive plant species. The wetland canopy openings observed in the field supported a groundcover stratum dominated by coral ardisia.

### Silver Buckthorn (Endangered: State)

The Tolosa PD property does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No sink holes were observed on the Tolosa PD property.

### **Listed Wildlife Species and Their Habitats**

No listed animal species were observed during this environmental assessment. The FNAI Biodiversity Matrix Query returned one listed species, The Eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), gopher tortoise (*Gopherus polyphemus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida sandhill crane (*Grus canadensis pratensis*), gopher frog (*Rana capito*), Florida mouse (*Peromyscus floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area.

These species returned by the FNAI Biodiversity Matrix Query would not likely utilize the property to any significant extent due to current property management, the property's proximity to residential land uses, and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

### Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. Although the species commonly feeds in wetlands during summer months, indigo snakes require burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property's habitats.

### Florida Burrowing Owl (Species of Special Concern: State)

Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. Burrowing owls are also often found in ruderal habitats (e.g. pastures, airports, vacant fields, and road right-of-ways) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. The forested upland habitats found onsite are not conducive to supporting burrowing owl populations.

### Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tolosa PD property; thus, it is unlikely that short-tailed snakes would be found onsite.

### Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Tortoises prefer dry, well drained habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. Although the recently harvested

upland forests currently lack a closed canopy, there is minimal tortoise habitat adjacent to the Tolosa PD property and it is unlikely that tortoises would migrate onsite.

*Florida Sandhill Crane (Threatened: State)*

The Tolosa PD property does not provide suitable habitat for the Florida sandhill crane. This species nests and forages within wet prairies, shallow freshwater marshes, wet pasturelands or other open wetland habitat, often foraging within the transitional zones between deep marshes and adjacent dry prairies and pastures. The Florida sandhill crane avoids forested habitats and would not be found onsite.

*Gopher Frog (Species of Special Concern: State)*

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Furthermore, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands.

*Florida Mouse (Species of Special Concern: State)*

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite.

*Florida Pine Snake (Species of Special Concern: State)*

Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tolosa PD property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.

*Sherman's Fox Squirrel (Species of Special Concern: State)*

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. The species is also commonly observed along the edges of mature forests bordering open pastures. It is unlikely that fox squirrels will reside on the property due to the lack of a mature forest community and appropriate fire regime or other adjacent, open habitats.

## **CONCLUSION AND CONSIDERATIONS**

In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Furthermore, none of the property is mapped as a special flood hazard zone or a high natural groundwater recharge area. The only environmentally sensitive land or feature found on the Tolosa PD property is the ephemeral creek and associated wetlands (Figure 4: FLUCFCS 6150).

The development plans dated November 2018 avoid impacts to the creek and wetland feature. No construction is proposed within the wetland and the associated 75-foot upland buffer. The plans do show a pedestrian trail (labeled on the drawing(s) as "Proposed 8' Neighborhood Trail"). This pedestrian trail does traverse a minor portion of the 75-foot upland buffer, but at no point does it come any closer than 60 feet from the wetland boundary. Trails of this nature, whether created

using pervious or impervious material, have no or de minimus effect on natural communities and associated wildlife habitat. As such, they are most often exempt from permitting or allowed under general permits designed to fast track the permitting process, provided certain design guidelines are followed. In the future, this trail system may be modified to include a pedestrian crossing over the wetland, connecting the development areas north and south of the creek. The location and design of this future crossing, if built, will be selected as to minimize any impact to the wetland habitat and to maintain a de minimus effect on wetland hydrology, vegetation and wildlife utilization.

# **FIGURES**

## **TOLOSA PD**

### **Environmental Assessment and Listed Species Survey**

**Alachua County Parcel Number:  
03135-000-000**

**December 2018 - *revision***



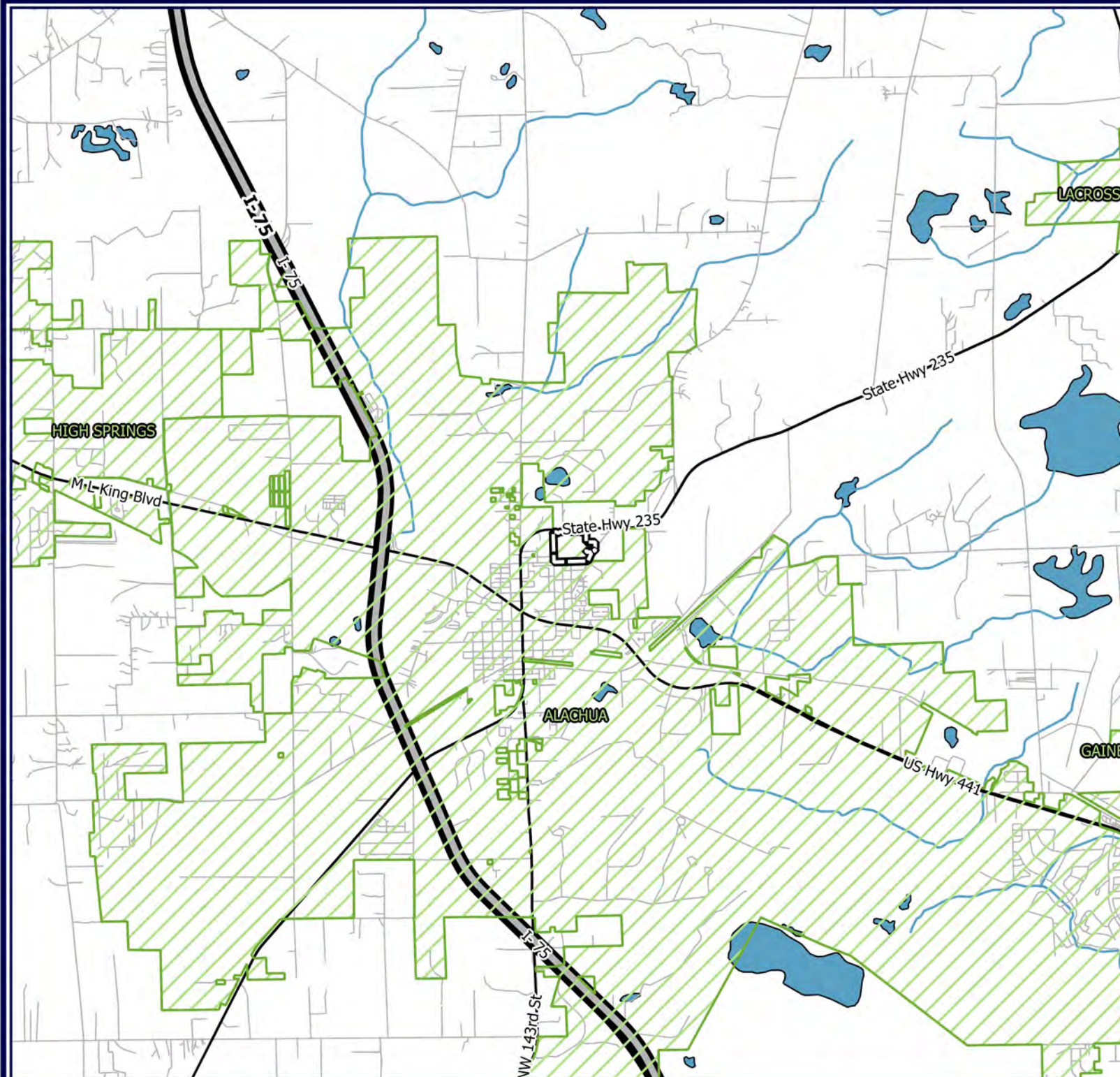
**FIGURE 1: SITE LOCATION**  
**TOLOSA PD**  
**SR 235, ALACHUA, FL**  
**ALACHUA COUNTY PARCEL:**  
**03135-000-000**



**LEGEND**

**PARCEL BOUNDARY**

-  CITIES
-  INTERSTATES
-  HIGHWAYS
-  STREETS
-  STREAMS
-  WATER BODIES



DATA SOURCES: ALACHUA COUNTY, SRWMD, U.S.G.S./NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.



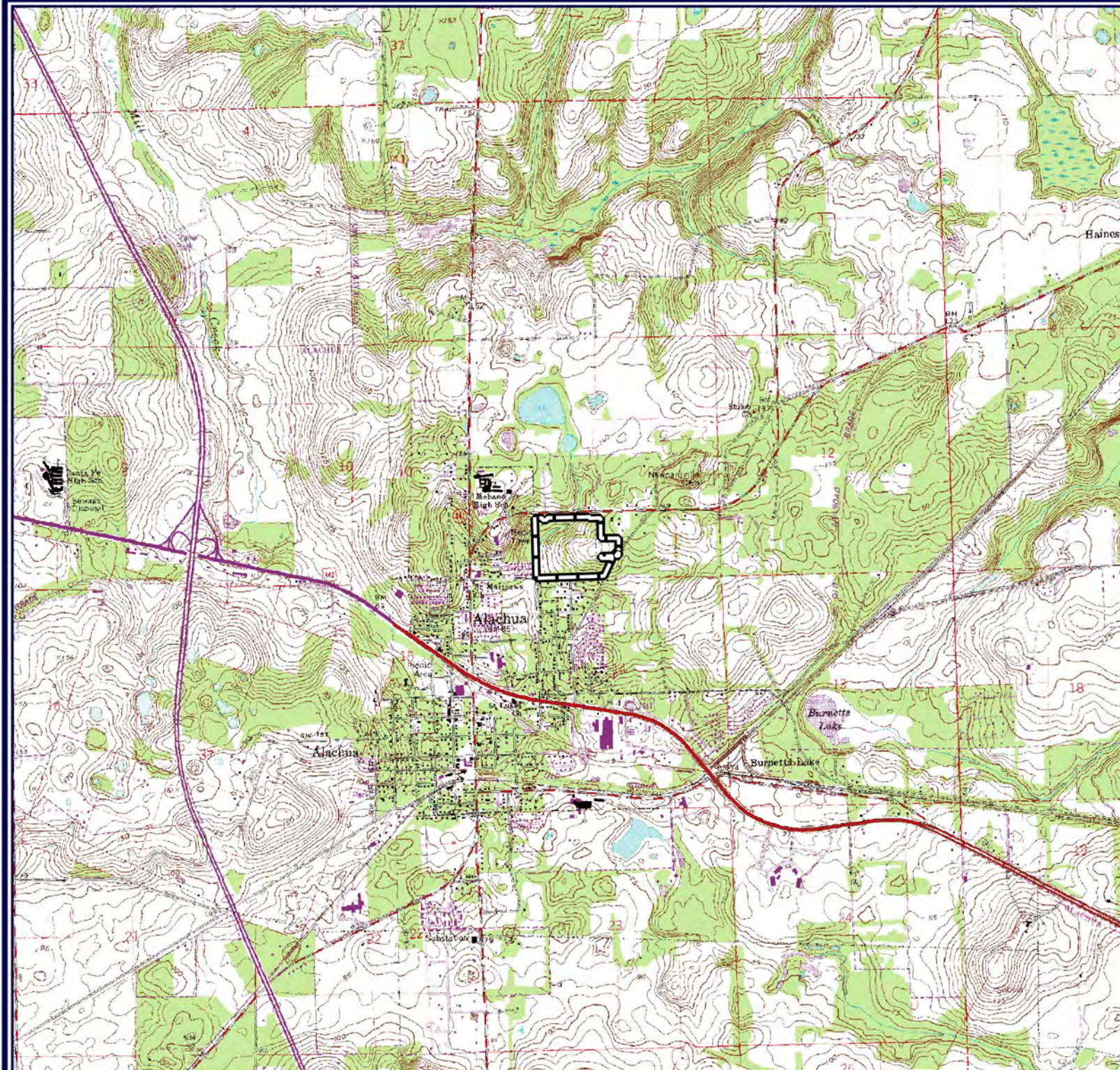
**FIGURE 2: USGS 24K TOPOQUAD  
TOLOSA PD  
SR 235, ALACHUA, FL  
ALACHUA COUNTY PARCEL:  
03135-000-000**

0 1500 3000 FT  
1:36,000



**LEGEND**

 PARCEL BOUNDARY



DATA SOURCES: ALACHUA COUNTY, SRWMD,  
USGS/NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.  
DATA ARE PROVIDED "AS IS". ACREAGES ARE  
APPROXIMATE AND GIS DERIVED.  
SCALED FOR PRINTING ON 8.5X11" PAPER.



**FIGURE 3: NRCS SOILS  
TOLOSA PD  
SR 235, ALACHUA, FL  
ALACHUA COUNTY PARCEL:  
03135-000-000**



**LEGEND**

 PARCEL BOUNDARY

 NRCS SOILS

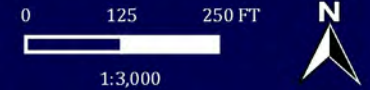
| SYMBOL | MAPPING UNIT NAME                                   | DRAINAGE CLASS          | AREA ONSITE (AC.) |
|--------|-----------------------------------------------------|-------------------------|-------------------|
| 3      | ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES          | WELL DRAINED            | 6.05              |
| 4      | ARREDONDO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES | WELL DRAINED            | 0.08              |
| 5      | FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES         | WELL DRAINED            | 3.87              |
| 20     | TAVARES SAND, 0 TO 5 PERCENT SLOPES                 | MODERATELY WELL DRAINED | 0.57              |
| 25     | POMONA SAND, DEPRESSIONAL                           | VERY POORLY DRAINED     | 3.7               |
| 30     | KENDRICK SAND, 2 TO 5 PERCENT SLOPES                | WELL DRAINED            | 4.26              |
| 35     | GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES             | WELL DRAINED            | 2.29              |
| 69     | ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES          | WELL DRAINED            | 11.71             |
| 72     | LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES          | SOMEWHAT POORLY DRAINED | 6.73              |
| 76     | BIVANS SAND, 5 TO 8 PERCENT SLOPES                  | POORLY DRAINED          | 3.39              |
| 77     | BIVANS SAND, 8 TO 12 PERCENT SLOPES                 | POORLY DRAINED          | 7.8               |



DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

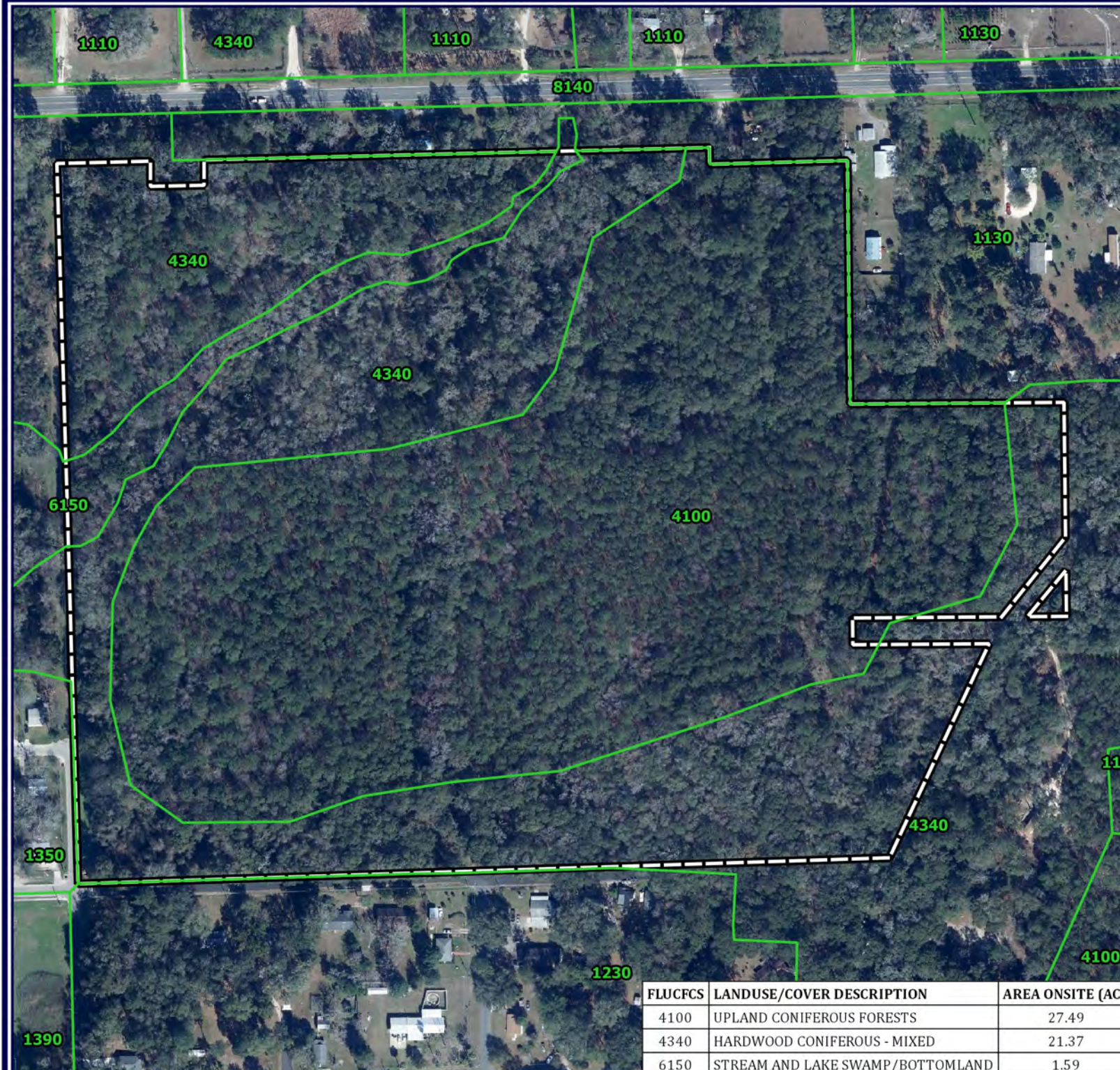


**FIGURE 4: FLUCFCS  
TOLOSA PD  
SR 235, ALACHUA, FL  
ALACHUA COUNTY PARCEL:  
03135-000-000**



**LEGEND**

-  PARCEL BOUNDARY
-  FLUCFCS



| FLUCFCS | LANDUSE/COVER DESCRIPTION        | AREA ONSITE (AC.) |
|---------|----------------------------------|-------------------|
| 4100    | UPLAND CONIFEROUS FORESTS        | 27.49             |
| 4340    | HARDWOOD CONIFEROUS - MIXED      | 21.37             |
| 6150    | STREAM AND LAKE SWAMP/BOTTOMLAND | 1.59              |



DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.



# **APPENDIX A**

## **FNAI BIODIVERSITY MATRIX QUERY RESULTS**

### **TOLOSA PD**

#### **Environmental Assessment and Listed Species Survey**

**Alachua County Parcel Number:  
03135-000-000**

**December 2018 - *revision***



FLORIDA  
**Natural Areas**  
INVENTORY

1018 Thomasville Road  
Suite 200-C  
Tallahassee, FL 32303  
850-224-8207  
850-681-9364 fax  
www.fnai.org

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

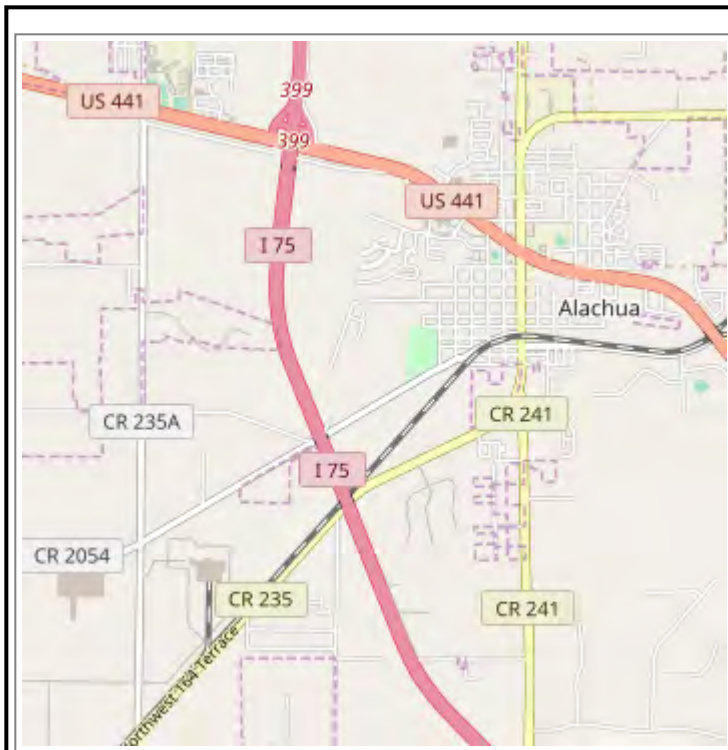
#### UNOFFICIAL REPORT

Created 7/5/2018

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 1 Matrix Unit: 24844



#### Descriptions

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

#### Matrix Unit ID: 24844

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

| Scientific and Common Names                                | Global Rank | State Rank | Federal Status | State Listing |
|------------------------------------------------------------|-------------|------------|----------------|---------------|
| <a href="#">Drymarchon couperi</a><br>Eastern Indigo Snake | G3          | S3         | LT             | FT            |
| Upland hardwood forest                                     | G5          | S3         | N              | N             |

#### Matrix Unit ID: 24844

20 **Potential** Elements for Matrix Unit 24844

| Scientific and Common Names | Global Rank | State Rank | Federal Status | State Listing |
|-----------------------------|-------------|------------|----------------|---------------|
|-----------------------------|-------------|------------|----------------|---------------|

|                                                                              |        |      |   |     |
|------------------------------------------------------------------------------|--------|------|---|-----|
| <i>Agrimonia incisa</i><br>Incised Groove-bur                                | G3     | S2   | N | T   |
| <a href="#"><i>Asplenium heteroresiliens</i></a><br>Wagner's Spleenwort      | GNA    | S1   | N | N   |
| <a href="#"><i>Asplenium plenum</i></a><br>Ruffled Spleenwort                | G1Q    | S1   | N | N   |
| <a href="#"><i>Asplenium x curtissii</i></a><br>Curtiss' Spleenwort          | GNA    | S1   | N | N   |
| <a href="#"><i>Athene cunicularia floridana</i></a><br>Florida Burrowing Owl | G4T3   | S3   | N | SSC |
| <a href="#"><i>Calopogon multiflorus</i></a><br>Many-flowered Grass-pink     | G2G3   | S2S3 | N | T   |
| <a href="#"><i>Gopherus polyphemus</i></a><br>Gopher Tortoise                | G3     | S3   | C | ST  |
| <a href="#"><i>Grus canadensis pratensis</i></a><br>Florida Sandhill Crane   | G5T2T3 | S2S3 | N | ST  |
| <a href="#"><i>Lampropeltis extenuata</i></a><br>Short-tailed Snake          | G3     | S3   | N | ST  |
| <a href="#"><i>Lithobates capito</i></a><br>Gopher Frog                      | G3     | S3   | N | SSC |
| <i>Matelea floridana</i><br>Florida Spiny-pod                                | G2     | S2   | N | E   |
| <a href="#"><i>Myotis austroriparius</i></a><br>Southeastern Bat             | G3G4   | S3   | N | N   |
| <a href="#"><i>Neofiber alleni</i></a><br>Round-tailed Muskrat               | G3     | S3   | N | N   |
| <i>Peucaea aestivalis</i><br>Bachman's Sparrow                               | G3     | S3   | N | N   |
| <a href="#"><i>Pituophis melanoleucus mugitus</i></a><br>Florida Pine Snake  | G4T3   | S3   | N | SSC |
| <a href="#"><i>Peromyscus floridanus</i></a><br>Florida Mouse                | G3     | S3   | N | SSC |
| <i>Pycnanthemum floridanum</i><br>Florida Mountain-mint                      | G3     | S3   | N | T   |
| <a href="#"><i>Sciurus niger shermani</i></a><br>Sherman's Fox Squirrel      | G5T3   | S3   | N | SSC |
| <a href="#"><i>Sideroxylon alachuense</i></a><br>Silver Buckthorn            | G1     | S1   | N | E   |
| <a href="#"><i>Ursus americanus floridanus</i></a><br>Florida Black Bear     | G5T2   | S2   | N | N   |

### Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

### Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



**Ormond Beach**

286 Buckskin Lane Ormond Beach, FL 32174  
(352) 792 4757 • scott@verdeenv.com

**Gainesville**

1723 SW 78th Terrace Gainesville, FL 32607  
(352) 317 1579 • justin@verdeenv.com

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October 18, 2017

Jay Brown  
3530 NW 43<sup>rd</sup> St.  
Gainesville, FL 32606  
Jay.Brown@JBProGroup.com

Re: Wetland delineation  
Alachua Creed PUD, Alachua, FL  
Alachua County, Parcel No.: 03135-000-000  
Verde Environmental -- Proj. No. 17-031

Dear Jay,

Verde Environmental Co. (Verde) visited the above referenced property on October 17, 2017 to identify and delineate any wetland habitat. The property was traversed on foot, and potential wetland habitat was assessed in accordance with the methods outlined in the *Florida Unified Wetland Delineation Methodology* (Chapter 62-340, F.A.C.) and the *Army Corps of Engineers Wetland Delineation Manual* (1987). The results of this assessment are discussed below.

The site contains approximately 1.57 acres of wetland habitat (see enclosed Wetlands map). The wetland-upland boundary was marked in the field using numbered segments of pink flagging tape. The location of each wetland flag was recorded using a handheld GPS.

The wetland habitat includes an ephemeral stream and is most consistent with the FLUCCS Mixed Wetland Hardwoods. Dominant wetland vegetation included: sweetgum (*Liquidambar styraciflua*), sugarberry (*Celtis laevigates*), red maple (*Acer rubrum*), southern magnolia (*Magnolia grandiflora*), laurel oak (*Quercus laurifolia*), pignut hickory (*Carya glabra*), Carolina ash (*Fraxinus caroliniana*), Chinaberry (*Melia azedarach*), coral ardisia (*Ardisia crenata*), trumpet creeper (*Campsis radicans*), green brier (*Smilax* sp.), woods grass (*Oplismenus setarius*), wood sorrel (*Oxalis* sp.), smooth beggartick (*Bidens laevis*), maiden fern (*Thelypteris* sp.), American pokeweed (*Phytolacca americana*), sedges (*Carex* spp.), and goldenrod (*Solidago* sp.). Wetland soils were characterized by the hydric soil Sandy Redox and hydrologic indicators included secondary flow channels, sediment deposition, rafted debris, and fluted roots.

The uplands were dominated by laurel oak, live oak (*Quercus virginiana*), common persimmon (*Diospyros virginiana*), sweetgum, pignut hickory, loblolly pine (*Pinus taeda*), camphor tree (*Cinnamomum camphora*), southern magnolia, black cherry (*Prunus serotina*), American beautyberry (*Callicarpa americana*), coral ardisia, green brier, and Florida betony (*Stachys floridana*). No hydric soils or indicators of wetland hydrology were observed within the uplands.

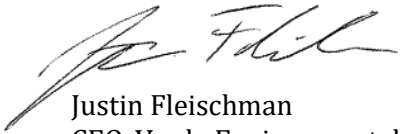
Once you are ready to proceed with development, you may need to have a professional surveyor create a property boundary survey that includes the location of our wetland line. This survey, along with a detailed development plan, can then be submitted as part of any application for a construction

Jay Brown  
October 18, 2017  
Page 2 of 2

and/or wetland permit from Alachua County. Furthermore, you will also be required to obtain an Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection (FDEP) prior to impacting the wetland habitat. The ERP and County construction permit will describe the extent of wetland impact, the volume of fill material to be used, and the amount of wetland mitigation provided to offset the loss of wetland habitat.

Thank you for this opportunity to provide professional consulting services. Please call me at 352-317-1579 if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Fleischman". The signature is stylized with a large, sweeping initial "J" and a cursive "F".

Justin Fleischman  
CEO, Verde Environmental

Enclosure:     Wetlands Map



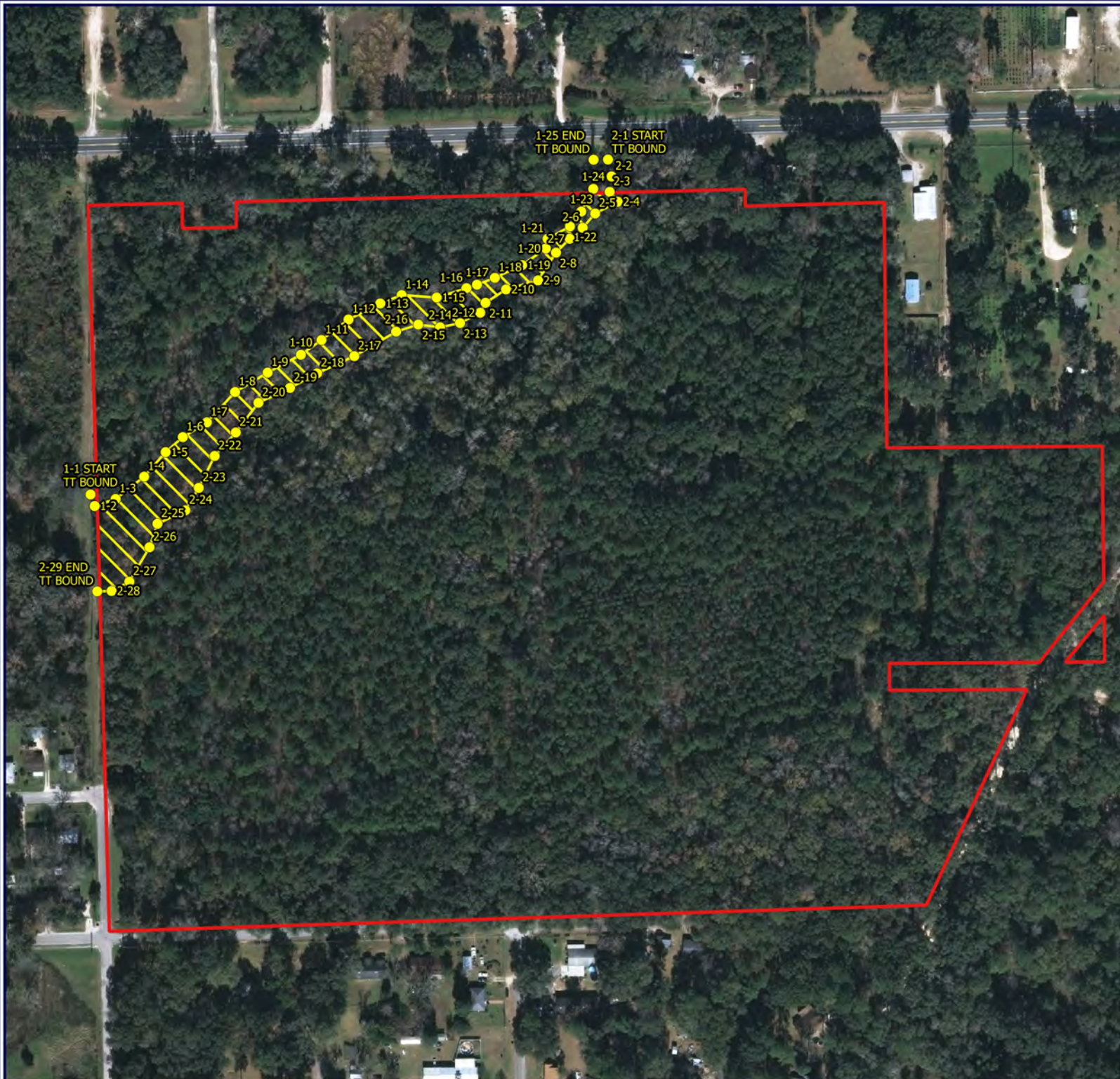
WETLANDS  
ALACHUA CREEK PUD  
ALACHUA, FL  
ALACHUA COUNTY PARCEL:  
03135-000-000  
2014 TRUE COLOR AERIAL

0 125 250 FT  
1:3,000



LEGEND

- WETLAND FLAGS
- ▨ WETLANDS (+/-1.57 AC.)
- ▭ PARCEL BOUNDARY



DATA SOURCES: ALACHUA COUNTY, USGS/NHD, FL DOT,  
FDOR, FDEP, FGDL AND VERDE.  
DATA ARE PROVIDED "AS IS". ACREAGES ARE  
APPROXIMATE AND GIS DERIVED.  
SCALED FOR PRINTING ON 8.5X11" PAPER.

## **ATTACHMENT K:**

Traffic Impact Analysis & Comment Response Memo





December 22, 2018

Kathy Winburn, AICP City of Alachua Planning Director  
Jay Brown, P.E., JBrown Professional Group

**Sent electronically via email**

Re: Response to Traffic Study Comment Tolosa PD in the City of Alachua [MPH 18-02]

---

MPH is providing the following response to the City of Alachua traffic study comment from the last project revision to the Tolosa Planned Development (PD) within the City of Alachua.

**City of Alachua Comment:**

Proposed traffic study report provides traffic information for build out, but not for first 1/2 of single family detached homes using Hipp Way. Please provide analysis or information for 60 single family detached homes using Hipp Way and if any intersection improvements may be needed at intersection of Hipp Way and SR 235 or Hipp Way and NW 133rd Terrace.

**MPH Response:**

At buildout Hipp Way will be a secondary project access connection for the residential portion of the project as required by code. However, it may be the first driveway connection to the external roadway network until the NW 133<sup>rd</sup> Terrace Extension can be completed into the project site. If that is the case then approximately 60 homes may be required to use Hipp Way as the only point of ingress/egress until the remainder of homes are built and the NW 133<sup>rd</sup> Terrace extension is completed.

Hipp Way has virtually NO trips using it today as recorded by field observation. There are less than 10 existing residential units on the entire length of the road. Hipp Way will be improved along the portion of the project parcel up to and beyond the proposed new roadway connection. All project trips will most likely utilize this connection to head south, east, or west from the project site. As stated in the previous response memo to City of Alachua Comments dated July 3, 2018 (extract below): There are no interacting land uses (retail, employment or educational) on SR 235 to the north of the project that would attract or interact with the residential trips produced from this development. The design of the internal roadway network draws traffic to the central roadway which is a direct extension of NW 133rd Terrace into the project. As illustrated in Figure 2 of the traffic study, the estimated trip impacts to/from the residential component are only 17 a.m. & 14 p.m. (peak hour peak direction) trips using the Hipp Way connection.

The latest site plan provides for 107 single family dwelling units (sfdu) south of the creek. These 107 homes would generate 107 peak hour trips at a maximum for any hour of the day. The project's Phase 2 is the multi-family and commercial component north of the creek. The two separate phases will have no internal connection as a bridge is not allowed across the creek. Therefore, all project trips on Hipp Way and NW 133<sup>rd</sup> Terrace are a result of the 107 sfdu development in the southern half of the project, referenced as Phase 1 in the study. All 107 trips whether entering or exiting the project will impact the Hipp Way/NW 133<sup>rd</sup> Terrace intersection. That project trip distribution means no improvements are required at Hipp Way and SR 235.

The Hipp Way intersection at NW 133<sup>rd</sup> Terrace is under all-stop control. A typical all-stop intersection can accommodate over 1,200 vehicles approaching the intersection in the peak hour and maintain a level of service (LOS) "D" with an average vehicle delay of 25 seconds per vehicle. A detailed printout from the Highway Capacity Software (HCS) analysis of an All-way (4-way) stop controlled intersection with 1,200 vehicles approaching the intersection is attached. In layman's terms this vehicle delay is insignificant and compares to half that of a vehicle on a minor road approaching a signalized intersection such as SR 235 at US 441. Since the entire project will only have 107 homes and there are less than 12 homes on Hipp Way and only another 25 on NW 133<sup>rd</sup> Terrace north of Hipp Way, it would be impossible to generate 600 peak hour trips. The other two approaches are also under the 300 trip threshold as this area is comprised of entirely residential units with other roadway options available.

Extracted from response memo to City of Alachua dated July 3, 2018.

**1. Hipp Way and SR 235 intersection impacts:**

Virtually no traffic uses this intersection as observed and recorded by MPH traffic technicians during the field data collection period. Turn movement counts were provided in the report appendix to support this fact. Tolosa PD is primarily a residential development with a small day care and professional office component located on land adjacent to SR 235 at the primary entrance to the PD. Transportation modeling assigns trips based on land use interactions. Residential trip interactions are to places of employment, education, retail or recreation. None of these land use designations are located northeast of the project on SR 235. Therefore, the trip distribution for this project is weighted heavily to the south and southeast (City of Alachua and Gainesville for employment, elementary and middle schools within walking distance of the project and Santa Fe high school on US 441 northwest). All retail shopping and recreation are located along the US 441 corridor to the south or north. Therefore it is unlikely that any project traffic will impact the SR 235/Hipp Way intersection as reported in the signed and sealed traffic study.

If further consultation or modification to any of the items is required, please call me at (850) 510-6461 anytime during normal business hours to discuss.

Respectfully submitted,

***Mike Hemmen***

Mike Hemmen, AICP  
MPH Transportation Planning, Inc.

**Copies distributed electronically to:**

Kathy Winburn, AICP                      [kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)  
Jay Brown, P.E.                              [jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)

Attachment: HCS Stop controlled intersection analysis for 1,200 vehicles in the peak hour.



# ALL-WAY STOP CONTROL ANALYSIS

## General Information

|                      |                    |
|----------------------|--------------------|
| Analyst              | M.Hemmen           |
| Agency/Co.           | MPH Transportation |
| Date Performed       | 12/23/2018         |
| Analysis Time Period | Peak Hour          |

## Site Information

|               |                            |
|---------------|----------------------------|
| Intersection  | Hipp Way at NW 133rd Terr. |
| Jurisdiction  | City of Alachua            |
| Analysis Year | 2019                       |

Project ID Tolosa PD

East/West Street: Hipp Way

North/South Street: NW 133rd Terrace

## Volume Adjustments and Site Characteristics

| Approach         | Eastbound |     |     | Westbound |     |     |
|------------------|-----------|-----|-----|-----------|-----|-----|
| Movement         | L         | T   | R   | L         | T   | R   |
| Volume (veh/h)   | 100       | 100 | 100 | 100       | 100 | 100 |
| %Thrus Left Lane |           |     |     |           |     |     |

| Approach         | Northbound |     |     | Southbound |     |     |
|------------------|------------|-----|-----|------------|-----|-----|
| Movement         | L          | T   | R   | L          | T   | R   |
| Volume (veh/h)   | 100        | 100 | 100 | 100        | 100 | 100 |
| %Thrus Left Lane |            |     |     |            |     |     |

|                   | Eastbound |    | Westbound |    | Northbound |    | Southbound |    |
|-------------------|-----------|----|-----------|----|------------|----|------------|----|
|                   | L1        | L2 | L1        | L2 | L1         | L2 | L1         | L2 |
| Configuration     | LTR       |    | LTR       |    | LTR        |    | LTR        |    |
| PHF               | 0.90      |    | 0.90      |    | 0.90       |    | 0.90       |    |
| Flow Rate (veh/h) | 333       |    | 333       |    | 333        |    | 333        |    |
| % Heavy Vehicles  | 0         |    | 0         |    | 0          |    | 0          |    |
| No. Lanes         | 1         |    | 1         |    | 1          |    | 1          |    |
| Geometry Group    | 1         |    | 1         |    | 1          |    | 1          |    |
| Duration, T       | 0.25      |    |           |    |            |    |            |    |

## Saturation Headway Adjustment Worksheet

|                     |      |      |      |      |      |      |      |      |
|---------------------|------|------|------|------|------|------|------|------|
| Prop. Left-Turns    | 0.3  |      | 0.3  |      | 0.3  |      | 0.3  |      |
| Prop. Right-Turns   | 0.3  |      | 0.3  |      | 0.3  |      | 0.3  |      |
| Prop. Heavy Vehicle | 0.0  |      | 0.0  |      | 0.0  |      | 0.0  |      |
| hLT-adj             | 0.2  | 0.2  | 0.2  | 0.2  | 0.2  | 0.2  | 0.2  | 0.2  |
| hRT-adj             | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| hHV-adj             | 1.7  | 1.7  | 1.7  | 1.7  | 1.7  | 1.7  | 1.7  | 1.7  |
| hadj, computed      | -0.1 |      | -0.1 |      | -0.1 |      | -0.1 |      |

## Departure Headway and Service Time

|                                  |      |  |      |  |      |  |      |  |
|----------------------------------|------|--|------|--|------|--|------|--|
| hd, initial value (s)            | 3.20 |  | 3.20 |  | 3.20 |  | 3.20 |  |
| x, initial                       | 0.30 |  | 0.30 |  | 0.30 |  | 0.30 |  |
| hd, final value (s)              | 7.41 |  | 7.41 |  | 7.41 |  | 7.41 |  |
| x, final value                   | 0.69 |  | 0.69 |  | 0.69 |  | 0.69 |  |
| Move-up time, m (s)              | 2.0  |  | 2.0  |  | 2.0  |  | 2.0  |  |
| Service Time, t <sub>s</sub> (s) | 5.4  |  | 5.4  |  | 5.4  |  | 5.4  |  |

## Capacity and Level of Service

|                            | Eastbound |    | Westbound |    | Northbound |    | Southbound |    |
|----------------------------|-----------|----|-----------|----|------------|----|------------|----|
|                            | L1        | L2 | L1        | L2 | L1         | L2 | L1         | L2 |
| Capacity (veh/h)           | 442       |    | 442       |    | 442        |    | 442        |    |
| Delay (s/veh)              | 25.02     |    | 25.02     |    | 25.02      |    | 25.02      |    |
| LOS                        | D         |    | D         |    | D          |    | D          |    |
| Approach: Delay (s/veh)    | 25.02     |    | 25.02     |    | 25.02      |    | 25.02      |    |
| LOS                        | D         |    | D         |    | D          |    | D          |    |
| Intersection Delay (s/veh) | 25.02     |    |           |    |            |    |            |    |
| Intersection LOS           | D         |    |           |    |            |    |            |    |

# **REVISED** **TRAFFIC IMPACT ANALYSIS**

**for**

# Tolosa PD-R

## *Alachua, Florida*

# November 2, 2018

*prepared for:*

CITY OF ALACHUA PLANNING &amp; PUBLIC WORKS DEPARTMENT

*submitted on behalf of:*

JBrown Professional Group Inc.

*with assistance from:*

**MPH Transportation Planning, Inc.**

**Signature of QA/QC Engineer:**

**Angela Garland, P.E., P.T.O.E.**  
**FLA License # 55387**

Pennoni

Dated:

**Signature of Preparer:**

*Michael Hemmen*

**Michael Hemmen, AICP**  
**Certificate # 012190**

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## EXECUTIVE SUMMARY

Results of the Traffic Impact Analysis (TIA) conducted for the **Tolosa PD** residential subdivision provides the following conclusions: actual net trip assessment for the proposed planned development is **1,768 daily external trips, 199 a.m. peak hour trips and 212 p.m. peak hour trips**. Project traffic distribution is now split as no internal roadway connection is permitted to cross the creek bed separating the single family component from the development north of the creek. This traffic study follows the methodology approved by the City of Alachua Planning & Public Works Departments as well as FDOT-D2 Permitting. A study methodology memo was submitted to City, County and FDOT staff prior to initiating any analysis. A copy of that correspondence is included in the report appendix.

The project site is now comprised of two independent parcels without an internal roadway connection. The southern portion (P1) is designed with two access roads, one connecting to NW 133<sup>rd</sup> Terrace on the South side of the project and the other to Hipp Way, an Alachua County facility, on the East side of the project. The northern portion (P2) will have one driveway connection to SR 235.

Data analysis consisted of a review of historical traffic volumes on area roads provided by FDOT and field data collection of a.m. & p.m. peak period turn movement counts conducted at four intersections specified by City staff and FDOT. This data was analyzed using Highway Capacity Software (HCS) to determine if any modifications to roadway geometry would be required to maintain safe operating conditions on the adjacent roadway network when project traffic estimates were added to existing traffic.

Results of the intersection, turn lane and level of service analysis indicate no modifications to SR 235 at the signal controlled intersection with US 441 are required from project traffic impacts. A right turn lane on SR 235 into the project site is recommended for safety considerations even though it is not required by right turn lane warrants. Hipp Way does not require modifications at either terminus but will be improved at the project entrance drive when that phase of the project moves forward to construction.

## INTRODUCTION

MPH Transportation Planning Inc. is working with JBrown Professional Group, Inc., the project civil engineer to provide a Traffic Impact Analysis for a proposed residential planned development (PD) southeast of SR 235 within the City limits of Alachua, Florida. This project is a planned development that proposes 120 single family dwelling units (P1), with 40 attached townhomes, and 20,000 square feet of non-residential development, modeled as a small 15,000 square foot office complex along with a 5,000 square foot day care facility as Phase 2 (P2).

A traffic study methodology was discussed with City of Alachua staff and a formal methodology memo was submitted to establish the parameters for the study. City Land Development Regulations (LDRs) provide for traffic study guidelines that outline the procedures required to satisfy local ordinances and comprehensive plan policies, requirements for the project and acceptable trip generation, distribution and analysis procedures. This requirement is to provide information for a determination that Level of Service (LOS) is not adversely impacted for the adjacent roadway as well as the project driveways and nearest signalized intersection with the addition of project traffic.

**Figure 1 - Project Location Map** provides location information with existing roadway and traffic data. The project fronts SR 235 east of CR 241. Project access will be provided via three roadway connections; one on the north to SR 235, one on the east to Hipp Way, and one on the south to NW 133<sup>rd</sup> Terrace. Driveway connection permits will require approval by FDOT-D2 for SR 235 and Alachua County Public Works for Hipp Way.

This study contains an assessment of the proposed development utilizing trip rates from ITE Trip Generation Manual 10<sup>th</sup> Edition to determine daily, a.m. and p.m. peak hour project traffic. Project trip distributions are estimated based on site-specific data derived from traffic count data on the adjacent roadways and the location of interacting land uses. The trip distribution was modified with the new restrictions placed on the internal roadway not crossing the wetland area. Utilizing this information, an assignment of the project trips onto the local area roadway network are made for a minimum of one mile in each direction from the project.





## EXISTING CONDITIONS

SR 235 is a rural major collector in the FDOT roadway inventory system. It is a paved two-lane facility with posted speeds that increase from 30 mph north of US 441 to 55 mph east of the project. The posted speed at the location of the project entrance opposite NW 134<sup>th</sup> Drive is 45 mph. There are no bike lanes or sidewalks on either side of SR 235 in the area of the project. The immediate area is populated primarily with residential neighborhoods to the west and south. Alachua Elementary School is located southwest of the project parcel and Mebane Middle School is located north of SR 235 and west of the proposed project entrance on SR 235. Transit service is not provided along this corridor. Hipp Way is a 2-lane undivided Alachua County facility with a 30 mph posted speed and a rural typical section in the area of the project. It is only 0.6 mile long and currently only has a half dozen homes located on the entire length. There are no sidewalks or bike lanes on this facility.

**Figure 1** displays the average daily traffic and PM peak hour directional volumes on the adjacent roadways extracted from the 2017 FDOT database. Average Annual Daily Traffic (AADT) on SR 235 is 8,000 north of US 441 and drops to 4,600 east of the CR 241 cut-off. Hipp Way has few trips on it daily. The four hours of intersection traffic observed (7-9 a.m. & 4-6 p.m.) resulted in only 138 total trips on Hipp Way during the 4 peak hours of the day. Historical traffic count data indicates that daily traffic volumes on SR 235 in this area have remained fairly constant in the 4,000 to 4,500 range over the last 15 years. The immediate roadway network, as depicted in Figure 1, consists of SR 235 to the north and west, Hipp Way to the east, and US 441 to the south. Peak hour intersection turn movement data from the traffic counts collected May 2018 are also displayed on Figure 1. Alachua City staff had requested this data be collected for a safety and turn lane analysis on SR 235 and for evaluation of operating conditions at the SR 235/US 441 intersection. Copies of this project correspondence and summary traffic count data are provided in the appendix. There are no new roadway construction projects in the 5-year work program in this area of Alachua County.

## TRIP GENERATION

The Institute of Transportation Engineers (ITE) Trip Generation Manual 10<sup>th</sup> Edition was used to provide trip estimates for the single land use component of this project. Tolosa PD is planned for 120 single family homes, 40 townhomes and 20,000 square feet of non-residential space to be constructed within the project limits. This is a maximum build scenario. It is unlikely that the final constructed project will reach these maximums. Trip information for the proposed development is summarized in **Table 1 - Project Trip Generation** below for the project site.

**TABLE 1: Trip Generation for Tolosa PD**  
Alachua, Florida

| Land Use            |     |                           |        |             | Distribution |     | Trips      |            | Int.Cap. | New Trips  |            |
|---------------------|-----|---------------------------|--------|-------------|--------------|-----|------------|------------|----------|------------|------------|
| Description         | ITE | ITE Trip Rates            | Unit*  | Trips       | In           | Out | In         | Out        | Rate     | In         | Out        |
| P1 Single Family    | 210 | (T) = 9.44 (X)            | 120    | 1133        | 50%          | 50% | 567        | 567        | 0        | 567        | 567        |
| P2 Multi-Family     | 220 | (T) = 7.56 (X) -40.86     | 40     | 262         | 50%          | 50% | 131        | 131        | 5%       | 124        | 124        |
| P2 Office           | 710 | Ln(T) = 0.97 Ln (X) + 2.5 | 15.000 | 168         | 50%          | 50% | 84         | 84         | 5%       | 80         | 80         |
| P2 Day Care         | 565 | (T) = 47.62 (X)           | 5.000  | 238         | 50%          | 50% | 119        | 119        | 5%       | 113        | 113        |
|                     |     | Daily Trips               |        | <b>1801</b> |              |     | <b>901</b> | <b>901</b> |          | <b>884</b> | <b>884</b> |
| <b>AM Peak Hour</b> |     |                           |        |             |              |     |            |            |          |            |            |
| P1 Single Family    | 210 | (T) = 0.74 (X)            | 120    | 89          | 25%          | 75% | 22         | 67         | 0        | 22         | 67         |
| P2 Multi-Family     | 220 | Ln(T) = 0.95 Ln(X)-0.51   | 40     | 20          | 23%          | 77% | 5          | 15         | 5%       | 5          | 15         |
| P2 Office           | 710 | (T) = 0.94(X) + 26.49     | 15.000 | 41          | 86%          | 14% | 35         | 6          | 5%       | 33         | 5          |
| P2 Day Care         | 565 | (T) = 11.00 (X)           | 5.000  | 55          | 53%          | 47% | 29         | 26         | 5%       | 28         | 25         |
|                     |     | AM Peak Hour Trips        |        | <b>205</b>  |              |     | <b>91</b>  | <b>114</b> |          | <b>88</b>  | <b>111</b> |
| <b>PM Peak Hour</b> |     |                           |        |             |              |     |            |            |          |            |            |
| P1 Single Family    | 210 | (T) = 0.99 (X)            | 120    | 119         | 63%          | 37% | 75         | 44         | 0        | 75         | 44         |
| P2 Multi-Family     | 220 | Ln(T) = 0.89 Ln(X)-0.02   | 40     | 26          | 63%          | 37% | 16         | 10         | 5%       | 15         | 9          |
| P2 Office           | 710 | Ln(T) = 0.95 Ln(X)+0.36   | 15.000 | 19          | 16%          | 84% | 3          | 16         | 5%       | 3          | 14         |
| P2 Day Care         | 565 | (T) = 11.12 (X)           | 5.000  | 56          | 47%          | 53% | 26         | 30         | 5%       | 25         | 27         |
|                     |     | PM Peak Hour Trips        |        | <b>220</b>  |              |     | <b>121</b> | <b>99</b>  |          | <b>118</b> | <b>94</b>  |

\*Units: ksf = 1,000 square feet for office & day care land uses, dwelling units for single family & condos

Source: ITE 10th Edition Trip Generation

The restriction from Alachua County not allowing the creek bed to be crossed has resulted in the loss of internal roadway connection between the single family component and the commercial and multi-family proposed development north of the creek bed. Therefore, no internal capture is applicable to the 120 single family dwelling units.

## TRIP DISTRIBUTION

The distribution of project trips on the roadway has been changed from the original study with the restriction of the single family homes not having direct access to SR 235. The primary SFDU will be a northern extension of NW 133<sup>rd</sup> Terrace into the project parcel. The predominantly residential PD will interact with educational, retail and employment centers in Alachua and nearby Gainesville. There are several major distribution centers located just south of the city along SR 235/CR 241 which are the major employment centers for the Alachua area. There will be significant interaction to/from this direction. Trip generation estimates from **Table 1** are factored by these distribution criteria to develop trip impact estimates for adjacent roadway segments and the project driveways for peak hour analyses. Results of these calculations are displayed in **Figure 2 - Project Trip Assignment** and in **Table 2 - Project Trip Distribution** below.

**TABLE 2: Project Trip Distribution**

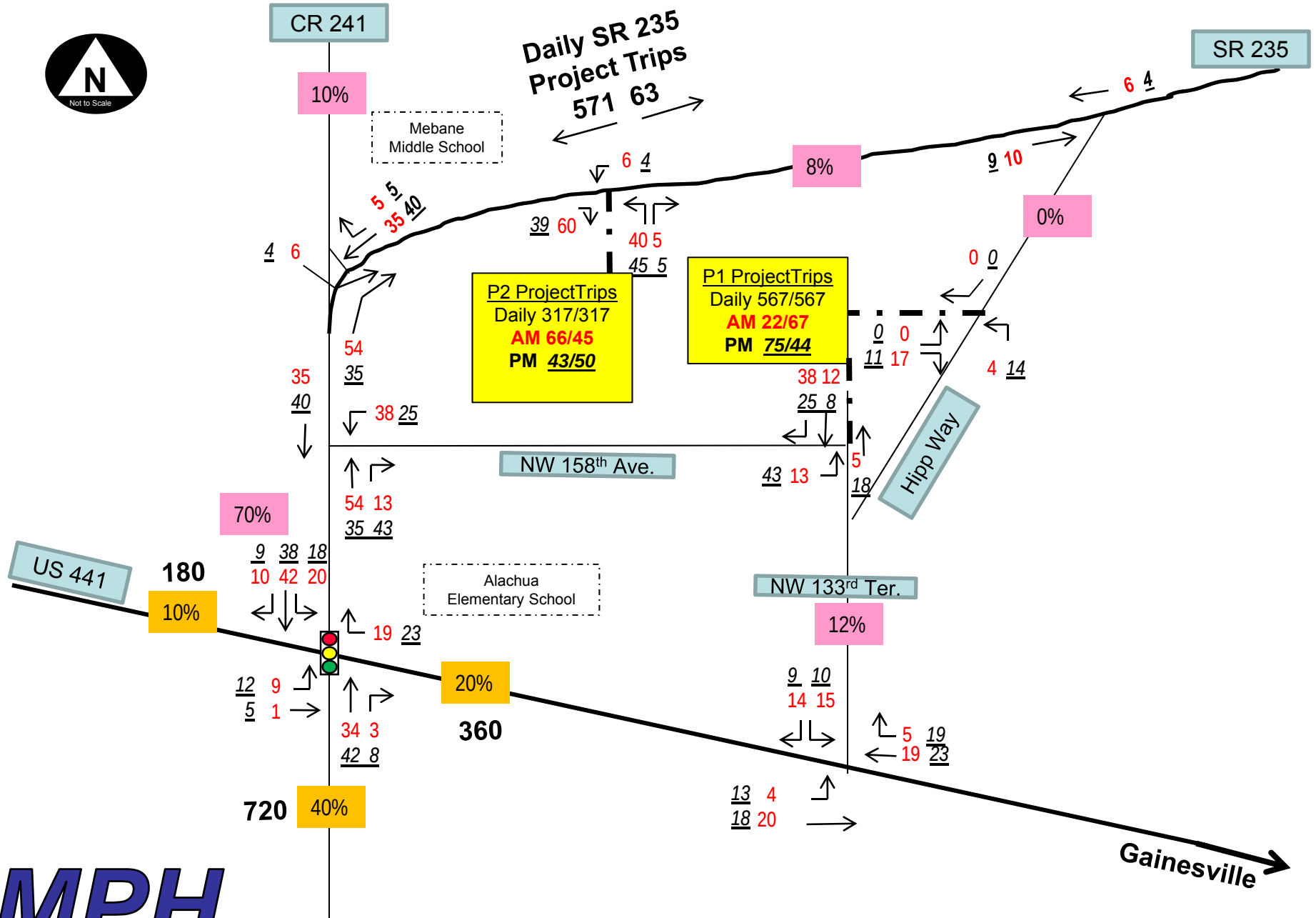
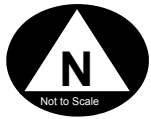
| Daily Project Trip Assignment   |                        | Enter | 884   | Exit | 884   | 2-Way |
|---------------------------------|------------------------|-------|-------|------|-------|-------|
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 71    | 8%   | 71    | 142   |
|                                 | South of NW 158th Ave. | 70%   | 619   | 70%  | 619   | 1238  |
| Hipp Way                        | South of Project Drive | 10%   | 88    | 10%  | 88    | 176   |
| NW133rd Terrace                 | South of Project Drive | 12%   | 106   | 12%  | 106   | 212   |
|                                 | Total                  | 100%  | 884   | 100% | 884   | 1768  |
| AM Peak Project Trip Assignment |                        | Enter | 88    | Exit | 111   | 2-Way |
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 7     | 8%   | 9     | 16    |
|                                 | South of NW 158th Ave. | 70%   | 61    | 70%  | 78    | 139   |
| Hipp Way                        | South of Project Drive | 10%   | 9     | 10%  | 11    | 20    |
| NW133rd Terrace                 | South of Project Drive | 12%   | 11    | 12%  | 13    | 24    |
|                                 | Total                  | 100%  | 88    | 100% | 111   | 199   |
| PM Peak Project Trip Assignment |                        | Enter | 118   | Exit | 94    | 2-Way |
| Roadway                         | Segment                | %     | Trips | %    | Trips | Total |
| SR 235                          | North of Project Drive | 8%    | 9     | 8%   | 8     | 17    |
|                                 | South of NW 158th Ave. | 70%   | 83    | 70%  | 66    | 149   |
| Hipp Way                        | South of Project Drive | 10%   | 12    | 10%  | 9     | 21    |
| NW133rd Terrace                 | South of Project Drive | 12%   | 14    | 12%  | 11    | 25    |
|                                 | Total                  | 100%  | 118   | 100% | 94    | 212   |

Project Distributions are estimated from adjacent street traffic & interacting land uses

Daily & Peak Hour Project Trips represent the Trip Impacts from Table 1

Peak-hour trip impacts provide driveway detail for final site plan review.

Daily trip impacts are used in City of Alachua level of service (LOS) analysis.



**MPH**

MPH 18-02 9/30/18

**Tolosa PD- Alachua, FL**  
**REVISED Project Traffic Impacts**

## LEVEL OF SERVICE (LOS) ANALYSIS

The project trip assignment in Figure 2 is consistent with the requirements established in the Transportation Study methodology memo. FDOT & the City of Alachua maintain a daily trip threshold for planning purposes and a peak hour LOS analysis for operational reviews that use peak hour bi-directional traffic volumes. The minimum impact area for concurrency review is all roadway segments within ½-mile in each direction from the project driveways and any roadway segment where project trip impacts are 5% of that roadways Maximum Service Volume (MSV). Only the two (2) roadway segments of SR 235 (City's #8 and #9) within the Table provided by the City of Alachua meet those criteria. The data for those two segments of SR 235 are provided in Table 3 below.

**TABLE 3: Roadway Level of Service (Rev. 9/30/18)**

| Roadway | Segment # & Description        | Period | MSV    | 2017   | Res'vd. | Project | V/C  | LOS |
|---------|--------------------------------|--------|--------|--------|---------|---------|------|-----|
| SR 235  | 8: SR235/CR241 to US 441       | Daily  | 14,400 | 10,305 | 0       | 1238    | 0.80 | C   |
|         |                                | PM Pk  | 1,290  | 979    | 0       | 149     | 0.87 | D   |
| SR 235  | 9: US 441 to North City Limits | Daily  | 14,400 | 7,537  | 29      | 1238    | 0.61 | C   |
|         |                                | PM Pk  | 1,290  | 716    | 2       | 149     | 0.67 | C   |
| US 441  | 3/4: NW 126th to SR235         | Daily  | 45,700 | 18,579 | 1589    | 360     | 0.45 | B   |
|         |                                | PM Pk  | 4,110  | 1,765  | 230     | 41      | 0.50 | B   |
| US 441  | 5: SR 235 to North City Limits | Daily  | 39,000 | 25,926 | 1825    | 180     | 0.72 | C   |
|         |                                | PM Pk  | 3,510  | 2,463  | 216     | 26      | 0.77 | C   |

Source: 2017 Annual Level Of Service Report from City of Alachua Planning Office  
 Project trips from Table 2 highest segment Daily and PM peak 2-way volume  
 MSV = Maximum Service Volume (capacity) at desired level of service  
 V/C = volume to capacity = (2017 + Res'vd + Project)/MSV

**Table 3 – Roadway Level of Service** provides the necessary information to determine if project trip impacts will adversely affect roadway level of service. The critical element of the table is the LOS threshold volume, also known as the Maximum Service Volume (MSV). It is established by comprehensive plan requirements. Factors affecting this evaluation are: existing traffic, trip reservations from approved development, and the proposed project trip impacts. If the total of all three volumes exceeds the MSV value, then the project would not be able to secure approval without providing mitigation. As of the date of this report, based on the latest available information all roads will continue to operate within required Level of Service criteria with the addition of project traffic.

# INTERSECTION ANALYSIS

**Table 4 - Intersection Impacts**  
**Traffic Signal Controlled Intersections**

| Approach | SR 20 (US441) |      |     |           |      |     | SR 235     |      |    |            |      |    |        |
|----------|---------------|------|-----|-----------|------|-----|------------|------|----|------------|------|----|--------|
| AM Peak  | Eastbound     |      |     | Westbound |      |     | Northbound |      |    | Southbound |      |    |        |
| Movement | Lt            | Thru | Rt  | Lt        | Thru | Rt  | Lt         | Thru | Rt | Lt         | Thru | Rt | Totals |
| 2018     | 97            | 924  | 106 | 125       | 394  | 46  | 108        | 112  | 54 | 128        | 156  | 26 | 2276   |
| Project  | 9             |      |     |           |      | 19  |            | 34   |    | 20         | 42   | 10 | 134    |
| AM Total | 106           | 924  | 106 | 125       | 394  | 65  | 108        | 146  | 54 | 148        | 198  | 36 | 2410   |
| PM Peak  |               |      |     |           |      |     |            |      |    |            |      |    |        |
| 2018     | 140           | 456  | 100 | 150       | 1141 | 96  | 142        | 159  | 55 | 45         | 143  | 70 | 2697   |
| Project  | 12            |      |     |           |      | 23  |            | 42   |    | 18         | 38   | 9  | 142    |
| PM Total | 152           | 456  | 100 | 150       | 1141 | 119 | 142        | 201  | 55 | 63         | 181  | 79 | 2839   |

**Stop Sign Controlled Intersections**

| Approach | SR 235        |      |    |           |      |    | CR 241           |      |    |            |      |     |        |
|----------|---------------|------|----|-----------|------|----|------------------|------|----|------------|------|-----|--------|
| AM Peak  | Eastbound     |      |    | Westbound |      |    | Northbound       |      |    | Southbound |      |     |        |
| Movement | Lt            | Thru | Rt | Lt        | Thru | Rt | Lt               | Thru | Rt | Lt         | Thru | Rt  | Totals |
| 2018     | 169           | 187  |    |           | 191  | 18 |                  |      |    | 16         |      | 251 | 832    |
| Project  |               | 54   |    |           | 35   | 5  |                  |      |    | 6          |      |     | 100    |
| AM Total | 169           | 241  | 0  | 0         | 226  | 23 | 0                | 0    | 0  | 22         | 0    | 251 | 932    |
| PM Peak  |               |      |    |           |      |    |                  |      |    |            |      |     |        |
| 2018     | 227           | 205  |    |           | 179  | 24 |                  |      |    | 5          |      | 112 | 752    |
| Project  |               | 35   |    |           | 40   | 5  |                  |      |    | 4          |      |     | 84     |
| PM Total | 227           | 240  | 0  | 0         | 219  | 29 | 0                | 0    | 0  | 9          | 0    | 112 | 836    |
| Approach | SR 235        |      |    |           |      |    | Hipp Way         |      |    |            |      |     |        |
| AM Peak  | Eastbound     |      |    | Westbound |      |    | Northbound       |      |    | Southbound |      |     |        |
| Movement | Lt            | Thru | Rt | Lt        | Thru | Rt | Lt               | Thru | Rt | Lt         | Thru | Rt  | Totals |
| 2018     |               | 198  | 2  | 25        | 232  |    | 1                |      | 31 |            |      |     | 489    |
| Project  |               | 10   |    |           | 6    |    |                  |      |    |            |      |     | 16     |
| AM Total | 0             | 208  | 2  | 25        | 238  | 0  | 1                |      | 31 | 0          |      | 0   | 505    |
| PM Peak  |               |      |    |           |      |    |                  |      |    |            |      |     |        |
| 2018     |               | 198  | 1  | 6         | 190  |    | 3                |      | 20 |            |      |     | 418    |
| Project  |               | 9    |    |           | 4    |    |                  |      |    |            |      |     | 13     |
| PM Total | 0             | 207  | 1  | 6         | 194  | 0  | 3                |      | 20 | 0          |      | 0   | 431    |
| Approach | SR 20 (US441) |      |    |           |      |    | NW 133rd Terrace |      |    |            |      |     |        |
| AM Peak  | Eastbound     |      |    | Westbound |      |    | Northbound       |      |    | Southbound |      |     |        |
| Movement | Lt            | Thru | Rt | Lt        | Thru | Rt | Lt               | Thru | Rt | Lt         | Thru | Rt  | Totals |
| 2018     | 47            | 1186 |    |           | 519  | 20 |                  |      |    | 34         |      | 42  | 1848   |
| Project  | 4             | 20   |    |           | 19   | 5  |                  |      |    | 15         |      | 14  | 77     |
| AM Total | 51            | 1206 | 0  | 0         | 538  | 25 | 0                |      | 0  | 49         |      | 56  | 1925   |
| PM Peak  |               |      |    |           |      |    |                  |      |    |            |      |     |        |
| 2018     | 44            | 524  |    |           | 1348 | 44 |                  |      |    | 14         |      | 30  | 2004   |
| Project  | 13            | 18   |    |           | 23   | 19 |                  |      |    | 10         |      | 9   | 92     |
| PM Total | 57            | 542  | 0  | 0         | 1371 | 63 | 0                |      | 0  | 24         |      | 39  | 2096   |

Notes: 2018 traffic volumes from Figure 1, Project traffic from Figure 2.



The data in Table 4 was used as input to Highway Capacity Software (HCS) to determine operating level of service. Project traffic impacts were added to base 2018 traffic to determine if any degradation in operational service resulted from the addition of project traffic. The results of the HCS analysis are provided in Table 5 below.

**Table 5 - Intersection Level of Service (LOS)**

| Traffic   |    | SR 20 - US 441 |       |     |       | SR 235 |       |     |       |              |       | Delta |
|-----------|----|----------------|-------|-----|-------|--------|-------|-----|-------|--------------|-------|-------|
| Signal    |    | EB             |       | WB  |       | NB     |       | SB  |       | Intersection |       |       |
| Control   |    | LOS            | Delay | LOS | Delay | LOS    | Delay | LOS | Delay | LOS          | Delay |       |
| 2018      | AM | C              | 24.3  | C   | 21.0  | C      | 34.1  | D   | 35.2  | C            | 26.1  |       |
| Existing  | PM | D              | 35.8  | D   | 36.3  | D      | 40.2  | D   | 39.6  | D            | 37.0  |       |
| 2020      | AM | C              | 24.2  | C   | 21.0  | D      | 39.9  | D   | 45.6  | C            | 28.8  | 2.7   |
| w/project | PM | D              | 42.7  | D   | 39.9  | D      | 51.6  | D   | 50.8  | D            | 43.5  | 6.5   |

| Stop      |    | SR 235         |       |     |       | CR 241           |       |     |       |
|-----------|----|----------------|-------|-----|-------|------------------|-------|-----|-------|
| Sign      |    | EB             |       | WB  |       | NB               |       | SB  |       |
| Control   |    | LOS            | Delay | LOS | Delay | LOS              | Delay | LOS | Delay |
| 2018      | AM | A              | 8.1   |     |       |                  |       | B   | 11.8  |
| Existing  | PM | A              | 8.3   |     |       |                  |       | B   | 10.4  |
| 2020      | AM | A              | 8.2   |     |       |                  |       | B   | 12.8  |
| w/project | PM | A              | 8.5   |     |       |                  |       | B   | 11.5  |
| Stop      |    | SR 235         |       |     |       | Hipp Way         |       |     |       |
| Sign      |    | EB             |       | WB  |       | NB               |       | SB  |       |
| Control   |    | LOS            | Delay | LOS | Delay | LOS              | Delay | LOS | Delay |
| 2018      | AM |                |       | A   | 7.8   | A                | 9.7   |     |       |
| Existing  | PM |                |       | A   | 7.7   | A                | 9.7   |     |       |
| 2020      | AM |                |       | A   | 7.8   | A                | 9.7   |     |       |
| w/project | PM |                |       | A   | 7.7   | A                | 9.8   |     |       |
| Stop      |    | SR 20 (US 441) |       |     |       | NW 133rd Terrace |       |     |       |
| Sign      |    | EB             |       | WB  |       | NB               |       | SB  |       |
| Control   |    | LOS            | Delay | LOS | Delay | LOS              | Delay | LOS | Delay |
| 2018      | AM | A              | 8.9   |     |       |                  |       | C   | 16.2  |
| Existing  | PM | B              | 14.5  |     |       |                  |       | C   | 24.7  |
| 2020      | AM | A              | 9.0   |     |       |                  |       | C   | 16.1  |
| w/project | PM | B              | 15.4  |     |       |                  |       | D   | 31.4  |

Delay expressed in AVERAGE seconds per vehicle.

The US441/SR35 traffic signal runs independently with variable signal cycles that range from 60 to 120 seconds depending on the SR 235 or left turn approach demand. Field observation indicated that most of the time the stopped queue was accommodated within the next phase for each movement. The exception to that was northbound SR 235 which had a residual queue for about a half-hour in the morning when several semi-trucks were

stopped at the approach. The northbound SR 235 approach to US 441 has a moderate uphill slope that takes loaded semi-trucks a considerable amount of time to complete the maneuver through the intersection from a stopped condition. Passenger vehicles are often restricted from completing turning maneuvers onto US 441 due to the slow progression of semi-trucks through the intersection. This anomaly was only observed in the morning peak period as minimal truck traffic was observed during the evening peak period. Signal timing modifications can be made during the peak demand to improve the SR 235 NB approach without degrading LOS at the intersection. The addition of project traffic at this intersection does not alter the LOS results from the existing traffic demand. It can easily be absorbed into the existing traffic stream with minor modification to the existing timing patterns and minimal increase in intersection delay.

Right and left turn lane analyses were conducted using the traffic volumes on SR 235 adjacent to the location of the proposed project entrance. The procedures established in NCHRP Report 457: Evaluating Intersection Improvements were used to determine if either a left or right turn lane should be added at the project roadway connection to SR 235. Detailed printouts of both scenarios are provided in the report appendix.

### ***LEFT TURN LANE ANALYSIS***

As indicated in ***Figure 2 – Peak Hour Project Traffic*** turning left into the project at either entrance is less than a dozen vehicles during any peak period. This is considerably less than existing turns at Hipp Way which provides access to Alachua Elementary School for families living on/off SR 235 to the north. Also, there is virtually no vehicle conflicts on Hipp Way with the minimal traffic that uses that facility. A left turn lane analysis was conducted on SR 235 at the proposed project entrance to illustrate there is no need to add one on SR 235 at the project entrance. The detailed printouts from this analysis included in the appendix support the conclusion that a left turn lane is not warranted.

### ***RIGHT TURN LANE ANALYSIS***

A right turn lane analysis was conducted for the project entrance on SR 235. Existing AM and PM peak period traffic was used with the estimated project traffic turning into the site from SR 235. As indicated in the printouts in the appendix, a right turn lane is not warranted based on the estimated volumes and a 45 MPH posted speed. However, if the speed is increased to 50 MPH then a right turn lane is warranted. There is also safety considerations to address the roadway geometry approaching the proposed project entrance. SR 235 makes a 90 degree right turn from a north/south alignment to an east/west direction as it diverges from CR 241 just a ¼-mile to the west of the project. Based on the concern over potential sight issues and the increasing speed as the road transitions to a 55 MPH posted speed just ¼-mile to the east of the project driveway, a right turn lane is recommended at this location. A 240 to 290 foot right turn lane inclusive of taper should be constructed approaching the project entrance on SR 235 per FDOT Design Standard index 301.

## CONCLUSIONS AND RECOMMENDATIONS

Based on the data and analysis provided throughout this report the following conclusions and recommendations are provided:

1. Trip generation for the proposed Tolosa PD is 1,768 net daily trips. Peak hour traffic is estimated at 199 a.m. and 212 p.m. external trips.
2. Trip distribution utilizes SR 235 for the majority of traffic. Some morning traffic is associated with the two schools located within a ½-mile of the project site.
3. The majority of project traffic heads toward employment centers in Gainesville or to the regional distribution centers southwest of Alachua via SR 235 and CR 241 to the south of the City in the morning and returns from that direction in the evening. No modifications to existing turn lanes at the US441/SR235 intersection are required with the addition of project traffic.
4. No degradation to level of service (roadway or intersection) results from the addition of project traffic.
5. No left turn lanes are required on SR 235 or Hipp Way with the minimal project traffic associated with destinations northeast of the project.
6. Right turn lane analysis indicated that project traffic was just below the threshold that required installation of a right turn lane. However, increased speeds above the 45 MPH posted speed and sight obstructions from roadway horizontal curvature results in a safety recommendation to construct a right turn lane at the project entrance on SR 235. The right turn lane should meet the FDOT Design Standard Index 301 requirements unless environmental or right-of-way issues would require a reduction to the prescribed length.

## **APPENDIX: Correspondence and Traffic Count Documentation**

### ***Appendix A. Correspondence***

## Re: Fwd: Changes to Tolosa PD Traffic Study

To Adam Hall <ad\_hall@cityofalachua.org> Copy Kathy Winburn <kwinburn@cityofalachua.org> • jay brown <jay.brown@jbprogroup.com> • Ilalwani <Ilalwani@alachuacounty.us>

---

Adam,

The site plan has been revised as required by City of Alachua Code to have two points of ingress/egress for the 120 single family dwelling units (sfdu). The new primary connection will be a northern extension of NW 133rd Terrace into the project parcel. All of the 120 SFDU trips will use this roadway and the Hipp Way connection. The trips will then either turn right on NW 158th Ave. to SR 235 and impact the US 441/SR235 signalized intersection or continue south on NW 133rd to US 441. The revised traffic study will illustrate this new trip distribution.

Agree that the internal capture reduction cannot apply to the SFDU component as it will have no direct connection to the office or daycare project components. This change will also be included in the revised traffic study.

Please let me know if this addresses all your comments adequately and if there is anything else we need to include in the revised traffic study.

Thanks,

Mike Hemmen, AICP  
MPH Transportation Planning, Inc.  
1725 Riverbitch Hollow  
Tallahassee, FL 32308  
850.510.6461  
[mphemmen@comcast.net](mailto:mphemmen@comcast.net)

On September 24, 2018 at 2:15 PM Adam Hall <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)> wrote:

Mike,

The previously submitted traffic analysis appeared to assume that most trips would be entering/exiting the development at SR235, with a smaller portion accessing development from Hipp Way. If the 120 dwelling units will only access from Hipp Way I believe that the trip distribution will need to be revised (Figure 2, Page 9 of report); it appears to currently show 20 PM trips and 171 daily trips at the Hipp Way ingress/egress point, which doesn't align with ITE rates for code 210 . Also, with no



internal connection, the internal capture trip reduction of 5% may no longer be applicable to the single family residential area.

If you wish to discuss, please feel free to contact me. Thank you,

--

Adam Hall, AICP | Planner | Office of Planning and Community Development

City of Alachua | [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com) | Phone: 386.418.6121 | Direct: 386.418.6125

---

**From:** Kathy Winburn

**To:** Justin Tabor

**Cc:** Adam Hall

**Sent:** Thursday, September 20, 2018 2:49:18 PM

**Subject:** FW: Changes to Tolosa PD Traffic Study

FYI

---

**From:** Mike Hemmen [mailto:[mphemmen@comcast.net](mailto:mphemmen@comcast.net)]

**Sent:** Thursday, September 20, 2018 12:45 PM

**To:** [kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org); [llalwani@alachuacounty.us](mailto:llalwani@alachuacounty.us)

**Cc:** A. J. 'Jay' Brown, Jr., PE

**Subject:** Changes to Tolosa PD Traffic Study

Kathy/Lalit,

Jay Brown has requested that I revise the Tolosa PD traffic study trip distribution. This is in response to the County not allowing a simple crossing of the wetland designation within the project parcel (it is unlikely the developers will approve the added expense of a bridge). The development program components remain the same. However, without the internal connection to SR 235, the 120 dwelling units planned south of the creek will only have access to Hipp Way & NW 133rd Terrace at NW 158th Avenue. The US 441 intersection impacts should remain the same as the overall

distribution is unchanged, only the initial points of ingress and egress for the 120 single family dwelling component is altered.

If there is anything else you will require beyond this simple modification please let me know as soon as possible so I may keep the project on schedule.

Thank You,

Mike Hemmen, AICP  
MPH Transportation Planning, Inc.  
1725 Riverbirch Hollow  
Tallahassee, FL 32308  
850.510.6461  
[mphemmen@comcast.net](mailto:mphemmen@comcast.net)



May 9, 2018

Kathy Winburn, AICP City of Alachua Planning Director  
Adam Doyle, P.E., FDOT Gainesville Permits  
Tony Falotico, P.E., FDOT-D2 Traffic Operations  
Angela Garland, P.E., P.T.O.E. Pennoni Engineering

**Sent electronically via email**

Re: Transportation Study Methodology for Tolosa PD in the City of Alachua [MPH 18-02]

---

MPH is providing transportation support services to J. Brown Professional Group. MPH is submitting this traffic methodology memo for the proposed Tolosa Planned Development (PD) within the City of Alachua. The project site is located south of SR 235 and west of Hipp Way. The following study methodology outlines the process required to address traffic operations and safety concerns and the request for information to be provided by the City of Alachua and FDOT staff to complete these tasks. Your approval of this methodology is a required step in this process.

**Traffic Impact Study Methodology:**

MPH Transportation Planning will provide the following information in a brief Traffic Impact Study (TIS). This brief letter report will include the necessary tables and graphics to accurately depict the transportation impacts associated with the proposed residential subdivision and small commercial planned development. The proposed project site will consist of 120 single family dwelling units, a 40 unit multi-family apartment complex and 20,000 square feet of commercial development. The commercial component is anticipated to consist of 15,000 square feet of professional office space and a 5,000 square foot day care center for the residents and neighbors of the Tolosa PD.

Project traffic estimates will be calculated based on trip rates for the four (4) separate land uses from the ITE 9<sup>th</sup> Edition Trip Generation. Daily, AM and PM peak hour project traffic estimates will be provided for the proposed development. Gross trip estimates will be reduced by a minor 5% internal capture accounting for the interactions of the day care facility with the residential and office components. Total peak hour estimates are utilized in turn lane and intersection traffic operations analysis.

SR 235 is a 2-lane undivided FDOT roadway with a posted speed of 45 MPH in the area of the project. Hipp Way is an Alachua County roadway with a 30 mph posted speed and a 2-lane rural typical section. The project will have one driveway on SR 235 and one on Hipp Way.

Filed data collection will consist of midweek AM & PM peak hour turn movement counts at the SR 235/US 441 signalized intersection and at NW 133<sup>rd</sup> Terrace and US 441. Hipp Way transitions into NW 133<sup>rd</sup> Terrace before connecting to US 441. Trip distribution will be estimated based on prevailing adjacent traffic streams and the location of interacting land uses. Highway Capacity Software (HCS) will be utilized for intersection analysis of existing and existing plus project traffic. The final report will undergo QA/QC and be signed and sealed by a Florida Registered P.E.

City of Alachua staff should provide: Existing traffic data from their most recent level of service assessment for SR 235, NW 133<sup>rd</sup> Street, and Hipp Way if it is inventoried. The current AM/PM peak hour traffic signal timings for the SR 235 at US 441 intersection should be included for the HCS analysis.

Please provide any comments on the proposed study methodology then initial your approval of this methodology below and return a copy for our project files or send a response email with your approval

and/or comments to be included in the report appendix. We would like to schedule the data collection for next week if that is acceptable.

If further consultation or modification to any of the items is required, please call me at (850) 510-6461 anytime during normal business hours to discuss.

Respectfully submitted,

*Mike Hemmen*

Mike Hemmen, AICP  
MPH Transportation Planning, Inc.

**Copies distributed electronically to:**

|                                 |                                                                                  |
|---------------------------------|----------------------------------------------------------------------------------|
| Kathy Winburn, AICP             | <a href="mailto:kwinburn@cityofalachua.com">kwinburn@cityofalachua.com</a>       |
| Mike New, P.E.                  | <a href="mailto:mnew@cityofalachua.com">mnew@cityofalachua.com</a>               |
| Tony Falotico, P.E.             | <a href="mailto:tony.falotico@dot.state.fl.us">tony.falotico@dot.state.fl.us</a> |
| Adam Doyle, P.E.                | <a href="mailto:adam.doyle@dot.state.fl.us">adam.doyle@dot.state.fl.us</a>       |
| Jay Brown, P.E.                 | <a href="mailto:jay.brown@jbprogroup.com">jay.brown@jbprogroup.com</a>           |
| Angela Garland, P.E., P.T. O.E. | <a href="mailto:agarland@pennoni.com">agarland@pennoni.com</a>                   |

# RE: Tolosa PD Traffic study methodology memo



**Kathy Winburn**

5/14/2018 11:28 AM

**To** Mike Hemmen, Tony Falotico

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Good Morning,

The following are comments from the City of Alachua Planning & Community Development Department regarding the proposed Tolosa Development Traffic Study Methodology letter:

- For purposes of evaluating the maximum potential impact which could be generated by the development, potential non-residential land uses should consider other land uses with greater trip generation rates, such as neighborhood commercial uses (i.e., limited retail, dry cleaners, coffee shop / specialty eating establishments, and other similar uses), unless the PD will propose to specifically limit non-residential development to offices and daycare uses.
- Movement counts should also be performed at the following intersections: SR 235 / CR 241 (NW 140th St.); SR 235 / Hipp Way.
- No trip count data is available from the City of Alachua for NW 133rd Terrace or Hipp Way. Existing trips, reserved capacity, and available capacity for roadway segments monitored for concurrency are provided in City of Alachua Development Monitoring Reports. The latest version (May 2018) is attached. Per the City's LDRs, if a project generates more than 1,000 trips AADT then affected roadway segments include those on which the development impacts are five percent or more of the MSV of that roadway.
- Given the project's proximity to Mebane Middle School and the connection that will be made with the neighborhoods to the south, a crosswalk study may be helpful in determining if a pedestrian crossing and extension of sidewalk to the middle school are needed.
- Please note that Mike New is no longer the City's Public Services Director. The City's current Public Services Director is Rodolpho Valladares P.E., [ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org).

Should you have any questions please feel free to contact me at (386) 418-6100 x. 105.

Thank you,

Kathy Winburn, AICP

Planning & Community Development Director

City of Alachua

(386) 418-6100 x. 105

---

From: Mike Hemmen [mailto:[mphemmen@comcast.net](mailto:mphemmen@comcast.net)]

Sent: Thursday, May 10, 2018 11:48 PM

To: [kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org); [mnew@cityofalachua.com](mailto:mnew@cityofalachua.com); Tony Falotico; [adam.doyle@dot.state.fl.us](mailto:adam.doyle@dot.state.fl.us); Angela Garland; A. J. 'Jay' Brown, Jr., PE

Subject: Tolosa PD Traffic study methodology memo

Please find the attached traffic study methodology memo for the Tolosa PD on SR 235. Please review and send email approval with any edits or comments. We would like approval to conduct the traffic data collection next week while schools are in normal session.

Thanks for your help in moving this project forward.

Mike Hemmen, AICP  
MPH Transportation Planning, Inc.  
1725 Riverbirch Hollow  
Tallahassee, FL 32308  
850.510.6461  
[mphemmen@comcast.net](mailto:mphemmen@comcast.net)



# RE: Tolosa PD Traffic study methodology memo



**Adam Doyle**

5/11/2018 11:02 AM

**To** Mike Hemmen, [kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)

► 2 attachments View Download

Mike,

Here are a few comments regarding the methodology:

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Jay...Can you please forward us a concept drawing? When do you want to have a pre-app meeting?

Adam E. Doyle, P.E.

Permits Manager - Gainesville Operations

5301 NE 39th Avenue

Gainesville FL, 32609

[adam.doyle@dot.state.fl.us](mailto:adam.doyle@dot.state.fl.us)

(352) 381-4308



---

From: Mike Hemmen [mailto:[mphemmen@comcast.net](mailto:mphemmen@comcast.net)]

Sent: Thursday, May 10, 2018 11:48 PM

To: [kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com); [mnew@cityofalachua.com](mailto:mnew@cityofalachua.com); Falotico, Tony <[Tony.Falotico@dot.state.fl.us](mailto:Tony.Falotico@dot.state.fl.us)>; Doyle, Adam <[Adam.Doyle@dot.state.fl.us](mailto:Adam.Doyle@dot.state.fl.us)>; Angela Garland <[agarland@pennoni.com](mailto:agarland@pennoni.com)>; A. J. 'Jay' Brown, Jr., PE <[jay.brown@jbprogroup.com](mailto:jay.brown@jbprogroup.com)>

Subject: Tolosa PD Traffic study methodology memo

Please find the attached traffic study methodology memo for the Tolosa PD on SR 235. Please review and send email approval with any edits or comments. We would like approval to conduct the traffic data collection next week while schools are in normal session.

Thanks for your help in moving this project forward.

Mike Hemmen, AICP

MPH Transportation Planning, Inc.

1725 Riverbirch Hollow

Tallahassee, FL 32308

850.510.6461

[mphemmen@comcast.net](mailto:mphemmen@comcast.net)



# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 7, 2018

Also sent by electronic mail to [jay.brown@jbprogroupp.com](mailto:jay.brown@jbprogroupp.com)

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
JBrown Professional Group, Inc.  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Completeness Review and Conditional Application Acceptance:  
Tolosa – Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Brown:

On May 31, 2018, the City of Alachua received your application for the Tolosa Site Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the Zoning Designation from Agriculture (an Alachua County designation) and Planned Unit Development (PUD) (expired) to Planned Development Residential (PD-R) on a ±50.45 acre subject property, comprised of Tax Parcel Numbers 031350-000-000, 03130-004-000, 03130-009-000, 03130-007-001, and 03130-008-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness, and finds the application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Thursday, June 14, 2018**.

In accordance with Section 2.2.6(B) of the LDRs, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** Detailed comments will be provided at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

In order to provide a complete application, you must address the following:

1. **Rezoning Amendment Application Attachment #3: Concurrency Impact Analysis.**  
**Action Needed to Address Deficiency:** Submit revised Concurrency Impact Analysis. Per Section 2.4.14 (H)(2)(b), affected roadway segments for proposed developments generating greater than 1,000 daily trips include those segments on which the development's impacts are 5% of MSV or more. Additionally, segments within ½ mile of the proposed development or to the nearest major intersection, whichever is greater are considered affected roadway segments. Segments 3/4, 5 and 8 (US Highway 441 from NW 126<sup>th</sup> to SR 235 ,US Highway

441 from SR 235 to North City Limits line and SR 235 from 235/241 intersection to US Highway 441) and additional segments may need to be analyzed for concurrency impacts.

2. **Rezoning Amendment Application Attachment #6:** Mailing Labels.

**Action Needed to Address Deficiency:** Submit three (3) sets of mailing labels of all properties within 400 feet of the subject property **AND** of those persons and organizations registered with the City to receive notice of development applications (*available at <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>*).

3. **Rezoning Amendment Application Attachment #7:** Neighborhood Meeting Materials

**Action Needed to Address Deficiency:** Submit list of those who received mailed notice for neighborhood meeting or copy of mailing labels.

Please note, as part of the DRT review process, a more detailed environmental assessment may be needed given the proposed potential impacts to wetland areas and the property's ranking in the FNAI potential natural areas database.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

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

**Response to #1 Above:**

No segment of US 441 is within 1/2 mile of the projects proposed entrances, nor do project impacts approach 5% of either daily or peak hour MSV (capacity) on any segment of US 441. Only the two segments of SR 235; north and south of US 441 meet the criteria. Both segments are analyzed with project trip impacts in the level of service analysis section of the traffic report.

# RE: Tolosa PD Traffic study methodology memo



**A. J. 'Jay' Brown, Jr., PE**

5/11/2018 11:26 AM

**To** Adam Doyle, Mike Hemmen

▶ 3 attachments View Download

Sure Adam, Here is our Preliminary Zoning Master Plan. It is a work in progress. We are in the early stages of this project and just getting started with the zoning. We want to get ahead of the curve with our transportation planning. I am happy to have a Pre-App if you want to let us know when your group would be available.  
Jay

A. J. "Jay" Brown, Jr., P.E.  
President



[www.JBProGroup.com](http://www.JBProGroup.com)

3530 NW 43<sup>rd</sup> Street • Gainesville, FL 32606

Office: (352) 375-8999 x102 • Fax: (352) 375-0833 • Mobile: (352) 318-9462

"Our services now include surveying. Please contact us for all of your surveying needs!"

---

From: Doyle, Adam [mailto:[Adam.Doyle@dot.state.fl.us](mailto:Adam.Doyle@dot.state.fl.us)]

Sent: Friday, May 11, 2018 11:05 AM

To: Mike Hemmen; [kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com); Falotico, Tony; Angela Garland; A. J. 'Jay' Brown, Jr., PE

Cc: Cavin, Tom; Scanlan, Steven; Emmons, Robert

Subject: RE: Tolosa PD Traffic study methodology memo

Mike,

Here are a few comments regarding the methodology:

- First off, I would normally recommend a pre-app prior to conducting any study so that the Department is familiar enough with the project to clearly set study parameters.
- I would like to know exactly where the site is located—shown on a map.
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To: [kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com); [mnew@cityofalachua.com](mailto:mnew@cityofalachua.com); Falotico, Tony <[Tony.Falotico@dot.state.fl.us](mailto:Tony.Falotico@dot.state.fl.us)>; Doyle, Adam <[Adam.Doyle@dot.state.fl.us](mailto:Adam.Doyle@dot.state.fl.us)>; Angela Garland <[agarland@pennonni.com](mailto:agarland@pennonni.com)>; A. J. 'Jay' Brown, Jr., PE <[jay.brown@jbprogroupp.com](mailto:jay.brown@jbprogroupp.com)>

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Thanks for your help in moving this project forward.

Mike Hemmen, AICP  
MPH Transportation Planning, Inc.  
1725 Riverbirch Hollow  
Tallahassee, FL 32308  
850.510.6461  
[mphemmen@comcast.net](mailto:mphemmen@comcast.net)

## *Appendix B: **Traffic Data***



MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
SR 235 at CR 241

File Name : 235241  
Site Code : 00235241  
Start Date : 5/15/2018  
Page No : 1

Groups Printed- Vehicles

|             | From North |      |            | From South |      |            | From West |     |            |            |
|-------------|------------|------|------------|------------|------|------------|-----------|-----|------------|------------|
| Start Time  | Rt         | Th   | App. Total | Th         | Lt   | App. Total | Rt        | Lt  | App. Total | Int. Total |
| Factor      | 1.0        | 1.0  |            | 1.0        | 1.0  |            | 1.0       | 1.0 |            |            |
| 07:00       | 3          | 38   | 41         | 29         | 35   | 64         | 44        | 1   | 45         | 150        |
| 07:15       | 6          | 50   | 56         | 41         | 38   | 79         | 67        | 5   | 72         | 207        |
| 07:30       | 8          | 52   | 60         | 52         | 64   | 116        | 80        | 5   | 85         | 261        |
| 07:45       | 1          | 51   | 52         | 65         | 32   | 97         | 60        | 5   | 65         | 214        |
| Total       | 18         | 191  | 209        | 187        | 169  | 356        | 251       | 16  | 267        | 832        |
| 08:00       | 1          | 48   | 49         | 31         | 11   | 42         | 41        | 1   | 42         | 133        |
| 08:15       | 3          | 54   | 57         | 27         | 6    | 33         | 27        | 1   | 28         | 118        |
| 08:30       | 1          | 48   | 49         | 21         | 10   | 31         | 27        | 0   | 27         | 107        |
| 08:45       | 0          | 38   | 38         | 21         | 15   | 36         | 23        | 1   | 24         | 98         |
| Total       | 5          | 188  | 193        | 100        | 42   | 142        | 118       | 3   | 121        | 456        |
| 16:00       | 1          | 37   | 38         | 50         | 30   | 80         | 19        | 2   | 21         | 139        |
| 16:15       | 0          | 49   | 49         | 52         | 19   | 71         | 24        | 0   | 24         | 144        |
| 16:30       | 2          | 50   | 52         | 51         | 29   | 80         | 20        | 0   | 20         | 152        |
| 16:45       | 7          | 45   | 52         | 36         | 53   | 89         | 23        | 1   | 24         | 165        |
| Total       | 10         | 181  | 191        | 189        | 131  | 320        | 86        | 3   | 89         | 600        |
| 17:00       | 4          | 42   | 46         | 53         | 48   | 101        | 37        | 2   | 39         | 186        |
| 17:15       | 8          | 47   | 55         | 59         | 48   | 107        | 24        | 1   | 25         | 187        |
| 17:30       | 5          | 45   | 50         | 57         | 78   | 135        | 28        | 1   | 29         | 214        |
| 17:45       | 2          | 37   | 39         | 51         | 46   | 97         | 18        | 1   | 19         | 155        |
| Total       | 19         | 171  | 190        | 220        | 220  | 440        | 107       | 5   | 112        | 742        |
| Grand Total | 52         | 731  | 783        | 696        | 562  | 1258       | 562       | 27  | 589        | 2630       |
| Apprch %    | 6.6        | 93.4 |            | 55.3       | 44.7 |            | 95.4      | 4.6 |            |            |
| Total %     | 2.0        | 27.8 | 29.8       | 26.5       | 21.4 | 47.8       | 21.4      | 1.0 | 22.4       |            |

|                                             | From North |      |            | From South |      |            | From West |     |            |            |
|---------------------------------------------|------------|------|------------|------------|------|------------|-----------|-----|------------|------------|
| Start Time                                  | Rt         | Th   | App. Total | Th         | Lt   | App. Total | Rt        | Lt  | App. Total | Int. Total |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |            |      |            |            |      |            |           |     |            |            |
| Intersection 07:00                          |            |      |            |            |      |            |           |     |            |            |
| Volume                                      | 18         | 191  | 209        | 187        | 169  | 356        | 251       | 16  | 267        | 832        |
| Percent                                     | 8.6        | 91.4 |            | 52.5       | 47.5 |            | 94.0      | 6.0 |            |            |
| 07:30 Volume                                | 8          | 52   | 60         | 52         | 64   | 116        | 80        | 5   | 85         | 261        |
| Peak Factor                                 |            |      |            |            |      |            |           |     |            | 0.797      |
| High Int. 07:30                             |            |      |            | 07:30      |      |            | 07:30     |     |            |            |
| Volume                                      | 8          | 52   | 60         | 52         | 64   | 116        | 80        | 5   | 85         |            |
| Peak Factor                                 |            |      | 0.871      |            |      | 0.767      |           |     | 0.785      |            |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |            |      |            |            |      |            |           |     |            |            |
| By Approach 07:30                           |            |      |            | 07:00      |      |            | 07:00     |     |            |            |
| Volume                                      | 13         | 205  | 218        | 187        | 169  | 356        | 251       | 16  | 267        |            |
| Percent                                     | 6.0        | 94.0 |            | 52.5       | 47.5 |            | 94.0      | 6.0 |            |            |
| High Int. 07:30                             |            |      |            | 07:30      |      |            | 07:30     |     |            |            |
| Volume                                      | 8          | 52   | 60         | 52         | 64   | 116        | 80        | 5   | 85         |            |
| Peak Factor                                 |            |      | 0.908      |            |      | 0.767      |           |     | 0.785      |            |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |            |      |            |            |      |            |           |     |            |            |
| Intersection 16:45                          |            |      |            |            |      |            |           |     |            |            |
| Volume                                      | 24         | 179  | 203        | 205        | 227  | 432        | 112       | 5   | 117        | 752        |
| Percent                                     | 11.8       | 88.2 |            | 47.5       | 52.5 |            | 95.7      | 4.3 |            |            |
| 17:30 Volume                                | 5          | 45   | 50         | 57         | 78   | 135        | 28        | 1   | 29         | 214        |
| Peak Factor                                 |            |      |            |            |      |            |           |     |            | 0.879      |
| High Int. 17:15                             |            |      |            | 17:30      |      |            | 17:00     |     |            |            |
| Volume                                      | 8          | 47   | 55         | 57         | 78   | 135        | 37        | 2   | 39         |            |
| Peak Factor                                 |            |      | 0.923      |            |      | 0.800      |           |     | 0.750      |            |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
SR 235 at CR 241

File Name : 235241  
Site Code : 00235241  
Start Date : 5/15/2018  
Page No : 2

|                                             | From North |      |            | From South |      |            | From West |     |            |            |
|---------------------------------------------|------------|------|------------|------------|------|------------|-----------|-----|------------|------------|
| Start Time                                  | Rt         | Th   | App. Total | Th         | Lt   | App. Total | Rt        | Lt  | App. Total | Int. Total |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |            |      |            |            |      |            |           |     |            |            |
| By Approach                                 | 16:30      |      |            | 17:00      |      |            | 16:45     |     |            |            |
| Volume                                      | 21         | 184  | 205        | 220        | 220  | 440        | 112       | 5   | 117        |            |
| Percent                                     | 10.2       | 89.8 |            | 50.0       | 50.0 |            | 95.7      | 4.3 |            |            |
| High Int.                                   | 17:15      |      |            | 17:30      |      |            | 17:00     |     |            |            |
| Volume                                      | 8          | 47   | 55         | 57         | 78   | 135        | 37        | 2   | 39         |            |
| Peak Factor                                 |            |      | 0.932      |            |      | 0.815      |           |     | 0.750      |            |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
SR 235 at Hipp Way

File Name : 235HIPP  
Site Code : 00000000  
Start Date : 5/16/2018  
Page No : 1

Groups Printed- Vehicles

|             | SR235<br>From North |     |            | HIPP<br>From East |     |            | SR235<br>From South |      |            |            |
|-------------|---------------------|-----|------------|-------------------|-----|------------|---------------------|------|------------|------------|
| Start Time  | Th                  | Lt  | App. Total | Rt                | Lt  | App. Total | Rt                  | Th   | App. Total | Int. Total |
| Factor      | 1.0                 | 1.0 |            | 1.0               | 1.0 |            | 1.0                 | 1.0  |            |            |
| 07:00       | 30                  | 5   | 35         | 3                 | 1   | 4          | 0                   | 24   | 24         | 63         |
| 07:15       | 48                  | 9   | 57         | 5                 | 0   | 5          | 1                   | 44   | 45         | 107        |
| 07:30       | 60                  | 1   | 61         | 7                 | 1   | 8          | 1                   | 51   | 52         | 121        |
| 07:45       | 55                  | 7   | 62         | 16                | 0   | 16         | 0                   | 64   | 64         | 142        |
| Total       | 193                 | 22  | 215        | 31                | 2   | 33         | 2                   | 183  | 185        | 433        |
| 08:00       | 69                  | 8   | 77         | 3                 | 0   | 3          | 0                   | 39   | 39         | 119        |
| 08:15       | 53                  | 4   | 57         | 1                 | 0   | 1          | 0                   | 26   | 26         | 84         |
| 08:30       | 43                  | 6   | 49         | 0                 | 0   | 0          | 0                   | 24   | 24         | 73         |
| 08:45       | 41                  | 6   | 47         | 1                 | 0   | 1          | 0                   | 25   | 25         | 73         |
| Total       | 206                 | 24  | 230        | 5                 | 0   | 5          | 0                   | 114  | 114        | 349        |
| 16:00       | 30                  | 1   | 31         | 8                 | 1   | 9          | 0                   | 36   | 36         | 76         |
| 16:15       | 40                  | 2   | 42         | 3                 | 0   | 3          | 0                   | 40   | 40         | 85         |
| 16:30       | 32                  | 3   | 35         | 1                 | 1   | 2          | 0                   | 52   | 52         | 89         |
| 16:45       | 54                  | 1   | 55         | 5                 | 1   | 6          | 1                   | 51   | 52         | 113        |
| Total       | 156                 | 7   | 163        | 17                | 3   | 20         | 1                   | 179  | 180        | 363        |
| 17:00       | 53                  | 2   | 55         | 5                 | 1   | 6          | 0                   | 47   | 47         | 108        |
| 17:15       | 32                  | 0   | 32         | 4                 | 0   | 4          | 0                   | 57   | 57         | 93         |
| 17:30       | 51                  | 3   | 54         | 6                 | 1   | 7          | 0                   | 43   | 43         | 104        |
| 17:45       | 33                  | 1   | 34         | 1                 | 0   | 1          | 0                   | 51   | 51         | 86         |
| Total       | 169                 | 6   | 175        | 16                | 2   | 18         | 0                   | 198  | 198        | 391        |
| Grand Total | 724                 | 59  | 783        | 69                | 7   | 76         | 3                   | 674  | 677        | 1536       |
| Apprch %    | 92.5                | 7.5 |            | 90.8              | 9.2 |            | 0.4                 | 99.6 |            |            |
| Total %     | 47.1                | 3.8 | 51.0       | 4.5               | 0.5 | 4.9        | 0.2                 | 43.9 | 44.1       |            |

|                                             | SR235<br>From North |     |            | HIPP<br>From East |      |            | SR235<br>From South |      |            |            |
|---------------------------------------------|---------------------|-----|------------|-------------------|------|------------|---------------------|------|------------|------------|
| Start Time                                  | Th                  | Lt  | App. Total | Rt                | Lt   | App. Total | Rt                  | Th   | App. Total | Int. Total |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                     |     |            |                   |      |            |                     |      |            |            |
| Intersection 07:15                          |                     |     |            |                   |      |            |                     |      |            |            |
| Volume                                      | 232                 | 25  | 257        | 31                | 1    | 32         | 2                   | 198  | 200        | 489        |
| Percent                                     | 90.3                | 9.7 |            | 96.9              | 3.1  |            | 1.0                 | 99.0 |            |            |
| 07:45 Volume                                | 55                  | 7   | 62         | 16                | 0    | 16         | 0                   | 64   | 64         | 142        |
| Peak Factor                                 |                     |     |            |                   |      |            |                     |      |            | 0.861      |
| High Int. 08:00                             |                     |     |            | 07:45             |      |            | 07:45               |      |            |            |
| Volume                                      | 69                  | 8   | 77         | 16                | 0    | 16         | 0                   | 64   | 64         |            |
| Peak Factor                                 |                     |     | 0.834      |                   |      | 0.500      |                     |      | 0.781      |            |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                     |     |            |                   |      |            |                     |      |            |            |
| By Approach 07:15                           |                     |     |            | 07:00             |      |            | 07:15               |      |            |            |
| Volume                                      | 232                 | 25  | 257        | 31                | 2    | 33         | 2                   | 198  | 200        |            |
| Percent                                     | 90.3                | 9.7 |            | 93.9              | 6.1  |            | 1.0                 | 99.0 |            |            |
| High Int. 08:00                             |                     |     |            | 07:45             |      |            | 07:45               |      |            |            |
| Volume                                      | 69                  | 8   | 77         | 16                | 0    | 16         | 0                   | 64   | 64         |            |
| Peak Factor                                 |                     |     | 0.834      |                   |      | 0.516      |                     |      | 0.781      |            |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                     |     |            |                   |      |            |                     |      |            |            |
| Intersection 16:45                          |                     |     |            |                   |      |            |                     |      |            |            |
| Volume                                      | 190                 | 6   | 196        | 20                | 3    | 23         | 1                   | 198  | 199        | 418        |
| Percent                                     | 96.9                | 3.1 |            | 87.0              | 13.0 |            | 0.5                 | 99.5 |            |            |
| 16:45 Volume                                | 54                  | 1   | 55         | 5                 | 1    | 6          | 1                   | 51   | 52         | 113        |
| Peak Factor                                 |                     |     |            |                   |      |            |                     |      |            | 0.925      |
| High Int. 16:45                             |                     |     |            | 17:30             |      |            | 17:15               |      |            |            |
| Volume                                      | 54                  | 1   | 55         | 6                 | 1    | 7          | 0                   | 57   | 57         |            |
| Peak Factor                                 |                     |     | 0.891      |                   |      | 0.821      |                     |      | 0.873      |            |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
SR 235 at Hipp Way

File Name : 235HIPP  
Site Code : 00000000  
Start Date : 5/16/2018  
Page No : 2

|                                             | SR235<br>From North |     |            | HIPP<br>From East |      |            | SR235<br>From South |      |            |            |
|---------------------------------------------|---------------------|-----|------------|-------------------|------|------------|---------------------|------|------------|------------|
| Start Time                                  | Th                  | Lt  | App. Total | Rt                | Lt   | App. Total | Rt                  | Th   | App. Total | Int. Total |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                     |     |            |                   |      |            |                     |      |            |            |
| By Approach                                 | 16:45               |     |            | 16:45             |      |            | 16:30               |      |            |            |
| Volume                                      | 190                 | 6   | 196        | 20                | 3    | 23         | 1                   | 207  | 208        |            |
| Percent                                     | 96.9                | 3.1 |            | 87.0              | 13.0 |            | 0.5                 | 99.5 |            |            |
| High Int.                                   | 16:45               |     |            | 17:30             |      |            | 17:15               |      |            |            |
| Volume                                      | 54                  | 1   | 55         | 6                 | 1    | 7          | 0                   | 57   | 57         |            |
| Peak Factor                                 |                     |     | 0.891      |                   |      | 0.821      |                     |      | 0.912      |            |

**MPH Transportation Planning**  
**Tallahassee, Florida**  
**850-510-6461**

**Project No. MPH18-02**  
**TOLOSA PD**  
**US 441 at SR 235**

**File Name : 235441**  
**Site Code : 00000000**  
**Start Date : 5/17/2018**  
**Page No : 1**

Groups Printed- Vehicles - Buses & Trucks

|             | SR235<br>From North |      |      |          |               | US441<br>From East |      |      |          |               | SR235<br>From South |      |      |          |               | US441<br>From West |      |      |          |               |               |
|-------------|---------------------|------|------|----------|---------------|--------------------|------|------|----------|---------------|---------------------|------|------|----------|---------------|--------------------|------|------|----------|---------------|---------------|
| Start Time  | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Int.<br>Total |
| Factor      | 1.0                 | 1.0  | 1.0  | 1.0      |               | 1.0                | 1.0  | 1.0  | 1.0      |               | 1.0                 | 1.0  | 1.0  | 1.0      |               | 1.0                | 1.0  | 1.0  | 1.0      |               |               |
| 07:00       | 1                   | 26   | 26   | 1        | 54            | 9                  | 62   | 20   | 2        | 93            | 6                   | 29   | 18   | 1        | 54            | 26                 | 213  | 23   | 1        | 263           | 464           |
| 07:15       | 2                   | 41   | 29   | 0        | 72            | 20                 | 94   | 31   | 1        | 146           | 10                  | 24   | 23   | 0        | 57            | 33                 | 249  | 21   | 0        | 303           | 578           |
| 07:30       | 9                   | 47   | 33   | 1        | 90            | 18                 | 119  | 48   | 0        | 185           | 12                  | 36   | 26   | 5        | 79            | 19                 | 210  | 27   | 0        | 256           | 610           |
| 07:45       | 9                   | 39   | 34   | 0        | 82            | 6                  | 116  | 25   | 0        | 147           | 9                   | 33   | 28   | 0        | 70            | 20                 | 251  | 34   | 0        | 305           | 604           |
| Total       | 21                  | 153  | 122  | 2        | 298           | 53                 | 391  | 124  | 3        | 571           | 37                  | 122  | 95   | 6        | 260           | 98                 | 923  | 105  | 1        | 1127          | 2256          |
| 08:00       | 5                   | 29   | 32   | 0        | 66            | 1                  | 65   | 21   | 0        | 87            | 17                  | 19   | 31   | 1        | 68            | 34                 | 214  | 15   | 0        | 263           | 484           |
| 08:15       | 12                  | 28   | 23   | 2        | 65            | 2                  | 126  | 23   | 1        | 152           | 13                  | 20   | 25   | 2        | 60            | 31                 | 197  | 10   | 0        | 238           | 515           |
| 08:30       | 7                   | 33   | 14   | 1        | 55            | 3                  | 99   | 19   | 0        | 121           | 11                  | 18   | 28   | 3        | 60            | 28                 | 209  | 10   | 2        | 249           | 485           |
| 08:45       | 9                   | 31   | 17   | 0        | 57            | 4                  | 82   | 9    | 2        | 97            | 8                   | 18   | 20   | 4        | 50            | 31                 | 151  | 13   | 0        | 195           | 399           |
| Total       | 33                  | 121  | 86   | 3        | 243           | 10                 | 372  | 72   | 3        | 457           | 49                  | 75   | 104  | 10       | 238           | 124                | 771  | 48   | 2        | 945           | 1883          |
| 16:00       | 9                   | 28   | 7    | 6        | 50            | 18                 | 205  | 17   | 1        | 241           | 7                   | 28   | 29   | 2        | 66            | 17                 | 118  | 34   | 7        | 176           | 533           |
| 16:15       | 14                  | 36   | 13   | 4        | 67            | 15                 | 206  | 24   | 1        | 246           | 13                  | 36   | 31   | 0        | 80            | 19                 | 127  | 25   | 2        | 173           | 566           |
| 16:30       | 12                  | 43   | 10   | 1        | 66            | 12                 | 210  | 25   | 2        | 249           | 3                   | 28   | 34   | 0        | 65            | 18                 | 105  | 18   | 1        | 142           | 522           |
| 16:45       | 11                  | 34   | 4    | 2        | 51            | 18                 | 287  | 29   | 1        | 335           | 6                   | 26   | 38   | 0        | 70            | 14                 | 116  | 31   | 0        | 161           | 617           |
| Total       | 46                  | 141  | 34   | 13       | 234           | 63                 | 908  | 95   | 5        | 1071          | 29                  | 118  | 132  | 2        | 281           | 68                 | 466  | 108  | 10       | 652           | 2238          |
| 17:00       | 13                  | 32   | 12   | 5        | 62            | 23                 | 272  | 43   | 2        | 340           | 18                  | 48   | 35   | 3        | 104           | 22                 | 136  | 26   | 1        | 185           | 691           |
| 17:15       | 13                  | 41   | 13   | 0        | 67            | 14                 | 301  | 36   | 0        | 351           | 12                  | 45   | 40   | 0        | 97            | 16                 | 116  | 40   | 3        | 175           | 690           |
| 17:30       | 16                  | 36   | 12   | 1        | 65            | 32                 | 266  | 32   | 0        | 330           | 10                  | 37   | 35   | 1        | 83            | 32                 | 104  | 43   | 3        | 182           | 660           |
| 17:45       | 18                  | 34   | 8    | 4        | 64            | 23                 | 302  | 39   | 0        | 364           | 7                   | 29   | 32   | 4        | 72            | 20                 | 100  | 31   | 3        | 154           | 654           |
| Total       | 60                  | 143  | 45   | 10       | 258           | 92                 | 1141 | 150  | 2        | 1385          | 47                  | 159  | 142  | 8        | 356           | 90                 | 456  | 140  | 10       | 696           | 2695          |
| Grand Total | 160                 | 558  | 287  | 28       | 1033          | 218                | 2812 | 441  | 13       | 3484          | 162                 | 474  | 473  | 26       | 1135          | 380                | 2616 | 401  | 23       | 3420          | 9072          |
| Apprch %    | 15.5                | 54.0 | 27.8 | 2.7      |               | 6.3                | 80.7 | 12.7 | 0.4      |               | 14.3                | 41.8 | 41.7 | 2.3      |               | 11.1               | 76.5 | 11.7 | 0.7      |               |               |
| Total %     | 1.8                 | 6.2  | 3.2  | 0.3      | 11.4          | 2.4                | 31.0 | 4.9  | 0.1      | 38.4          | 1.8                 | 5.2  | 5.2  | 0.3      | 12.5          | 4.2                | 28.8 | 4.4  | 0.3      | 37.7          |               |

|                                             | SR235<br>From North |      |      |          |               | US441<br>From East |      |      |          |               | SR235<br>From South |      |      |          |               | US441<br>From West |      |     |          |               |               |
|---------------------------------------------|---------------------|------|------|----------|---------------|--------------------|------|------|----------|---------------|---------------------|------|------|----------|---------------|--------------------|------|-----|----------|---------------|---------------|
| Start Time                                  | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt  | RT<br>OR | App.<br>Total | Int.<br>Total |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |     |          |               |               |
| Intersection                                | 07:15               |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |     |          |               |               |
| Volume                                      | 25                  | 156  | 128  | 1        | 310           | 45                 | 394  | 125  | 1        | 565           | 48                  | 112  | 108  | 6        | 274           | 106                | 924  | 97  | 0        | 1127          | 2276          |
| Percent                                     | 8.1                 | 50.3 | 41.3 | 0.3      |               | 8.0                | 69.7 | 22.1 | 0.2      |               | 17.5                | 40.9 | 39.4 | 2.2      |               | 9.4                | 82.0 | 8.6 | 0.0      |               |               |
| 07:30                                       | 9                   | 47   | 33   | 1        | 90            | 18                 | 119  | 48   | 0        | 185           | 12                  | 36   | 26   | 5        | 79            | 19                 | 210  | 27  | 0        | 256           | 610           |
| Volume                                      |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |     |          |               | 0.933         |
| Peak                                        |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |     |          |               |               |
| Factor                                      |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |     |          |               |               |
| High Int.                                   | 07:30               |      |      |          |               | 07:30              |      |      |          |               | 07:30               |      |      |          |               | 07:45              |      |     |          |               |               |
| Volume                                      | 9                   | 47   | 33   | 1        | 90            | 18                 | 119  | 48   | 0        | 185           | 12                  | 36   | 26   | 5        | 79            | 20                 | 251  | 34  | 0        | 305           |               |
| Peak                                        |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |     |          |               |               |
| Factor                                      | 0.861               |      |      |          |               | 0.764              |      |      |          |               | 0.867               |      |      |          |               | 0.924              |      |     |          |               |               |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
US 441 at SR 235

File Name : 235441  
Site Code : 00000000  
Start Date : 5/17/2018  
Page No : 2

|                                             | SR235<br>From North |      |      |          |               | US441<br>From East |      |      |          |               | SR235<br>From South |      |      |          |               | US441<br>From West |      |      |          |               |               |
|---------------------------------------------|---------------------|------|------|----------|---------------|--------------------|------|------|----------|---------------|---------------------|------|------|----------|---------------|--------------------|------|------|----------|---------------|---------------|
| Start Time                                  | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Int.<br>Total |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| By Approach                                 | 07:15               |      |      |          |               | 07:00              |      |      |          |               | 07:30               |      |      |          |               | 07:00              |      |      |          |               |               |
| Volume                                      | 25                  | 156  | 128  | 1        | 310           | 53                 | 391  | 124  | 3        | 571           | 51                  | 108  | 110  | 8        | 277           | 98                 | 923  | 105  | 1        | 1127          |               |
| Percent                                     | 8.1                 | 50.3 | 41.3 | 0.3      |               | 9.3                | 68.5 | 21.7 | 0.5      |               | 18.4                | 39.0 | 39.7 | 2.9      |               | 8.7                | 81.9 | 9.3  | 0.1      |               |               |
| High Int.                                   | 07:30               |      |      |          |               | 07:30              |      |      |          |               | 07:30               |      |      |          |               | 07:45              |      |      |          |               |               |
| Volume                                      | 9                   | 47   | 33   | 1        | 90            | 18                 | 119  | 48   | 0        | 185           | 12                  | 36   | 26   | 5        | 79            | 20                 | 251  | 34   | 0        | 305           |               |
| Peak Factor                                 |                     |      |      |          | 0.861         |                    |      |      |          | 0.772         |                     |      |      |          | 0.877         |                    |      |      |          | 0.924         |               |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| Intersection                                | 17:00               |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| Volume                                      | 60                  | 143  | 45   | 10       | 258           | 92                 | 1141 | 150  | 2        | 1385          | 47                  | 159  | 142  | 8        | 356           | 90                 | 456  | 140  | 10       | 696           | 2695          |
| Percent                                     | 23.3                | 55.4 | 17.4 | 3.9      |               | 6.6                | 82.4 | 10.8 | 0.1      |               | 13.2                | 44.7 | 39.9 | 2.2      |               | 12.9               | 65.5 | 20.1 | 1.4      |               |               |
| 17:00                                       |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| Volume                                      | 13                  | 32   | 12   | 5        | 62            | 23                 | 272  | 43   | 2        | 340           | 18                  | 48   | 35   | 3        | 104           | 22                 | 136  | 26   | 1        | 185           | 691           |
| Peak Factor                                 |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               | 0.975         |
| High Int.                                   | 17:15               |      |      |          |               | 17:45              |      |      |          |               | 17:00               |      |      |          |               | 17:00              |      |      |          |               |               |
| Volume                                      | 13                  | 41   | 13   | 0        | 67            | 23                 | 302  | 39   | 0        | 364           | 18                  | 48   | 35   | 3        | 104           | 22                 | 136  | 26   | 1        | 185           |               |
| Peak Factor                                 |                     |      |      |          | 0.963         |                    |      |      |          | 0.951         |                     |      |      |          | 0.856         |                    |      |      |          | 0.941         |               |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                     |      |      |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| By Approach                                 | 17:00               |      |      |          |               | 17:00              |      |      |          |               | 17:00               |      |      |          |               | 16:45              |      |      |          |               |               |
| Volume                                      | 60                  | 143  | 45   | 10       | 258           | 92                 | 1141 | 150  | 2        | 1385          | 47                  | 159  | 142  | 8        | 356           | 84                 | 472  | 140  | 7        | 703           |               |
| Percent                                     | 23.3                | 55.4 | 17.4 | 3.9      |               | 6.6                | 82.4 | 10.8 | 0.1      |               | 13.2                | 44.7 | 39.9 | 2.2      |               | 11.9               | 67.1 | 19.9 | 1.0      |               |               |
| High Int.                                   | 17:15               |      |      |          |               | 17:45              |      |      |          |               | 17:00               |      |      |          |               | 17:00              |      |      |          |               |               |
| Volume                                      | 13                  | 41   | 13   | 0        | 67            | 23                 | 302  | 39   | 0        | 364           | 18                  | 48   | 35   | 3        | 104           | 22                 | 136  | 26   | 1        | 185           |               |
| Peak Factor                                 |                     |      |      |          | 0.963         |                    |      |      |          | 0.951         |                     |      |      |          | 0.856         |                    |      |      |          | 0.950         |               |



MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
US 441 at SR 235

File Name : 235441  
Site Code : 00000000  
Start Date : 5/17/2018  
Page No : 1

Groups Printed- Buses & Trucks

|                | SR235<br>From North |      |     |          |               | US441<br>From East |      |      |          |               | SR235<br>From South |      |      |          |               | US441<br>From West |      |      |          |               |               |
|----------------|---------------------|------|-----|----------|---------------|--------------------|------|------|----------|---------------|---------------------|------|------|----------|---------------|--------------------|------|------|----------|---------------|---------------|
| Start Time     | Rt                  | Th   | Lt  | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Int.<br>Total |
| Factor         | 1.0                 | 1.0  | 1.0 | 1.0      |               | 1.0                | 1.0  | 1.0  | 1.0      |               | 1.0                 | 1.0  | 1.0  | 1.0      |               | 1.0                | 1.0  | 1.0  | 1.0      |               |               |
| 07:00          | 1                   | 4    | 0   | 1        | 6             | 0                  | 3    | 2    | 0        | 5             | 1                   | 8    | 0    | 1        | 10            | 0                  | 2    | 1    | 0        | 3             | 24            |
| 07:15          | 0                   | 10   | 0   | 0        | 10            | 0                  | 5    | 1    | 0        | 6             | 2                   | 11   | 0    | 0        | 13            | 1                  | 7    | 0    | 0        | 8             | 37            |
| 07:30          | 1                   | 5    | 0   | 0        | 6             | 1                  | 6    | 2    | 0        | 9             | 0                   | 5    | 0    | 1        | 6             | 1                  | 6    | 2    | 0        | 9             | 30            |
| 07:45          | 0                   | 5    | 1   | 0        | 6             | 0                  | 5    | 4    | 0        | 9             | 0                   | 5    | 2    | 0        | 7             | 1                  | 4    | 3    | 0        | 8             | 30            |
| Total          | 2                   | 24   | 1   | 1        | 28            | 1                  | 19   | 9    | 0        | 29            | 3                   | 29   | 2    | 2        | 36            | 3                  | 19   | 6    | 0        | 28            | 121           |
| 08:00          | 0                   | 2    | 0   | 0        | 2             | 0                  | 3    | 5    | 0        | 8             | 2                   | 7    | 1    | 0        | 10            | 1                  | 6    | 4    | 0        | 11            | 31            |
| 08:15          | 3                   | 8    | 1   | 1        | 13            | 0                  | 7    | 7    | 0        | 14            | 5                   | 3    | 2    | 0        | 10            | 0                  | 5    | 1    | 0        | 6             | 43            |
| 08:30          | 0                   | 11   | 0   | 0        | 11            | 1                  | 3    | 4    | 0        | 8             | 5                   | 6    | 2    | 0        | 13            | 1                  | 14   | 1    | 0        | 16            | 48            |
| 08:45          | 0                   | 5    | 1   | 0        | 6             | 0                  | 8    | 3    | 0        | 11            | 2                   | 3    | 0    | 2        | 7             | 1                  | 10   | 0    | 0        | 11            | 35            |
| Total          | 3                   | 26   | 2   | 1        | 32            | 1                  | 21   | 19   | 0        | 41            | 14                  | 19   | 5    | 2        | 40            | 3                  | 35   | 6    | 0        | 44            | 157           |
| 16:00          | 0                   | 4    | 0   | 0        | 4             | 0                  | 5    | 2    | 1        | 8             | 0                   | 1    | 0    | 0        | 1             | 1                  | 4    | 1    | 0        | 6             | 19            |
| 16:15          | 0                   | 5    | 1   | 0        | 6             | 0                  | 2    | 2    | 0        | 4             | 1                   | 2    | 2    | 0        | 5             | 1                  | 1    | 0    | 0        | 2             | 17            |
| 16:30          | 0                   | 4    | 0   | 0        | 4             | 0                  | 2    | 0    | 0        | 2             | 0                   | 3    | 0    | 0        | 3             | 0                  | 0    | 0    | 0        | 0             | 9             |
| 16:45          | 1                   | 7    | 0   | 0        | 8             | 0                  | 2    | 2    | 0        | 4             | 1                   | 1    | 2    | 0        | 4             | 0                  | 5    | 0    | 0        | 5             | 21            |
| Total          | 1                   | 20   | 1   | 0        | 22            | 0                  | 11   | 6    | 1        | 18            | 2                   | 7    | 4    | 0        | 13            | 2                  | 10   | 1    | 0        | 13            | 66            |
| 17:00          | 0                   | 4    | 0   | 0        | 4             | 0                  | 2    | 0    | 0        | 2             | 1                   | 3    | 1    | 0        | 5             | 1                  | 3    | 1    | 0        | 5             | 16            |
| 17:15          | 0                   | 5    | 0   | 0        | 5             | 0                  | 1    | 0    | 0        | 1             | 1                   | 1    | 0    | 0        | 2             | 0                  | 1    | 0    | 0        | 1             | 9             |
| 17:30          | 2                   | 2    | 0   | 0        | 4             | 1                  | 0    | 0    | 0        | 1             | 1                   | 4    | 0    | 0        | 5             | 0                  | 3    | 1    | 0        | 4             | 14            |
| 17:45          | 0                   | 5    | 0   | 0        | 5             | 0                  | 4    | 0    | 0        | 4             | 1                   | 1    | 0    | 0        | 2             | 0                  | 0    | 1    | 0        | 1             | 12            |
| Total          | 2                   | 16   | 0   | 0        | 18            | 1                  | 7    | 0    | 0        | 8             | 4                   | 9    | 1    | 0        | 14            | 1                  | 7    | 3    | 0        | 11            | 51            |
| Grand<br>Total | 8                   | 86   | 4   | 2        | 100           | 3                  | 58   | 34   | 1        | 96            | 23                  | 64   | 12   | 4        | 103           | 9                  | 71   | 16   | 0        | 96            | 395           |
| Apprch %       | 8.0                 | 86.0 | 4.0 | 2.0      |               | 3.1                | 60.4 | 35.4 | 1.0      |               | 22.3                | 62.1 | 11.7 | 3.9      |               | 9.4                | 74.0 | 16.7 | 0.0      |               |               |
| Total %        | 2.0                 | 21.8 | 1.0 | 0.5      | 25.3          | 0.8                | 14.7 | 8.6  | 0.3      | 24.3          | 5.8                 | 16.2 | 3.0  | 1.0      | 26.1          | 2.3                | 18.0 | 4.1  | 0.0      | 24.3          |               |

|                                             | SR235<br>From North |      |     |          |               | US441<br>From East |      |      |          |               | SR235<br>From South |      |      |          |               | US441<br>From West |      |      |          |               |               |
|---------------------------------------------|---------------------|------|-----|----------|---------------|--------------------|------|------|----------|---------------|---------------------|------|------|----------|---------------|--------------------|------|------|----------|---------------|---------------|
| Start Time                                  | Rt                  | Th   | Lt  | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Int.<br>Total |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                     |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| Intersection                                | 08:00               |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| Volume                                      | 3                   | 26   | 2   | 1        | 32            | 1                  | 21   | 19   | 0        | 41            | 14                  | 19   | 5    | 2        | 40            | 3                  | 35   | 6    | 0        | 44            | 157           |
| Percent                                     | 9.4                 | 81.3 | 6.3 | 3.1      |               | 2.4                | 51.2 | 46.3 | 0.0      |               | 35.0                | 47.5 | 12.5 | 5.0      |               | 6.8                | 79.5 | 13.6 | 0.0      |               |               |
| 08:30                                       | 0                   |      |     |          |               | 1                  |      |      |          |               | 5                   |      |      |          |               | 1                  |      |      |          |               |               |
| Volume                                      | 0                   | 11   | 0   | 0        | 11            | 1                  | 3    | 4    | 0        | 8             | 5                   | 6    | 2    | 0        | 13            | 1                  | 14   | 1    | 0        | 16            | 48            |
| Peak Factor                                 |                     |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               | 0.818         |
| High Int.                                   | 08:15               |      |     |          |               | 08:15              |      |      |          |               | 08:30               |      |      |          |               | 08:30              |      |      |          |               |               |
| Volume                                      | 3                   | 8    | 1   | 1        | 13            | 0                  | 7    | 7    | 0        | 14            | 5                   | 6    | 2    | 0        | 13            | 1                  | 14   | 1    | 0        | 16            |               |
| Peak Factor                                 | 0.615               |      |     |          |               | 0.732              |      |      |          |               | 0.769               |      |      |          |               | 0.688              |      |      |          |               |               |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                     |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| By Approach                                 | 07:45               |      |     |          |               | 08:00              |      |      |          |               | 07:45               |      |      |          |               | 08:00              |      |      |          |               |               |
| Volume                                      | 3                   | 26   | 2   | 1        | 32            | 1                  | 21   | 19   | 0        | 41            | 12                  | 21   | 7    | 0        | 40            | 3                  | 35   | 6    | 0        | 44            |               |
| Percent                                     | 9.4                 | 81.3 | 6.3 | 3.1      |               | 2.4                | 51.2 | 46.3 | 0.0      |               | 30.0                | 52.5 | 17.5 | 0.0      |               | 6.8                | 79.5 | 13.6 | 0.0      |               |               |
| High Int.                                   | 08:15               |      |     |          |               | 08:15              |      |      |          |               | 08:30               |      |      |          |               | 08:30              |      |      |          |               |               |
| Volume                                      | 3                   | 8    | 1   | 1        | 13            | 0                  | 7    | 7    | 0        | 14            | 5                   | 6    | 2    | 0        | 13            | 1                  | 14   | 1    | 0        | 16            |               |
| Peak Factor                                 | 0.615               |      |     |          |               | 0.732              |      |      |          |               | 0.769               |      |      |          |               | 0.688              |      |      |          |               |               |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
US 441 at SR 235

File Name : 235441  
Site Code : 00000000  
Start Date : 5/17/2018  
Page No : 2

|                                             | SR235<br>From North |      |     |          |               | US441<br>From East |      |      |          |               | SR235<br>From South |      |      |          |               | US441<br>From West |      |      |          |               |               |
|---------------------------------------------|---------------------|------|-----|----------|---------------|--------------------|------|------|----------|---------------|---------------------|------|------|----------|---------------|--------------------|------|------|----------|---------------|---------------|
| Start Time                                  | Rt                  | Th   | Lt  | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                  | Th   | Lt   | RT<br>OR | App.<br>Total | Rt                 | Th   | Lt   | RT<br>OR | App.<br>Total | Int.<br>Total |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                     |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| Intersection                                | 16:00               |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| Volume                                      | 1                   | 20   | 1   | 0        | 22            | 0                  | 11   | 6    | 1        | 18            | 2                   | 7    | 4    | 0        | 13            | 2                  | 10   | 1    | 0        | 13            | 66            |
| Percent                                     | 4.5                 | 90.9 | 4.5 | 0.0      |               | 0.0                | 61.1 | 33.3 | 5.6      |               | 15.4                | 53.8 | 30.8 | 0.0      |               | 15.4               | 76.9 | 7.7  | 0.0      |               |               |
| 16:45                                       |                     |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| Volume                                      | 1                   | 7    | 0   | 0        | 8             | 0                  | 2    | 2    | 0        | 4             | 1                   | 1    | 2    | 0        | 4             | 0                  | 5    | 0    | 0        | 5             | 21            |
| Peak Factor                                 |                     |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               | 0.786         |
| High Int.                                   | 16:45               |      |     |          |               | 16:00              |      |      |          |               | 16:15               |      |      |          |               | 16:00              |      |      |          |               |               |
| Volume                                      | 1                   | 7    | 0   | 0        | 8             | 0                  | 5    | 2    | 1        | 8             | 1                   | 2    | 2    | 0        | 5             | 1                  | 4    | 1    | 0        | 6             |               |
| Peak Factor                                 | 0.688               |      |     |          |               | 0.563              |      |      |          |               | 0.650               |      |      |          |               | 0.542              |      |      |          |               |               |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                     |      |     |          |               |                    |      |      |          |               |                     |      |      |          |               |                    |      |      |          |               |               |
| By Approach                                 | 16:00               |      |     |          |               | 16:00              |      |      |          |               | 16:15               |      |      |          |               | 16:45              |      |      |          |               |               |
| Volume                                      | 1                   | 20   | 1   | 0        | 22            | 0                  | 11   | 6    | 1        | 18            | 3                   | 9    | 5    | 0        | 17            | 1                  | 12   | 2    | 0        | 15            |               |
| Percent                                     | 4.5                 | 90.9 | 4.5 | 0.0      |               | 0.0                | 61.1 | 33.3 | 5.6      |               | 17.6                | 52.9 | 29.4 | 0.0      |               | 6.7                | 80.0 | 13.3 | 0.0      |               |               |
| High Int.                                   | 16:45               |      |     |          |               | 16:00              |      |      |          |               | 16:15               |      |      |          |               | 16:45              |      |      |          |               |               |
| Volume                                      | 1                   | 7    | 0   | 0        | 8             | 0                  | 5    | 2    | 1        | 8             | 1                   | 2    | 2    | 0        | 5             | 0                  | 5    | 0    | 0        | 5             |               |
| Peak Factor                                 | 0.688               |      |     |          |               | 0.563              |      |      |          |               | 0.850               |      |      |          |               | 0.750              |      |      |          |               |               |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
US 441 at NW 133rd Terrace

File Name : 441HIPP  
Site Code : 00000000  
Start Date : 5/16/2018  
Page No : 1

Groups Printed- Vehicles - Buses & Trucks

|             | NW 133rd Ter<br>From North |      |            | US441<br>From East |      |            | US441<br>From West |     |            |            |
|-------------|----------------------------|------|------------|--------------------|------|------------|--------------------|-----|------------|------------|
| Start Time  | Rt                         | Lt   | App. Total | Rt                 | Th   | App. Total | Th                 | Lt  | App. Total | Int. Total |
| Factor      | 1.0                        | 1.0  |            | 1.0                | 1.0  |            | 1.0                | 1.0 |            |            |
| 07:00       | 12                         | 8    | 20         | 2                  | 112  | 114        | 273                | 2   | 275        | 409        |
| 07:15       | 12                         | 9    | 21         | 5                  | 126  | 131        | 291                | 9   | 300        | 452        |
| 07:30       | 15                         | 15   | 30         | 4                  | 125  | 129        | 302                | 15  | 317        | 476        |
| 07:45       | 8                          | 6    | 14         | 7                  | 134  | 141        | 329                | 18  | 347        | 502        |
| Total       | 47                         | 38   | 85         | 18                 | 497  | 515        | 1195               | 44  | 1239       | 1839       |
| 08:00       | 7                          | 4    | 11         | 4                  | 134  | 138        | 264                | 5   | 269        | 418        |
| 08:15       | 13                         | 11   | 24         | 3                  | 129  | 132        | 231                | 5   | 236        | 392        |
| 08:30       | 7                          | 9    | 16         | 3                  | 100  | 103        | 203                | 2   | 205        | 324        |
| 08:45       | 7                          | 5    | 12         | 1                  | 100  | 101        | 202                | 4   | 206        | 319        |
| Total       | 34                         | 29   | 63         | 11                 | 463  | 474        | 900                | 16  | 916        | 1453       |
| 16:00       | 7                          | 4    | 11         | 6                  | 236  | 242        | 121                | 18  | 139        | 392        |
| 16:15       | 6                          | 3    | 9          | 5                  | 253  | 258        | 131                | 11  | 142        | 409        |
| 16:30       | 5                          | 4    | 9          | 8                  | 284  | 292        | 129                | 6   | 135        | 436        |
| 16:45       | 9                          | 4    | 13         | 10                 | 282  | 292        | 134                | 12  | 146        | 451        |
| Total       | 27                         | 15   | 42         | 29                 | 1055 | 1084       | 515                | 47  | 562        | 1688       |
| 17:00       | 6                          | 7    | 13         | 13                 | 343  | 356        | 135                | 13  | 148        | 517        |
| 17:15       | 5                          | 1    | 6          | 7                  | 343  | 350        | 122                | 10  | 132        | 488        |
| 17:30       | 10                         | 2    | 12         | 14                 | 380  | 394        | 133                | 9   | 142        | 548        |
| 17:45       | 8                          | 5    | 13         | 10                 | 268  | 278        | 101                | 7   | 108        | 399        |
| Total       | 29                         | 15   | 44         | 44                 | 1334 | 1378       | 491                | 39  | 530        | 1952       |
| Grand Total | 137                        | 97   | 234        | 102                | 3349 | 3451       | 3101               | 146 | 3247       | 6932       |
| Apprch %    | 58.5                       | 41.5 |            | 3.0                | 97.0 |            | 95.5               | 4.5 |            |            |
| Total %     | 2.0                        | 1.4  | 3.4        | 1.5                | 48.3 | 49.8       | 44.7               | 2.1 | 46.8       |            |

|                                             | NW 133rd Ter<br>From North |      |            | US441<br>From East |      |            | US441<br>From West |     |            |            |
|---------------------------------------------|----------------------------|------|------------|--------------------|------|------------|--------------------|-----|------------|------------|
| Start Time                                  | Rt                         | Lt   | App. Total | Rt                 | Th   | App. Total | Th                 | Lt  | App. Total | Int. Total |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                            |      |            |                    |      |            |                    |     |            |            |
| Intersection 07:15                          |                            |      |            |                    |      |            |                    |     |            |            |
| Volume                                      | 42                         | 34   | 76         | 20                 | 519  | 539        | 1186               | 47  | 1233       | 1848       |
| Percent                                     | 55.3                       | 44.7 |            | 3.7                | 96.3 |            | 96.2               | 3.8 |            |            |
| 07:45 Volume                                | 8                          | 6    | 14         | 7                  | 134  | 141        | 329                | 18  | 347        | 502        |
| Peak Factor                                 |                            |      |            |                    |      |            |                    |     |            | 0.920      |
| High Int. 07:30                             |                            |      |            | 07:45              |      |            | 07:45              |     |            |            |
| Volume                                      | 15                         | 15   | 30         | 7                  | 134  | 141        | 329                | 18  | 347        |            |
| Peak Factor                                 |                            |      | 0.633      |                    |      | 0.956      |                    |     | 0.888      |            |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                            |      |            |                    |      |            |                    |     |            |            |
| By Approach 07:00                           |                            |      |            | 07:30              |      |            | 07:00              |     |            |            |
| Volume                                      | 47                         | 38   | 85         | 18                 | 522  | 540        | 1195               | 44  | 1239       |            |
| Percent                                     | 55.3                       | 44.7 |            | 3.3                | 96.7 |            | 96.4               | 3.6 |            |            |
| High Int. 07:30                             |                            |      |            | 07:45              |      |            | 07:45              |     |            |            |
| Volume                                      | 15                         | 15   | 30         | 7                  | 134  | 141        | 329                | 18  | 347        |            |
| Peak Factor                                 |                            |      | 0.708      |                    |      | 0.957      |                    |     | 0.893      |            |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                            |      |            |                    |      |            |                    |     |            |            |
| Intersection 16:45                          |                            |      |            |                    |      |            |                    |     |            |            |
| Volume                                      | 30                         | 14   | 44         | 44                 | 1348 | 1392       | 524                | 44  | 568        | 2004       |
| Percent                                     | 68.2                       | 31.8 |            | 3.2                | 96.8 |            | 92.3               | 7.7 |            |            |
| 17:30 Volume                                | 10                         | 2    | 12         | 14                 | 380  | 394        | 133                | 9   | 142        | 548        |
| Peak Factor                                 |                            |      |            |                    |      |            |                    |     |            | 0.914      |
| High Int. 16:45                             |                            |      |            | 17:30              |      |            | 17:00              |     |            |            |
| Volume                                      | 9                          | 4    | 13         | 14                 | 380  | 394        | 135                | 13  | 148        |            |
| Peak Factor                                 |                            |      | 0.846      |                    |      | 0.883      |                    |     | 0.959      |            |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
US 441 at NW 133rd Terrace

File Name : 441HIPP  
Site Code : 00000000  
Start Date : 5/16/2018  
Page No : 2

|                                             | NW 133rd Ter<br>From North |      |            | US441<br>From East |      |            | US441<br>From West |     |            |            |
|---------------------------------------------|----------------------------|------|------------|--------------------|------|------------|--------------------|-----|------------|------------|
| Start Time                                  | Rt                         | Lt   | App. Total | Rt                 | Th   | App. Total | Th                 | Lt  | App. Total | Int. Total |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                            |      |            |                    |      |            |                    |     |            |            |
| By Approach                                 | 16:15                      |      |            | 16:45              |      |            | 16:15              |     |            |            |
| Volume                                      | 26                         | 18   | 44         | 44                 | 1348 | 1392       | 529                | 42  | 571        |            |
| Percent                                     | 59.1                       | 40.9 |            | 3.2                | 96.8 |            | 92.6               | 7.4 |            |            |
| High Int.                                   | 16:45                      |      |            | 17:30              |      |            | 17:00              |     |            |            |
| Volume                                      | 9                          | 4    | 13         | 14                 | 380  | 394        | 135                | 13  | 148        |            |
| Peak Factor                                 |                            |      | 0.846      |                    |      | 0.883      |                    |     | 0.965      |            |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
US 441 at NW 133rd Terrace

File Name : 441HIPP  
Site Code : 00000000  
Start Date : 5/16/2018  
Page No : 1

Groups Printed- Buses & Trucks

|             | NW 133rd Ter<br>From North |      |            | US441<br>From East |      |            | US441<br>From West |     |            |            |
|-------------|----------------------------|------|------------|--------------------|------|------------|--------------------|-----|------------|------------|
| Start Time  | Rt                         | Lt   | App. Total | Rt                 | Th   | App. Total | Th                 | Lt  | App. Total | Int. Total |
| Factor      | 1.0                        | 1.0  |            | 1.0                | 1.0  |            | 1.0                | 1.0 |            |            |
| 07:00       | 1                          | 0    | 1          | 0                  | 8    | 8          | 12                 | 0   | 12         | 21         |
| 07:15       | 0                          | 0    | 0          | 0                  | 4    | 4          | 12                 | 0   | 12         | 16         |
| 07:30       | 0                          | 0    | 0          | 0                  | 5    | 5          | 5                  | 0   | 5          | 10         |
| 07:45       | 0                          | 0    | 0          | 1                  | 12   | 13         | 10                 | 1   | 11         | 24         |
| Total       | 1                          | 0    | 1          | 1                  | 29   | 30         | 39                 | 1   | 40         | 71         |
| 08:00       | 0                          | 0    | 0          | 0                  | 17   | 17         | 7                  | 0   | 7          | 24         |
| 08:15       | 1                          | 1    | 2          | 0                  | 18   | 18         | 11                 | 0   | 11         | 31         |
| 08:30       | 0                          | 0    | 0          | 1                  | 13   | 14         | 13                 | 0   | 13         | 27         |
| 08:45       | 0                          | 0    | 0          | 0                  | 14   | 14         | 10                 | 0   | 10         | 24         |
| Total       | 1                          | 1    | 2          | 1                  | 62   | 63         | 41                 | 0   | 41         | 106        |
| 16:00       | 0                          | 0    | 0          | 0                  | 7    | 7          | 5                  | 0   | 5          | 12         |
| 16:15       | 0                          | 0    | 0          | 0                  | 11   | 11         | 3                  | 0   | 3          | 14         |
| 16:30       | 0                          | 0    | 0          | 0                  | 8    | 8          | 4                  | 0   | 4          | 12         |
| 16:45       | 0                          | 0    | 0          | 0                  | 6    | 6          | 2                  | 0   | 2          | 8          |
| Total       | 0                          | 0    | 0          | 0                  | 32   | 32         | 14                 | 0   | 14         | 46         |
| 17:00       | 0                          | 0    | 0          | 0                  | 3    | 3          | 1                  | 1   | 2          | 5          |
| 17:15       | 0                          | 0    | 0          | 0                  | 4    | 4          | 4                  | 1   | 5          | 9          |
| 17:30       | 0                          | 0    | 0          | 0                  | 3    | 3          | 2                  | 0   | 2          | 5          |
| 17:45       | 0                          | 0    | 0          | 0                  | 1    | 1          | 3                  | 0   | 3          | 4          |
| Total       | 0                          | 0    | 0          | 0                  | 11   | 11         | 10                 | 2   | 12         | 23         |
| Grand Total | 2                          | 1    | 3          | 2                  | 134  | 136        | 104                | 3   | 107        | 246        |
| Apprch %    | 66.7                       | 33.3 |            | 1.5                | 98.5 |            | 97.2               | 2.8 |            |            |
| Total %     | 0.8                        | 0.4  | 1.2        | 0.8                | 54.5 | 55.3       | 42.3               | 1.2 | 43.5       |            |

|                                             | NW 133rd Ter<br>From North |      |            | US441<br>From East |       |            | US441<br>From West |     |            |            |
|---------------------------------------------|----------------------------|------|------------|--------------------|-------|------------|--------------------|-----|------------|------------|
| Start Time                                  | Rt                         | Lt   | App. Total | Rt                 | Th    | App. Total | Th                 | Lt  | App. Total | Int. Total |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                            |      |            |                    |       |            |                    |     |            |            |
| Intersection 07:45                          |                            |      |            |                    |       |            |                    |     |            |            |
| Volume                                      | 1                          | 1    | 2          | 2                  | 60    | 62         | 41                 | 1   | 42         | 106        |
| Percent                                     | 50.0                       | 50.0 |            | 3.2                | 96.8  |            | 97.6               | 2.4 |            |            |
| 08:15 Volume                                | 1                          | 1    | 2          | 0                  | 18    | 18         | 11                 | 0   | 11         | 31         |
| Peak Factor                                 |                            |      |            |                    |       |            |                    |     |            | 0.855      |
| High Int. 08:15                             |                            |      |            | 08:15              |       |            | 08:30              |     |            |            |
| Volume                                      | 1                          | 1    | 2          | 0                  | 18    | 18         | 13                 | 0   | 13         |            |
| Peak Factor                                 |                            |      | 0.250      |                    |       | 0.861      |                    |     | 0.808      |            |
| Peak Hour From 07:00 to 11:45 - Peak 1 of 1 |                            |      |            |                    |       |            |                    |     |            |            |
| By Approach 07:30                           |                            |      |            | 08:00              |       |            | 07:45              |     |            |            |
| Volume                                      | 1                          | 1    | 2          | 1                  | 62    | 63         | 41                 | 1   | 42         |            |
| Percent                                     | 50.0                       | 50.0 |            | 1.6                | 98.4  |            | 97.6               | 2.4 |            |            |
| High Int. 08:15                             |                            |      |            | 08:15              |       |            | 08:30              |     |            |            |
| Volume                                      | 1                          | 1    | 2          | 0                  | 18    | 18         | 13                 | 0   | 13         |            |
| Peak Factor                                 |                            |      | 0.250      |                    |       | 0.875      |                    |     | 0.808      |            |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                            |      |            |                    |       |            |                    |     |            |            |
| Intersection 16:00                          |                            |      |            |                    |       |            |                    |     |            |            |
| Volume                                      | 0                          | 0    | 0          | 0                  | 32    | 32         | 14                 | 0   | 14         | 46         |
| Percent                                     | 0.0                        | 0.0  |            | 0.0                | 100.0 |            | 100.0              | 0.0 |            |            |
| 16:15 Volume                                | 0                          | 0    | 0          | 0                  | 11    | 11         | 3                  | 0   | 3          | 14         |
| Peak Factor                                 |                            |      |            |                    |       |            |                    |     |            | 0.821      |
| High Int. 16:15                             |                            |      |            | 16:15              |       |            | 16:00              |     |            |            |
| Volume                                      | 0                          | 0    | 0          | 0                  | 11    | 11         | 5                  | 0   | 5          |            |
| Peak Factor                                 |                            |      |            |                    |       | 0.727      |                    |     | 0.700      |            |

MPH Transportation Planning  
Tallahassee, Florida  
850-510-6461

Project No. MPH18-02  
TOLOSA PD  
US 441 at NW 133rd Terrace

File Name : 441HIPP  
Site Code : 00000000  
Start Date : 5/16/2018  
Page No : 2

|                                             | NW 133rd Ter<br>From North |    |            | US441<br>From East |       |            | US441<br>From West |     |            |            |
|---------------------------------------------|----------------------------|----|------------|--------------------|-------|------------|--------------------|-----|------------|------------|
| Start Time                                  | Rt                         | Lt | App. Total | Rt                 | Th    | App. Total | Th                 | Lt  | App. Total | Int. Total |
| Peak Hour From 12:00 to 17:45 - Peak 1 of 1 |                            |    |            |                    |       |            |                    |     |            |            |
| By Approach                                 | 12:00                      |    |            | 16:00              |       |            | 16:00              |     |            |            |
| Volume                                      | 0                          | 0  | 0          | 0                  | 32    | 32         | 14                 | 0   | 14         |            |
| Percent                                     | -                          | -  |            | 0.0                | 100.0 |            | 100.0              | 0.0 |            |            |
| High Int.                                   | -                          |    |            | 16:15              |       |            | 16:00              |     |            |            |
| Volume                                      | -                          | -  | -          | 0                  | 11    | 11         | 5                  | 0   | 5          |            |
| Peak Factor                                 |                            |    | -          |                    |       | 0.727      |                    |     | 0.700      |            |



Florida Department of Transportation  
Transportation Statistics Office  
2016 Historical AADT Report

County: 26 - ALACHUA

Site: 0239 - SR 235 .1 MI. S. OF NW 134TH DR.

| Year | AADT   | Direction 1 | Direction 2 | *K Factor | D Factor | T Factor |
|------|--------|-------------|-------------|-----------|----------|----------|
| ---- | -----  | -----       | -----       | -----     | -----    | -----    |
| 2016 | 4500 C | E 0         | W 0         | 9.50      | 53.60    | 11.10    |
| 2015 | 3700 C | E 0         | W 0         | 9.50      | 57.00    | 9.10     |
| 2014 | 3700 C | E           | W           | 9.50      | 57.40    | 9.30     |
| 2013 | 3900 C | E 0         | W 0         | 9.50      | 57.80    | 8.60     |
| 2012 | 3900 C | E 0         | W 0         | 9.50      | 58.40    | 9.10     |
| 2011 | 3800 C | E 0         | W 0         | 9.50      | 58.80    | 8.10     |
| 2010 | 3500 C | E 0         | W 0         | 10.13     | 59.87    | 9.80     |
| 2009 | 4200 C | E 0         | W 0         | 10.04     | 57.81    | 7.20     |
| 2008 | 3800 C | E 0         | W 0         | 10.17     | 57.73    | 12.10    |
| 2007 | 4900 C | E 0         | W 0         | 10.22     | 58.44    | 9.70     |
| 2006 | 4300 C | E 0         | W 0         | 9.98      | 59.05    | 13.20    |
| 2005 | 4700 C | E           | W 4700      | 10.10     | 58.20    | 14.90    |
| 2004 | 5100 C | E           | W           | 10.20     | 62.30    | 17.70    |
| 2003 | 4500 C | E           | W           | 10.20     | 59.50    | 13.60    |
| 2002 | 3700 C | E           | W           | 10.00     | 56.10    | 10.60    |
| 2001 | 3900 C | E           | W           | 10.50     | 61.30    | 11.40    |

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate  
S = Second Year Estimate; T = Third Year Estimate; R = Fourth Year Estimate  
V = Fifth Year Estimate; 6 = Sixth Year Estimate; X = Unknown  
\*K Factor: Starting with Year 2011 is StandardK, Prior years are K30 values

## *Appendix C: HCS Analysis Documentation*

## SHORT REPORT

| General Information |                             |  |  |  | Site Information |                |  |  |  |
|---------------------|-----------------------------|--|--|--|------------------|----------------|--|--|--|
| Analyst             | M.Hemmen                    |  |  |  | Intersection     | US 441/SR 235  |  |  |  |
| Agency or Co.       | MPH Transportation Planning |  |  |  | Area Type        | CBD or Similar |  |  |  |
| Date Performed      | 5/28/2018                   |  |  |  | Jurisdiction     | FDOT           |  |  |  |
| Time Period         | AM Peak Hour                |  |  |  | Analysis Year    | 2018 Existing  |  |  |  |

### Volume and Timing Input

|                              | EB   |      |      | WB   |      |      | NB   |      |      | SB   |      |      |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
|                              | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   |
| Number of Lanes              | 1    | 2    | 0    | 1    | 2    | 0    | 1    | 1    | 0    | 1    | 1    | 0    |
| Lane Group                   | L    | TR   |      | L    | TR   |      | L    | TR   |      | L    | TR   |      |
| Volume (vph)                 | 97   | 924  | 106  | 125  | 394  | 46   | 108  | 112  | 54   | 128  | 156  | 26   |
| % Heavy Vehicles             | 5    | 5    | 5    | 10   | 5    | 5    | 5    | 25   | 5    | 5    | 14   | 5    |
| PHF                          | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Pretimed/Actuated (P/A)      | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    |
| Startup Lost Time            | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Extension of Effective Green | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Arrival Type                 | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      |
| Unit Extension               | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      |
| Ped/Bike/RTOR Volume         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Lane Width                   | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      |
| Parking/Grade/Parking        | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    |
| Parking/Hour                 |      |      |      |      |      |      |      |      |      |      |      |      |
| Bus Stops/Hour               | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      |
| Minimum Pedestrian Time      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |

|                                   |            |          |                        |     |            |          |     |     |
|-----------------------------------|------------|----------|------------------------|-----|------------|----------|-----|-----|
| Phasing                           | Excl. Left | EW Perm  | 03                     | 04  | Excl. Left | NS Perm  | 07  | 08  |
| Timing                            | G = 5.1    | G = 47.1 | G =                    | G = | G = 6.1    | G = 21.7 | G = | G = |
|                                   | Y = 5      | Y = 6    | Y =                    | Y = | Y = 4      | Y = 5    | Y = | Y = |
| Duration of Analysis (hrs) = 0.25 |            |          | Cycle Length C = 100.0 |     |            |          |     |     |

### Lane Group Capacity, Control Delay, and LOS Determination

|                         | EB    |       |  | WB               |       |  | NB    |       |  | SB    |       |  |
|-------------------------|-------|-------|--|------------------|-------|--|-------|-------|--|-------|-------|--|
| Adjusted Flow Rate      | 108   | 1145  |  | 139              | 489   |  | 120   | 184   |  | 142   | 202   |  |
| Lane Group Capacity     | 421   | 1438  |  | 177              | 1437  |  | 267   | 298   |  | 280   | 322   |  |
| v/c Ratio               | 0.26  | 0.80  |  | 0.79             | 0.34  |  | 0.45  | 0.62  |  | 0.51  | 0.63  |  |
| Green Ratio             | 0.58  | 0.47  |  | 0.58             | 0.47  |  | 0.33  | 0.22  |  | 0.33  | 0.22  |  |
| Uniform Delay $d_1$     | 9.8   | 22.4  |  | 15.1             | 16.7  |  | 25.0  | 35.4  |  | 27.9  | 35.5  |  |
| Delay Factor k          | 0.11  | 0.34  |  | 0.33             | 0.11  |  | 0.11  | 0.20  |  | 0.12  | 0.21  |  |
| Incremental Delay $d_2$ | 0.3   | 3.2   |  | 20.4             | 0.1   |  | 1.2   | 3.8   |  | 1.5   | 3.9   |  |
| PF Factor               | 1.000 | 1.000 |  | 1.000            | 1.000 |  | 1.000 | 1.000 |  | 1.000 | 1.000 |  |
| Control Delay           | 10.2  | 25.6  |  | 35.6             | 16.8  |  | 26.2  | 39.2  |  | 29.4  | 39.3  |  |
| Lane Group LOS          | B     | C     |  | D                | B     |  | C     | D     |  | C     | D     |  |
| Approach Delay          | 24.3  |       |  | 21.0             |       |  | 34.1  |       |  | 35.2  |       |  |
| Approach LOS            | C     |       |  | C                |       |  | C     |       |  | D     |       |  |
| Intersection Delay      | 26.1  |       |  | Intersection LOS |       |  |       |       |  | C     |       |  |

## SHORT REPORT

| General Information |                             |  |  |  | Site Information |                         |  |  |  |
|---------------------|-----------------------------|--|--|--|------------------|-------------------------|--|--|--|
| Analyst             | M.Hemmen                    |  |  |  | Intersection     | US 441/SR 235           |  |  |  |
| Agency or Co.       | MPH Transportation Planning |  |  |  | Area Type        | CBD or Similar          |  |  |  |
| Date Performed      | 6/8/2018                    |  |  |  | Jurisdiction     | FDOT                    |  |  |  |
| Time Period         | AM Peak Hour                |  |  |  | Analysis Year    | 2020 Existing + Project |  |  |  |

### Volume and Timing Input

|                              | EB   |      |      | WB   |      |      | NB   |      |      | SB   |      |      |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
|                              | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   |
| Number of Lanes              | 1    | 2    | 0    | 1    | 2    | 0    | 1    | 1    | 0    | 1    | 1    | 0    |
| Lane Group                   | L    | TR   |      | L    | TR   |      | L    | TR   |      | L    | TR   |      |
| Volume (vph)                 | 105  | 924  | 106  | 125  | 394  | 62   | 108  | 146  | 54   | 148  | 198  | 36   |
| % Heavy Vehicles             | 5    | 5    | 5    | 10   | 5    | 5    | 5    | 25   | 5    | 5    | 14   | 5    |
| PHF                          | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Pretimed/Actuated (P/A)      | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    |
| Startup Lost Time            | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Extension of Effective Green | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Arrival Type                 | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      |
| Unit Extension               | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      |
| Ped/Bike/RTOR Volume         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Lane Width                   | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      |
| Parking/Grade/Parking        | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    |
| Parking/Hour                 |      |      |      |      |      |      |      |      |      |      |      |      |
| Bus Stops/Hour               | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      |
| Minimum Pedestrian Time      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |

|                                   |            |          |                        |     |            |          |     |     |
|-----------------------------------|------------|----------|------------------------|-----|------------|----------|-----|-----|
| Phasing                           | Excl. Left | EW Perm  | 03                     | 04  | Excl. Left | NS Perm  | 07  | 08  |
| Timing                            | G = 5.1    | G = 47.1 | G =                    | G = | G = 6.1    | G = 21.7 | G = | G = |
|                                   | Y = 5      | Y = 6    | Y =                    | Y = | Y = 4      | Y = 5    | Y = | Y = |
| Duration of Analysis (hrs) = 0.25 |            |          | Cycle Length C = 100.0 |     |            |          |     |     |

### Lane Group Capacity, Control Delay, and LOS Determination

|                                  | EB    |       |  | WB               |       |  | NB    |       |  | SB    |       |  |
|----------------------------------|-------|-------|--|------------------|-------|--|-------|-------|--|-------|-------|--|
| Adjusted Flow Rate               | 117   | 1145  |  | 139              | 507   |  | 120   | 222   |  | 164   | 260   |  |
| Lane Group Capacity              | 412   | 1438  |  | 177              | 1430  |  | 225   | 298   |  | 252   | 322   |  |
| v/c Ratio                        | 0.28  | 0.80  |  | 0.79             | 0.35  |  | 0.53  | 0.74  |  | 0.65  | 0.81  |  |
| Green Ratio                      | 0.58  | 0.47  |  | 0.58             | 0.47  |  | 0.33  | 0.22  |  | 0.33  | 0.22  |  |
| Uniform Delay d <sub>1</sub>     | 9.9   | 22.4  |  | 15.1             | 16.8  |  | 25.5  | 36.6  |  | 30.7  | 37.2  |  |
| Delay Factor k                   | 0.11  | 0.34  |  | 0.33             | 0.11  |  | 0.14  | 0.30  |  | 0.23  | 0.35  |  |
| Incremental Delay d <sub>2</sub> | 0.4   | 3.2   |  | 20.4             | 0.2   |  | 2.5   | 9.8   |  | 5.8   | 14.1  |  |
| PF Factor                        | 1.000 | 1.000 |  | 1.000            | 1.000 |  | 1.000 | 1.000 |  | 1.000 | 1.000 |  |
| Control Delay                    | 10.3  | 25.6  |  | 35.6             | 16.9  |  | 27.9  | 46.4  |  | 36.5  | 51.3  |  |
| Lane Group LOS                   | B     | C     |  | D                | B     |  | C     | D     |  | D     | D     |  |
| Approach Delay                   | 24.2  |       |  | 21.0             |       |  | 39.9  |       |  | 45.6  |       |  |
| Approach LOS                     | C     |       |  | C                |       |  | D     |       |  | D     |       |  |
| Intersection Delay               | 28.8  |       |  | Intersection LOS |       |  |       |       |  | C     |       |  |

## SHORT REPORT

| General Information |                             |  |  |  | Site Information |                         |  |  |  |
|---------------------|-----------------------------|--|--|--|------------------|-------------------------|--|--|--|
| Analyst             | M.Hemmen                    |  |  |  | Intersection     | US 441/SR 235           |  |  |  |
| Agency or Co.       | MPH Transportation Planning |  |  |  | Area Type        | CBD or Similar          |  |  |  |
| Date Performed      | 9/30/2018                   |  |  |  | Jurisdiction     | FDOT                    |  |  |  |
| Time Period         | AM Peak Hour                |  |  |  | Analysis Year    | 2020 Existing + Project |  |  |  |

### Volume and Timing Input

|                              | EB   |      |      | WB   |      |      | NB   |      |      | SB   |      |      |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
|                              | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   |
| Number of Lanes              | 1    | 2    | 0    | 1    | 2    | 0    | 1    | 1    | 0    | 1    | 1    | 0    |
| Lane Group                   | L    | TR   |      | L    | TR   |      | L    | TR   |      | L    | TR   |      |
| Volume (vph)                 | 106  | 924  | 106  | 125  | 394  | 65   | 108  | 146  | 54   | 148  | 198  | 36   |
| % Heavy Vehicles             | 5    | 5    | 5    | 10   | 5    | 5    | 5    | 25   | 5    | 5    | 14   | 5    |
| PHF                          | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Pretimed/Actuated (P/A)      | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    |
| Startup Lost Time            | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Extension of Effective Green | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Arrival Type                 | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      |
| Unit Extension               | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      |
| Ped/Bike/RTOR Volume         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Lane Width                   | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      |
| Parking/Grade/Parking        | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    |
| Parking/Hour                 |      |      |      |      |      |      |      |      |      |      |      |      |
| Bus Stops/Hour               | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      |
| Minimum Pedestrian Time      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |

|                                   |            |          |                        |     |            |          |     |     |
|-----------------------------------|------------|----------|------------------------|-----|------------|----------|-----|-----|
| Phasing                           | Excl. Left | EW Perm  | 03                     | 04  | Excl. Left | NS Perm  | 07  | 08  |
| Timing                            | G = 5.1    | G = 47.1 | G =                    | G = | G = 6.1    | G = 21.7 | G = | G = |
|                                   | Y = 5      | Y = 6    | Y =                    | Y = | Y = 4      | Y = 5    | Y = | Y = |
| Duration of Analysis (hrs) = 0.25 |            |          | Cycle Length C = 100.0 |     |            |          |     |     |

### Lane Group Capacity, Control Delay, and LOS Determination

|                                  | EB    |       |  | WB               |       |  | NB    |       |  | SB    |       |  |
|----------------------------------|-------|-------|--|------------------|-------|--|-------|-------|--|-------|-------|--|
| Adjusted Flow Rate               | 118   | 1145  |  | 139              | 510   |  | 120   | 222   |  | 164   | 260   |  |
| Lane Group Capacity              | 411   | 1438  |  | 177              | 1429  |  | 225   | 298   |  | 252   | 322   |  |
| v/c Ratio                        | 0.29  | 0.80  |  | 0.79             | 0.36  |  | 0.53  | 0.74  |  | 0.65  | 0.81  |  |
| Green Ratio                      | 0.58  | 0.47  |  | 0.58             | 0.47  |  | 0.33  | 0.22  |  | 0.33  | 0.22  |  |
| Uniform Delay d <sub>1</sub>     | 10.0  | 22.4  |  | 15.1             | 16.8  |  | 25.5  | 36.6  |  | 30.7  | 37.2  |  |
| Delay Factor k                   | 0.11  | 0.34  |  | 0.33             | 0.11  |  | 0.14  | 0.30  |  | 0.23  | 0.35  |  |
| Incremental Delay d <sub>2</sub> | 0.4   | 3.2   |  | 20.4             | 0.2   |  | 2.5   | 9.8   |  | 5.8   | 14.1  |  |
| PF Factor                        | 1.000 | 1.000 |  | 1.000            | 1.000 |  | 1.000 | 1.000 |  | 1.000 | 1.000 |  |
| Control Delay                    | 10.4  | 25.6  |  | 35.6             | 17.0  |  | 27.9  | 46.4  |  | 36.5  | 51.3  |  |
| Lane Group LOS                   | B     | C     |  | D                | B     |  | C     | D     |  | D     | D     |  |
| Approach Delay                   | 24.2  |       |  | 21.0             |       |  | 39.9  |       |  | 45.6  |       |  |
| Approach LOS                     | C     |       |  | C                |       |  | D     |       |  | D     |       |  |
| Intersection Delay               | 28.8  |       |  | Intersection LOS |       |  |       |       |  | C     |       |  |

## SHORT REPORT

| General Information |                             |  |  |  | Site Information |                |  |  |  |
|---------------------|-----------------------------|--|--|--|------------------|----------------|--|--|--|
| Analyst             | M.Hemmen                    |  |  |  | Intersection     | US 441/SR 235  |  |  |  |
| Agency or Co.       | MPH Transportation Planning |  |  |  | Area Type        | CBD or Similar |  |  |  |
| Date Performed      | 6/8/2018                    |  |  |  | Jurisdiction     | FDOT           |  |  |  |
| Time Period         | PM Peak Hour                |  |  |  | Analysis Year    | 2018 Existing  |  |  |  |

### Volume and Timing Input

|                              | EB   |      |      | WB   |      |      | NB   |      |      | SB   |      |      |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
|                              | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   |
| Number of Lanes              | 1    | 2    | 0    | 1    | 2    | 0    | 1    | 1    | 0    | 1    | 1    | 0    |
| Lane Group                   | L    | TR   |      | L    | TR   |      | L    | TR   |      | L    | TR   |      |
| Volume (vph)                 | 140  | 456  | 100  | 150  | 1141 | 96   | 142  | 159  | 55   | 45   | 143  | 70   |
| % Heavy Vehicles             | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    |
| PHF                          | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Pretimed/Actuated (P/A)      | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    |
| Startup Lost Time            | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Extension of Effective Green | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Arrival Type                 | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      |
| Unit Extension               | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      |
| Ped/Bike/RTOR Volume         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Lane Width                   | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      |
| Parking/Grade/Parking        | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    |
| Parking/Hour                 |      |      |      |      |      |      |      |      |      |      |      |      |
| Bus Stops/Hour               | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      |
| Minimum Pedestrian Time      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |

|                                   |            |          |                        |     |            |          |     |     |
|-----------------------------------|------------|----------|------------------------|-----|------------|----------|-----|-----|
| Phasing                           | Excl. Left | EW Perm  | 03                     | 04  | Excl. Left | NS Perm  | 07  | 08  |
| Timing                            | G = 5.1    | G = 47.1 | G =                    | G = | G = 6.1    | G = 21.7 | G = | G = |
|                                   | Y = 5      | Y = 6    | Y =                    | Y = | Y = 4      | Y = 5    | Y = | Y = |
| Duration of Analysis (hrs) = 0.25 |            |          | Cycle Length C = 100.0 |     |            |          |     |     |

### Lane Group Capacity, Control Delay, and LOS Determination

|                         | EB    |       |  | WB               |       |  | NB    |       |  | SB    |       |  |
|-------------------------|-------|-------|--|------------------|-------|--|-------|-------|--|-------|-------|--|
| Adjusted Flow Rate      | 156   | 618   |  | 167              | 1375  |  | 158   | 238   |  | 50    | 237   |  |
| Lane Group Capacity     | 151   | 1421  |  | 361              | 1444  |  | 242   | 340   |  | 241   | 336   |  |
| v/c Ratio               | 1.03  | 0.43  |  | 0.46             | 0.95  |  | 0.65  | 0.70  |  | 0.21  | 0.71  |  |
| Green Ratio             | 0.58  | 0.47  |  | 0.58             | 0.47  |  | 0.33  | 0.22  |  | 0.33  | 0.22  |  |
| Uniform Delay $d_1$     | 24.6  | 17.6  |  | 10.7             | 25.4  |  | 30.7  | 36.1  |  | 24.1  | 36.2  |  |
| Delay Factor $k$        | 0.50  | 0.11  |  | 0.11             | 0.46  |  | 0.23  | 0.27  |  | 0.11  | 0.27  |  |
| Incremental Delay $d_2$ | 82.3  | 0.2   |  | 0.9              | 13.9  |  | 6.2   | 6.3   |  | 0.4   | 6.6   |  |
| PF Factor               | 1.000 | 1.000 |  | 1.000            | 1.000 |  | 1.000 | 1.000 |  | 1.000 | 1.000 |  |
| Control Delay           | 106.8 | 17.8  |  | 11.6             | 39.3  |  | 36.9  | 42.4  |  | 24.5  | 42.8  |  |
| Lane Group LOS          | F     | B     |  | B                | D     |  | D     | D     |  | C     | D     |  |
| Approach Delay          | 35.8  |       |  | 36.3             |       |  | 40.2  |       |  | 39.6  |       |  |
| Approach LOS            | D     |       |  | D                |       |  | D     |       |  | D     |       |  |
| Intersection Delay      | 37.0  |       |  | Intersection LOS |       |  |       |       |  | D     |       |  |



## SHORT REPORT

| General Information |                             |  |  |  | Site Information |                         |  |  |  |
|---------------------|-----------------------------|--|--|--|------------------|-------------------------|--|--|--|
| Analyst             | M.Hemmen                    |  |  |  | Intersection     | US 441/SR 235           |  |  |  |
| Agency or Co.       | MPH Transportation Planning |  |  |  | Area Type        | CBD or Similar          |  |  |  |
| Date Performed      | 6/8/2018                    |  |  |  | Jurisdiction     | FDOT                    |  |  |  |
| Time Period         | PM Peak Hour                |  |  |  | Analysis Year    | 2020 Existing + Project |  |  |  |

### Volume and Timing Input

|                              | EB   |      |      | WB   |      |      | NB   |      |      | SB   |      |      |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
|                              | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   |
| Number of Lanes              | 1    | 2    | 0    | 1    | 2    | 0    | 1    | 1    | 0    | 1    | 1    | 0    |
| Lane Group                   | L    | TR   |      | L    | TR   |      | L    | TR   |      | L    | TR   |      |
| Volume (vph)                 | 151  | 456  | 100  | 150  | 1141 | 118  | 142  | 201  | 55   | 63   | 178  | 79   |
| % Heavy Vehicles             | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    |
| PHF                          | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Pretimed/Actuated (P/A)      | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    |
| Startup Lost Time            | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Extension of Effective Green | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Arrival Type                 | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      |
| Unit Extension               | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      |
| Ped/Bike/RTOR Volume         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Lane Width                   | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      |
| Parking/Grade/Parking        | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    |
| Parking/Hour                 |      |      |      |      |      |      |      |      |      |      |      |      |
| Bus Stops/Hour               | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      |
| Minimum Pedestrian Time      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |

|                                   |            |          |                        |     |            |          |     |     |
|-----------------------------------|------------|----------|------------------------|-----|------------|----------|-----|-----|
| Phasing                           | Excl. Left | EW Perm  | 03                     | 04  | Excl. Left | NS Perm  | 07  | 08  |
| Timing                            | G = 5.1    | G = 47.1 | G =                    | G = | G = 6.1    | G = 21.7 | G = | G = |
|                                   | Y = 5      | Y = 6    | Y =                    | Y = | Y = 4      | Y = 5    | Y = | Y = |
| Duration of Analysis (hrs) = 0.25 |            |          | Cycle Length C = 100.0 |     |            |          |     |     |

### Lane Group Capacity, Control Delay, and LOS Determination

|                         | EB    |       |  | WB               |       |  | NB    |       |  | SB    |       |  |
|-------------------------|-------|-------|--|------------------|-------|--|-------|-------|--|-------|-------|--|
| Adjusted Flow Rate      | 168   | 618   |  | 167              | 1399  |  | 158   | 284   |  | 70    | 286   |  |
| Lane Group Capacity     | 151   | 1421  |  | 361              | 1440  |  | 207   | 342   |  | 209   | 337   |  |
| v/c Ratio               | 1.11  | 0.43  |  | 0.46             | 0.97  |  | 0.76  | 0.83  |  | 0.33  | 0.85  |  |
| Green Ratio             | 0.58  | 0.47  |  | 0.58             | 0.47  |  | 0.33  | 0.22  |  | 0.33  | 0.22  |  |
| Uniform Delay $d_1$     | 24.8  | 17.6  |  | 10.7             | 25.8  |  | 32.5  | 37.4  |  | 24.8  | 37.6  |  |
| Delay Factor k          | 0.50  | 0.11  |  | 0.11             | 0.48  |  | 0.32  | 0.37  |  | 0.11  | 0.38  |  |
| Incremental Delay $d_2$ | 106.6 | 0.2   |  | 0.9              | 17.3  |  | 15.4  | 15.7  |  | 1.0   | 18.1  |  |
| PF Factor               | 1.000 | 1.000 |  | 1.000            | 1.000 |  | 1.000 | 1.000 |  | 1.000 | 1.000 |  |
| Control Delay           | 131.4 | 17.8  |  | 11.6             | 43.1  |  | 47.9  | 53.1  |  | 25.8  | 55.7  |  |
| Lane Group LOS          | F     | B     |  | B                | D     |  | D     | D     |  | C     | E     |  |
| Approach Delay          | 42.1  |       |  | 39.8             |       |  | 51.2  |       |  | 49.8  |       |  |
| Approach LOS            | D     |       |  | D                |       |  | D     |       |  | D     |       |  |
| Intersection Delay      | 43.1  |       |  | Intersection LOS |       |  |       |       |  | D     |       |  |

## SHORT REPORT

| General Information |                             |  |  |  | Site Information |                         |  |  |  |
|---------------------|-----------------------------|--|--|--|------------------|-------------------------|--|--|--|
| Analyst             | M.Hemmen                    |  |  |  | Intersection     | US 441/SR 235           |  |  |  |
| Agency or Co.       | MPH Transportation Planning |  |  |  | Area Type        | CBD or Similar          |  |  |  |
| Date Performed      | 9/30/2018                   |  |  |  | Jurisdiction     | FDOT                    |  |  |  |
| Time Period         | PM Peak Hour                |  |  |  | Analysis Year    | 2020 Existing + Project |  |  |  |

### Volume and Timing Input

|                              | EB   |      |      | WB   |      |      | NB   |      |      | SB   |      |      |
|------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
|                              | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   | LT   | TH   | RT   |
| Number of Lanes              | 1    | 2    | 0    | 1    | 2    | 0    | 1    | 1    | 0    | 1    | 1    | 0    |
| Lane Group                   | L    | TR   |      | L    | TR   |      | L    | TR   |      | L    | TR   |      |
| Volume (vph)                 | 152  | 456  | 100  | 150  | 1141 | 119  | 142  | 201  | 55   | 63   | 181  | 79   |
| % Heavy Vehicles             | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    | 5    |
| PHF                          | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Pretimed/Actuated (P/A)      | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    | A    |
| Startup Lost Time            | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Extension of Effective Green | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      | 2.0  | 2.0  |      |
| Arrival Type                 | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      | 3    | 3    |      |
| Unit Extension               | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      | 3.0  | 3.0  |      |
| Ped/Bike/RTOR Volume         | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| Lane Width                   | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      | 12.0 | 12.0 |      |
| Parking/Grade/Parking        | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    | N    | 0    | N    |
| Parking/Hour                 |      |      |      |      |      |      |      |      |      |      |      |      |
| Bus Stops/Hour               | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      | 0    | 0    |      |
| Minimum Pedestrian Time      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |      | 3.2  |      |

|                                   |            |          |                        |     |            |          |     |     |
|-----------------------------------|------------|----------|------------------------|-----|------------|----------|-----|-----|
| Phasing                           | Excl. Left | EW Perm  | 03                     | 04  | Excl. Left | NS Perm  | 07  | 08  |
| Timing                            | G = 5.1    | G = 47.1 | G =                    | G = | G = 6.1    | G = 21.7 | G = | G = |
|                                   | Y = 5      | Y = 6    | Y =                    | Y = | Y = 4      | Y = 5    | Y = | Y = |
| Duration of Analysis (hrs) = 0.25 |            |          | Cycle Length C = 100.0 |     |            |          |     |     |

### Lane Group Capacity, Control Delay, and LOS Determination

|                         | EB    |       |  | WB               |       |  | NB    |       |  | SB    |       |  |
|-------------------------|-------|-------|--|------------------|-------|--|-------|-------|--|-------|-------|--|
| Adjusted Flow Rate      | 169   | 618   |  | 167              | 1400  |  | 158   | 284   |  | 70    | 289   |  |
| Lane Group Capacity     | 151   | 1421  |  | 361              | 1440  |  | 205   | 342   |  | 209   | 337   |  |
| v/c Ratio               | 1.12  | 0.43  |  | 0.46             | 0.97  |  | 0.77  | 0.83  |  | 0.33  | 0.86  |  |
| Green Ratio             | 0.58  | 0.47  |  | 0.58             | 0.47  |  | 0.33  | 0.22  |  | 0.33  | 0.22  |  |
| Uniform Delay $d_1$     | 24.8  | 17.6  |  | 10.7             | 25.8  |  | 32.6  | 37.4  |  | 24.8  | 37.7  |  |
| Delay Factor k          | 0.50  | 0.11  |  | 0.11             | 0.48  |  | 0.32  | 0.37  |  | 0.11  | 0.39  |  |
| Incremental Delay $d_2$ | 108.8 | 0.2   |  | 0.9              | 17.5  |  | 16.4  | 15.7  |  | 1.0   | 19.2  |  |
| PF Factor               | 1.000 | 1.000 |  | 1.000            | 1.000 |  | 1.000 | 1.000 |  | 1.000 | 1.000 |  |
| Control Delay           | 133.6 | 17.8  |  | 11.6             | 43.3  |  | 48.9  | 53.1  |  | 25.8  | 56.9  |  |
| Lane Group LOS          | F     | B     |  | B                | D     |  | D     | D     |  | C     | E     |  |
| Approach Delay          | 42.7  |       |  | 39.9             |       |  | 51.6  |       |  | 50.8  |       |  |
| Approach LOS            | D     |       |  | D                |       |  | D     |       |  | D     |       |  |
| Intersection Delay      | 43.5  |       |  | Intersection LOS |       |  |       |       |  | D     |       |  |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       |                            |
| Analysis Time Period | AM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | US 441 at NW 133rd Ter. |
| Jurisdiction  | FDOT/Alachua            |
| Analysis Year | 2018 Existing           |
|               |                         |

Project Description Tolosa PD

East/West Street: US 441

North/South Street: NW 133rd Terrace

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound   |      |      | Westbound |      |      |
|-------------------------------|-------------|------|------|-----------|------|------|
| Movement                      | 1           | 2    | 3    | 4         | 5    | 6    |
|                               | L           | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 47          | 1186 |      |           | 519  | 20   |
| Peak-Hour Factor, PHF         | 0.90        | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 52          | 1317 | 0    | 0         | 576  | 22   |
| Percent Heavy Vehicles        | 2           | --   | --   | 0         | --   | --   |
| Median Type                   | Raised curb |      |      |           |      |      |
| RT Channelized                |             |      | 0    |           |      | 0    |
| Lanes                         | 1           | 2    | 0    | 0         | 2    | 0    |
| Configuration                 | L           | T    |      |           | T    | TR   |
| Upstream Signal               |             | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 34         |      | 42   |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 37         | 0    | 46   |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 2          | 0    | 2    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            |      |      |            | LR   |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |      |    |
|------------------------|-----------|-----------|------------|---|---|------------|------|----|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11   | 12 |
| Lane Configuration     | L         |           |            |   |   |            | LR   |    |
| v (veh/h)              | 52        |           |            |   |   |            | 83   |    |
| C (m) (veh/h)          | 975       |           |            |   |   |            | 405  |    |
| v/c                    | 0.05      |           |            |   |   |            | 0.20 |    |
| 95% queue length       | 0.17      |           |            |   |   |            | 0.76 |    |
| Control Delay (s/veh)  | 8.9       |           |            |   |   |            | 16.2 |    |
| LOS                    | A         |           |            |   |   |            | C    |    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 16.2       |      |    |
| Approach LOS           | --        | --        |            |   |   | C          |      |    |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 5/28/2018                  |
| Analysis Time Period | PM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | US 441 at NW 133rd Ter. |
| Jurisdiction  | FDOT/Alachua            |
| Analysis Year | 2018 Existing           |
|               |                         |

Project Description Tolosa PD

East/West Street: US 441

North/South Street: NW 133rd Terrace

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound   |      |      | Westbound |      |      |
|-------------------------------|-------------|------|------|-----------|------|------|
| Movement                      | 1           | 2    | 3    | 4         | 5    | 6    |
|                               | L           | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 44          | 524  |      |           | 1348 | 44   |
| Peak-Hour Factor, PHF         | 0.90        | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 48          | 582  | 0    | 0         | 1497 | 48   |
| Percent Heavy Vehicles        | 2           | --   | --   | 0         | --   | --   |
| Median Type                   | Raised curb |      |      |           |      |      |
| RT Channelized                |             |      | 0    |           |      | 0    |
| Lanes                         | 1           | 2    | 0    | 0         | 2    | 0    |
| Configuration                 | L           | T    |      |           | T    | TR   |
| Upstream Signal               |             | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 14         |      | 30   |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 15         | 0    | 33   |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 2          | 0    | 2    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            |      |      |            | LR   |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |      |    |
|------------------------|-----------|-----------|------------|---|---|------------|------|----|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11   | 12 |
| Lane Configuration     | L         |           |            |   |   |            | LR   |    |
| v (veh/h)              | 48        |           |            |   |   |            | 48   |    |
| C (m) (veh/h)          | 426       |           |            |   |   |            | 230  |    |
| v/c                    | 0.11      |           |            |   |   |            | 0.21 |    |
| 95% queue length       | 0.38      |           |            |   |   |            | 0.77 |    |
| Control Delay (s/veh)  | 14.5      |           |            |   |   |            | 24.7 |    |
| LOS                    | B         |           |            |   |   |            | C    |    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 24.7       |      |    |
| Approach LOS           | --        | --        |            |   |   | C          |      |    |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 6/11/2018                  |
| Analysis Time Period | AM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | US 441 at NW 133rd Ter. |
| Jurisdiction  | FDOT/Alachua            |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD

East/West Street: US 441

North/South Street: NW 133rd Terrace

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound   |      |      | Westbound |      |      |
|-------------------------------|-------------|------|------|-----------|------|------|
| Movement                      | 1           | 2    | 3    | 4         | 5    | 6    |
|                               | L           | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 51          | 1206 |      |           | 535  | 24   |
| Peak-Hour Factor, PHF         | 0.90        | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 56          | 1340 | 0    | 0         | 594  | 26   |
| Percent Heavy Vehicles        | 2           | --   | --   | 0         | --   | --   |
| Median Type                   | Raised curb |      |      |           |      |      |
| RT Channelized                |             |      | 0    |           |      | 0    |
| Lanes                         | 1           | 2    | 0    | 0         | 2    | 0    |
| Configuration                 | L           | T    |      |           | T    | TR   |
| Upstream Signal               |             | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 39         |      | 47   |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 43         | 0    | 52   |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 2          | 0    | 2    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            |      |      |            | LR   |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |      |    |
|------------------------|-----------|-----------|------------|---|---|------------|------|----|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11   | 12 |
| Lane Configuration     | L         |           |            |   |   |            | LR   |    |
| v (veh/h)              | 56        |           |            |   |   |            | 95   |    |
| C (m) (veh/h)          | 956       |           |            |   |   |            | 446  |    |
| v/c                    | 0.06      |           |            |   |   |            | 0.21 |    |
| 95% queue length       | 0.19      |           |            |   |   |            | 0.80 |    |
| Control Delay (s/veh)  | 9.0       |           |            |   |   |            | 15.2 |    |
| LOS                    | A         |           |            |   |   |            | C    |    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 15.2       |      |    |
| Approach LOS           | --        | --        |            |   |   | C          |      |    |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 9/30/2018                  |
| Analysis Time Period | AM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | US 441 at NW 133rd Ter. |
| Jurisdiction  | FDOT/Alachua            |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD REVISED

East/West Street: US 441

North/South Street: NW 133rd Terrace

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound   |      |      | Westbound |      |      |
|-------------------------------|-------------|------|------|-----------|------|------|
| Movement                      | 1           | 2    | 3    | 4         | 5    | 6    |
|                               | L           | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 51          | 1206 |      |           | 538  | 25   |
| Peak-Hour Factor, PHF         | 0.90        | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 56          | 1340 | 0    | 0         | 597  | 27   |
| Percent Heavy Vehicles        | 2           | --   | --   | 0         | --   | --   |
| Median Type                   | Raised curb |      |      |           |      |      |
| RT Channelized                |             |      | 0    |           |      | 0    |
| Lanes                         | 1           | 2    | 0    | 0         | 2    | 0    |
| Configuration                 | L           | T    |      |           | T    | TR   |
| Upstream Signal               |             | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 49         |      | 56   |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 54         | 0    | 62   |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 2          | 0    | 2    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            |      |      |            | LR   |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |      |    |
|------------------------|-----------|-----------|------------|---|---|------------|------|----|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11   | 12 |
| Lane Configuration     | L         |           |            |   |   |            | LR   |    |
| v (veh/h)              | 56        |           |            |   |   |            | 116  |    |
| C (m) (veh/h)          | 953       |           |            |   |   |            | 441  |    |
| v/c                    | 0.06      |           |            |   |   |            | 0.26 |    |
| 95% queue length       | 0.19      |           |            |   |   |            | 1.04 |    |
| Control Delay (s/veh)  | 9.0       |           |            |   |   |            | 16.1 |    |
| LOS                    | A         |           |            |   |   |            | C    |    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 16.1       |      |    |
| Approach LOS           | --        | --        |            |   |   | C          |      |    |



## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 6/11/2018                  |
| Analysis Time Period | PM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | US 441 at NW 133rd Ter. |
| Jurisdiction  | FDOT/Alachua            |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD

East/West Street: US 441

North/South Street: NW 133rd Terrace

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound   |      |      | Westbound |      |      |
|-------------------------------|-------------|------|------|-----------|------|------|
| Movement                      | 1           | 2    | 3    | 4         | 5    | 6    |
|                               | L           | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 49          | 542  |      |           | 1370 | 50   |
| Peak-Hour Factor, PHF         | 0.90        | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 54          | 602  | 0    | 0         | 1522 | 55   |
| Percent Heavy Vehicles        | 2           | --   | --   | 0         | --   | --   |
| Median Type                   | Raised curb |      |      |           |      |      |
| RT Channelized                |             |      | 0    |           |      | 0    |
| Lanes                         | 1           | 2    | 0    | 0         | 2    | 0    |
| Configuration                 | L           | T    |      |           | T    | TR   |
| Upstream Signal               |             | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 19         |      | 34   |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 21         | 0    | 37   |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 2          | 0    | 2    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            |      |      |            | LR   |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |      |    |
|------------------------|-----------|-----------|------------|---|---|------------|------|----|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11   | 12 |
| Lane Configuration     | L         |           |            |   |   |            | LR   |    |
| v (veh/h)              | 54        |           |            |   |   |            | 58   |    |
| C (m) (veh/h)          | 414       |           |            |   |   |            | 211  |    |
| v/c                    | 0.13      |           |            |   |   |            | 0.27 |    |
| 95% queue length       | 0.45      |           |            |   |   |            | 1.08 |    |
| Control Delay (s/veh)  | 15.0      |           |            |   |   |            | 28.4 |    |
| LOS                    | B         |           |            |   |   |            | D    |    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 28.4       |      |    |
| Approach LOS           | --        | --        |            |   |   | D          |      |    |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 9/30/2018                  |
| Analysis Time Period | PM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | US 441 at NW 133rd Ter. |
| Jurisdiction  | FDOT/Alachua            |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD REVISED

East/West Street: US 441

North/South Street: NW 133rd Terrace

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound   |      |      | Westbound |      |      |
|-------------------------------|-------------|------|------|-----------|------|------|
| Movement                      | 1           | 2    | 3    | 4         | 5    | 6    |
|                               | L           | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 57          | 542  |      |           | 1371 | 63   |
| Peak-Hour Factor, PHF         | 0.90        | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 63          | 602  | 0    | 0         | 1523 | 70   |
| Percent Heavy Vehicles        | 2           | --   | --   | 0         | --   | --   |
| Median Type                   | Raised curb |      |      |           |      |      |
| RT Channelized                |             |      | 0    |           |      | 0    |
| Lanes                         | 1           | 2    | 0    | 0         | 2    | 0    |
| Configuration                 | L           | T    |      |           | T    | TR   |
| Upstream Signal               |             | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 24         |      | 39   |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 26         | 0    | 43   |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 2          | 0    | 2    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            |      |      |            | LR   |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |      |    |
|------------------------|-----------|-----------|------------|---|---|------------|------|----|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11   | 12 |
| Lane Configuration     | L         |           |            |   |   |            | LR   |    |
| v (veh/h)              | 63        |           |            |   |   |            | 69   |    |
| C (m) (veh/h)          | 408       |           |            |   |   |            | 204  |    |
| v/c                    | 0.15      |           |            |   |   |            | 0.34 |    |
| 95% queue length       | 0.54      |           |            |   |   |            | 1.41 |    |
| Control Delay (s/veh)  | 15.4      |           |            |   |   |            | 31.4 |    |
| LOS                    | C         |           |            |   |   |            | D    |    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 31.4       |      |    |
| Approach LOS           | --        | --        |            |   |   | D          |      |    |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 5/28/2018                  |
| Analysis Time Period | AM Peak Hour               |

### Site Information

|               |                     |
|---------------|---------------------|
| Intersection  | SR 235 at CR 241    |
| Jurisdiction  | FDOT/Alachua County |
| Analysis Year | 2018 Existing       |
|               |                     |

Project Description Tolosa PD

East/West Street: SR 235

North/South Street: CR 241

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 169       | 187  |      |           | 191  | 18   |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 187       | 207  | 0    | 0         | 212  | 20   |
| Percent Heavy Vehicles        | 0         | --   | --   | 0         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 1         | 1    | 0    | 0         | 1    | 1    |
| Configuration                 | L         | T    |      |           | T    | R    |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 16         |      | 251  |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 17         | 0    | 278  |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 0    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 1          | 0    | 1    |
| Configuration                 |            |      |      | L          |      | R    |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |    |      |
|------------------------|-----------|-----------|------------|---|---|------------|----|------|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11 | 12   |
| Lane Configuration     | L         |           |            |   |   | L          |    | R    |
| v (veh/h)              | 187       |           |            |   |   | 17         |    | 278  |
| C (m) (veh/h)          | 1348      |           |            |   |   | 310        |    | 833  |
| v/c                    | 0.14      |           |            |   |   | 0.05       |    | 0.33 |
| 95% queue length       | 0.48      |           |            |   |   | 0.17       |    | 1.47 |
| Control Delay (s/veh)  | 8.1       |           |            |   |   | 17.3       |    | 11.5 |
| LOS                    | A         |           |            |   |   | C          |    | B    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 11.8       |    |      |
| Approach LOS           | --        | --        |            |   |   | B          |    |      |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 5/28/2018                  |
| Analysis Time Period | PM Peak Hour               |

### Site Information

|               |                     |
|---------------|---------------------|
| Intersection  | SR 235 at CR 241    |
| Jurisdiction  | FDOT/Alachua County |
| Analysis Year | 2018 Existing       |
|               |                     |

Project Description Tolosa PD

East/West Street: SR 235

North/South Street: CR 241

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 227       | 205  |      |           | 179  | 24   |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 252       | 227  | 0    | 0         | 198  | 26   |
| Percent Heavy Vehicles        | 5         | --   | --   | 0         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 1         | 1    | 0    | 0         | 1    | 1    |
| Configuration                 | L         | T    |      |           | T    | R    |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 5          |      | 112  |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 5          | 0    | 124  |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 5    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 1          | 0    | 1    |
| Configuration                 |            |      |      | L          |      | R    |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |    |      |
|------------------------|-----------|-----------|------------|---|---|------------|----|------|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11 | 12   |
| Lane Configuration     | L         |           |            |   |   | L          |    | R    |
| v (veh/h)              | 252       |           |            |   |   | 5          |    | 124  |
| C (m) (veh/h)          | 1327      |           |            |   |   | 243        |    | 836  |
| v/c                    | 0.19      |           |            |   |   | 0.02       |    | 0.15 |
| 95% queue length       | 0.70      |           |            |   |   | 0.06       |    | 0.52 |
| Control Delay (s/veh)  | 8.3       |           |            |   |   | 20.1       |    | 10.1 |
| LOS                    | A         |           |            |   |   | C          |    | B    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 10.4       |    |      |
| Approach LOS           | --        | --        |            |   |   | B          |    |      |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 6/11/2018                  |
| Analysis Time Period | AM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | SR 235 at CR 241        |
| Jurisdiction  | FDOT/Alachua County     |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD

East/West Street: SR 235

North/South Street: CR 241

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 169       | 245  |      |           | 263  | 28   |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 187       | 272  | 0    | 0         | 292  | 31   |
| Percent Heavy Vehicles        | 0         | --   | --   | 0         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 1         | 1    | 0    | 0         | 1    | 0    |
| Configuration                 | L         | T    |      |           |      | TR   |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 24         |      | 251  |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 26         | 0    | 278  |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 0    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 1          | 0    | 1    |
| Configuration                 |            |      |      | L          |      | R    |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |    |      |
|------------------------|-----------|-----------|------------|---|---|------------|----|------|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11 | 12   |
| Lane Configuration     | L         |           |            |   |   | L          |    | R    |
| v (veh/h)              | 187       |           |            |   |   | 26         |    | 278  |
| C (m) (veh/h)          | 1248      |           |            |   |   | 246        |    | 737  |
| v/c                    | 0.15      |           |            |   |   | 0.11       |    | 0.38 |
| 95% queue length       | 0.53      |           |            |   |   | 0.35       |    | 1.76 |
| Control Delay (s/veh)  | 8.4       |           |            |   |   | 21.4       |    | 12.8 |
| LOS                    | A         |           |            |   |   | C          |    | B    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 13.5       |    |      |
| Approach LOS           | --        | --        |            |   |   | B          |    |      |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 9/30/2018                  |
| Analysis Time Period | AM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | SR 235 at CR 241        |
| Jurisdiction  | FDOT/Alachua County     |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD REVISED

East/West Street: SR 235

North/South Street: CR 241

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 169       | 241  |      |           | 226  | 23   |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 187       | 267  | 0    | 0         | 251  | 25   |
| Percent Heavy Vehicles        | 0         | --   | --   | 0         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 1         | 1    | 0    | 0         | 1    | 0    |
| Configuration                 | L         | T    |      |           |      | TR   |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 22         |      | 251  |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 24         | 0    | 278  |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 0    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 1          | 0    | 1    |
| Configuration                 |            |      |      | L          |      | R    |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |    |      |
|------------------------|-----------|-----------|------------|---|---|------------|----|------|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11 | 12   |
| Lane Configuration     | L         |           |            |   |   | L          |    | R    |
| v (veh/h)              | 187       |           |            |   |   | 24         |    | 278  |
| C (m) (veh/h)          | 1299      |           |            |   |   | 265        |    | 780  |
| v/c                    | 0.14      |           |            |   |   | 0.09       |    | 0.36 |
| 95% queue length       | 0.50      |           |            |   |   | 0.30       |    | 1.62 |
| Control Delay (s/veh)  | 8.2       |           |            |   |   | 19.9       |    | 12.1 |
| LOS                    | A         |           |            |   |   | C          |    | B    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 12.8       |    |      |
| Approach LOS           | --        | --        |            |   |   | B          |    |      |



## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 6/11/2018                  |
| Analysis Time Period | PM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | SR 235 at CR 241        |
| Jurisdiction  | FDOT/Alachua County     |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD

East/West Street: SR 235

North/South Street: CR 241

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 227       | 280  |      |           | 241  | 34   |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 252       | 311  | 0    | 0         | 267  | 37   |
| Percent Heavy Vehicles        | 5         | --   | --   | 0         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 1         | 1    | 0    | 0         | 1    | 0    |
| Configuration                 | L         | T    |      |           |      | TR   |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 17         |      | 112  |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 18         | 0    | 124  |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 5    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 1          | 0    | 1    |
| Configuration                 |            |      |      | L          |      | R    |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |    |      |
|------------------------|-----------|-----------|------------|---|---|------------|----|------|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11 | 12   |
| Lane Configuration     | L         |           |            |   |   | L          |    | R    |
| v (veh/h)              | 252       |           |            |   |   | 18         |    | 124  |
| C (m) (veh/h)          | 1240      |           |            |   |   | 189        |    | 746  |
| v/c                    | 0.20      |           |            |   |   | 0.10       |    | 0.17 |
| 95% queue length       | 0.76      |           |            |   |   | 0.31       |    | 0.59 |
| Control Delay (s/veh)  | 8.6       |           |            |   |   | 26.0       |    | 10.8 |
| LOS                    | A         |           |            |   |   | D          |    | B    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 12.7       |    |      |
| Approach LOS           | --        | --        |            |   |   | B          |    |      |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                            |
|----------------------|----------------------------|
| Analyst              | M.Hemmen                   |
| Agency/Co.           | MPH Transportatin Planning |
| Date Performed       | 9/30/2018                  |
| Analysis Time Period | PM Peak Hour               |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | SR 235 at CR 241        |
| Jurisdiction  | FDOT/Alachua County     |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD REVISED

East/West Street: SR 235

North/South Street: CR 241

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                | 227       | 240  |      |           | 219  | 29   |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 252       | 266  | 0    | 0         | 243  | 32   |
| Percent Heavy Vehicles        | 5         | --   | --   | 0         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 1         | 1    | 0    | 0         | 1    | 0    |
| Configuration                 | L         | T    |      |           |      | TR   |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                |            |      |      | 9          |      | 112  |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0          | 0    | 0    | 10         | 0    | 124  |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 5    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 1          | 0    | 1    |
| Configuration                 |            |      |      | L          |      | R    |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |   |   | Southbound |    |      |
|------------------------|-----------|-----------|------------|---|---|------------|----|------|
| Movement               | 1         | 4         | 7          | 8 | 9 | 10         | 11 | 12   |
| Lane Configuration     | L         |           |            |   |   | L          |    | R    |
| v (veh/h)              | 252       |           |            |   |   | 10         |    | 124  |
| C (m) (veh/h)          | 1271      |           |            |   |   | 209        |    | 772  |
| v/c                    | 0.20      |           |            |   |   | 0.05       |    | 0.16 |
| 95% queue length       | 0.74      |           |            |   |   | 0.15       |    | 0.57 |
| Control Delay (s/veh)  | 8.5       |           |            |   |   | 23.1       |    | 10.6 |
| LOS                    | A         |           |            |   |   | C          |    | B    |
| Approach Delay (s/veh) | --        | --        |            |   |   | 11.5       |    |      |
| Approach LOS           | --        | --        |            |   |   | B          |    |      |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                             |
|----------------------|-----------------------------|
| Analyst              | M.Hemmen                    |
| Agency/Co.           | MPH Transportation Planning |
| Date Performed       | 5/28/2018                   |
| Analysis Time Period | AM Peak                     |

### Site Information

|               |                        |
|---------------|------------------------|
| Intersection  | SR 235 at Hipp Way     |
| Jurisdiction  | FDOT-D2/Alachua County |
| Analysis Year | 2018 Existing          |
|               |                        |

Project Description Tolosa PD

East/West Street: SR 235

North/South Street: Hipp Way

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                |           | 198  | 2    | 25        | 232  |      |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0         | 220  | 2    | 27        | 257  | 0    |
| Percent Heavy Vehicles        | 0         | --   | --   | 5         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 0         | 1    | 0    | 0         | 1    | 0    |
| Configuration                 |           |      | TR   | LT        |      |      |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                | 1          |      | 31   |            |      |      |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 1          | 0    | 34   | 0          | 0    | 0    |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 0    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            | LR   |      |            |      |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |      |   | Southbound |    |    |
|------------------------|-----------|-----------|------------|------|---|------------|----|----|
| Movement               | 1         | 4         | 7          | 8    | 9 | 10         | 11 | 12 |
| Lane Configuration     |           | LT        |            | LR   |   |            |    |    |
| v (veh/h)              |           | 27        |            | 35   |   |            |    |    |
| C (m) (veh/h)          |           | 1329      |            | 809  |   |            |    |    |
| v/c                    |           | 0.02      |            | 0.04 |   |            |    |    |
| 95% queue length       |           | 0.06      |            | 0.14 |   |            |    |    |
| Control Delay (s/veh)  |           | 7.8       |            | 9.7  |   |            |    |    |
| LOS                    |           | A         |            | A    |   |            |    |    |
| Approach Delay (s/veh) | --        | --        | 9.7        |      |   |            |    |    |
| Approach LOS           | --        | --        | A          |      |   |            |    |    |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                             |
|----------------------|-----------------------------|
| Analyst              | M.Hemmen                    |
| Agency/Co.           | MPH Transportation Planning |
| Date Performed       | 5/28/2018                   |
| Analysis Time Period | PM Peak                     |

### Site Information

|               |                        |
|---------------|------------------------|
| Intersection  | SR 235 at Hipp Way     |
| Jurisdiction  | FDOT-D2/Alachua County |
| Analysis Year | 2018 Existing          |
|               |                        |

Project Description Tolosa PD

East/West Street: SR 235

North/South Street: Hipp Way

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                |           | 198  | 1    | 6         | 190  |      |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0         | 220  | 1    | 6         | 211  | 0    |
| Percent Heavy Vehicles        | 0         | --   | --   | 5         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 0         | 1    | 0    | 0         | 1    | 0    |
| Configuration                 |           |      | TR   | LT        |      |      |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                | 3          |      | 20   |            |      |      |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 3          | 0    | 22   | 0          | 0    | 0    |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 0    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            | LR   |      |            |      |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |      |   | Southbound |    |    |
|------------------------|-----------|-----------|------------|------|---|------------|----|----|
| Movement               | 1         | 4         | 7          | 8    | 9 | 10         | 11 | 12 |
| Lane Configuration     |           | LT        |            | LR   |   |            |    |    |
| v (veh/h)              |           | 6         |            | 25   |   |            |    |    |
| C (m) (veh/h)          |           | 1331      |            | 784  |   |            |    |    |
| v/c                    |           | 0.00      |            | 0.03 |   |            |    |    |
| 95% queue length       |           | 0.01      |            | 0.10 |   |            |    |    |
| Control Delay (s/veh)  |           | 7.7       |            | 9.7  |   |            |    |    |
| LOS                    |           | A         |            | A    |   |            |    |    |
| Approach Delay (s/veh) | --        | --        | 9.7        |      |   |            |    |    |
| Approach LOS           | --        | --        | A          |      |   |            |    |    |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                             |
|----------------------|-----------------------------|
| Analyst              | M.Hemmen                    |
| Agency/Co.           | MPH Transportation Planning |
| Date Performed       | 5/28/2018                   |
| Analysis Time Period | AM Peak                     |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | SR 235 at Hipp Way      |
| Jurisdiction  | FDOT-D2/Alachua County  |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD

East/West Street: SR 235

North/South Street: Hipp Way

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                |           | 208  | 2    | 25        | 238  |      |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0         | 231  | 2    | 27        | 264  | 0    |
| Percent Heavy Vehicles        | 0         | --   | --   | 5         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 0         | 1    | 0    | 0         | 1    | 0    |
| Configuration                 |           |      | TR   | LT        |      |      |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                | 1          |      | 31   |            |      |      |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 1          | 0    | 34   | 0          | 0    | 0    |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 0    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            | LR   |      |            |      |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |      |   | Southbound |    |    |
|------------------------|-----------|-----------|------------|------|---|------------|----|----|
| Movement               | 1         | 4         | 7          | 8    | 9 | 10         | 11 | 12 |
| Lane Configuration     |           | LT        |            | LR   |   |            |    |    |
| v (veh/h)              |           | 27        |            | 35   |   |            |    |    |
| C (m) (veh/h)          |           | 1317      |            | 797  |   |            |    |    |
| v/c                    |           | 0.02      |            | 0.04 |   |            |    |    |
| 95% queue length       |           | 0.06      |            | 0.14 |   |            |    |    |
| Control Delay (s/veh)  |           | 7.8       |            | 9.7  |   |            |    |    |
| LOS                    |           | A         |            | A    |   |            |    |    |
| Approach Delay (s/veh) | --        | --        | 9.7        |      |   |            |    |    |
| Approach LOS           | --        | --        | A          |      |   |            |    |    |

## TWO-WAY STOP CONTROL SUMMARY

### General Information

|                      |                             |
|----------------------|-----------------------------|
| Analyst              | M.Hemmen                    |
| Agency/Co.           | MPH Transportation Planning |
| Date Performed       | 5/28/2018                   |
| Analysis Time Period | PM Peak                     |

### Site Information

|               |                         |
|---------------|-------------------------|
| Intersection  | SR 235 at Hipp Way      |
| Jurisdiction  | FDOT-D2/Alachua County  |
| Analysis Year | 2020 Existing + Project |
|               |                         |

Project Description Tolosa PD

East/West Street: SR 235

North/South Street: Hipp Way

Intersection Orientation: East-West

Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

| Major Street                  | Eastbound |      |      | Westbound |      |      |
|-------------------------------|-----------|------|------|-----------|------|------|
| Movement                      | 1         | 2    | 3    | 4         | 5    | 6    |
|                               | L         | T    | R    | L         | T    | R    |
| Volume (veh/h)                |           | 207  | 1    | 6         | 201  |      |
| Peak-Hour Factor, PHF         | 0.90      | 0.90 | 0.90 | 0.90      | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 0         | 230  | 1    | 6         | 223  | 0    |
| Percent Heavy Vehicles        | 0         | --   | --   | 5         | --   | --   |
| Median Type                   | Undivided |      |      |           |      |      |
| RT Channelized                |           |      | 0    |           |      | 0    |
| Lanes                         | 0         | 1    | 0    | 0         | 1    | 0    |
| Configuration                 |           |      | TR   | LT        |      |      |
| Upstream Signal               |           | 0    |      |           | 0    |      |

| Minor Street                  | Northbound |      |      | Southbound |      |      |
|-------------------------------|------------|------|------|------------|------|------|
| Movement                      | 7          | 8    | 9    | 10         | 11   | 12   |
|                               | L          | T    | R    | L          | T    | R    |
| Volume (veh/h)                | 3          |      | 20   |            |      |      |
| Peak-Hour Factor, PHF         | 0.90       | 0.90 | 0.90 | 0.90       | 0.90 | 0.90 |
| Hourly Flow Rate, HFR (veh/h) | 3          | 0    | 22   | 0          | 0    | 0    |
| Percent Heavy Vehicles        | 0          | 0    | 0    | 0          | 0    | 0    |
| Percent Grade (%)             | 0          |      |      | 0          |      |      |
| Flared Approach               |            | N    |      |            | N    |      |
| Storage                       |            | 0    |      |            | 0    |      |
| RT Channelized                |            |      | 0    |            |      | 0    |
| Lanes                         | 0          | 0    | 0    | 0          | 0    | 0    |
| Configuration                 |            | LR   |      |            |      |      |

### Delay, Queue Length, and Level of Service

| Approach               | Eastbound | Westbound | Northbound |      |   | Southbound |    |    |
|------------------------|-----------|-----------|------------|------|---|------------|----|----|
| Movement               | 1         | 4         | 7          | 8    | 9 | 10         | 11 | 12 |
| Lane Configuration     |           | LT        |            | LR   |   |            |    |    |
| v (veh/h)              |           | 6         |            | 25   |   |            |    |    |
| C (m) (veh/h)          |           | 1319      |            | 771  |   |            |    |    |
| v/c                    |           | 0.00      |            | 0.03 |   |            |    |    |
| 95% queue length       |           | 0.01      |            | 0.10 |   |            |    |    |
| Control Delay (s/veh)  |           | 7.7       |            | 9.8  |   |            |    |    |
| LOS                    |           | A         |            | A    |   |            |    |    |
| Approach Delay (s/veh) | --        | --        | 9.8        |      |   |            |    |    |
| Approach LOS           | --        | --        | A          |      |   |            |    |    |



## *Appendix D: Turn Lane Analysis Documentation*

**Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.****2-lane roadway (English)****INPUT**

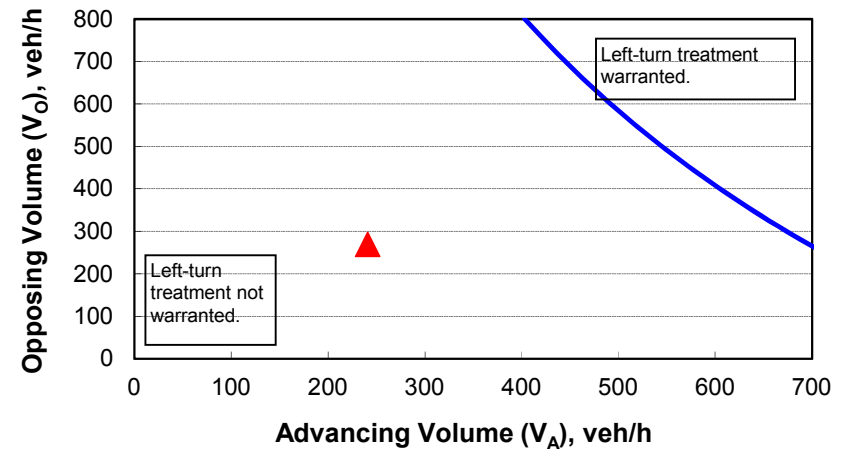
| Variable                                                | Value |
|---------------------------------------------------------|-------|
| 85 <sup>th</sup> percentile speed, mph:                 | 45    |
| Percent of left-turns in advancing volume ( $V_A$ ), %: | 3%    |
| Advancing volume ( $V_A$ ), veh/h:                      | 241   |
| Opposing volume ( $V_O$ ), veh/h:                       | 269   |

**OUTPUT**

| Variable                                                                 | Value |
|--------------------------------------------------------------------------|-------|
| Limiting advancing volume ( $V_A$ ), veh/h:                              | 697   |
| <b>Guidance for determining the need for a major-road left-turn bay:</b> |       |
| <b>Left-turn treatment NOT warranted.</b>                                |       |

**CALIBRATION CONSTANTS**

| Variable                                                           | Value |
|--------------------------------------------------------------------|-------|
| Average time for making left-turn, s:                              | 3.0   |
| Critical headway, s:                                               | 5.0   |
| Average time for left-turn vehicle to clear the advancing lane, s: | 1.9   |



**Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.****2-lane roadway (English)****INPUT**

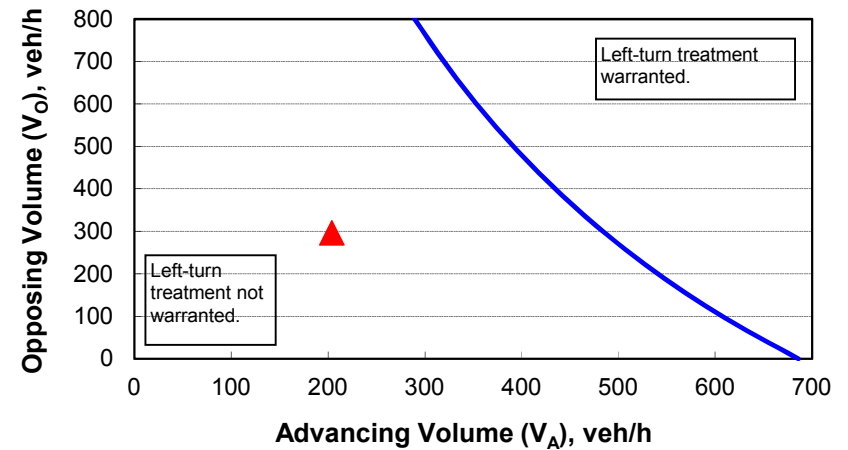
| Variable                                                | Value |
|---------------------------------------------------------|-------|
| 85 <sup>th</sup> percentile speed, mph:                 | 45    |
| Percent of left-turns in advancing volume ( $V_A$ ), %: | 6%    |
| Advancing volume ( $V_A$ ), veh/h:                      | 204   |
| Opposing volume ( $V_O$ ), veh/h:                       | 296   |

**OUTPUT**

| Variable                                                                 | Value |
|--------------------------------------------------------------------------|-------|
| Limiting advancing volume ( $V_A$ ), veh/h:                              | 486   |
| <b>Guidance for determining the need for a major-road left-turn bay:</b> |       |
| <b>Left-turn treatment NOT warranted.</b>                                |       |

**CALIBRATION CONSTANTS**

| Variable                                                           | Value |
|--------------------------------------------------------------------|-------|
| Average time for making left-turn, s:                              | 3.0   |
| Critical headway, s:                                               | 5.0   |
| Average time for left-turn vehicle to clear the advancing lane, s: | 1.9   |



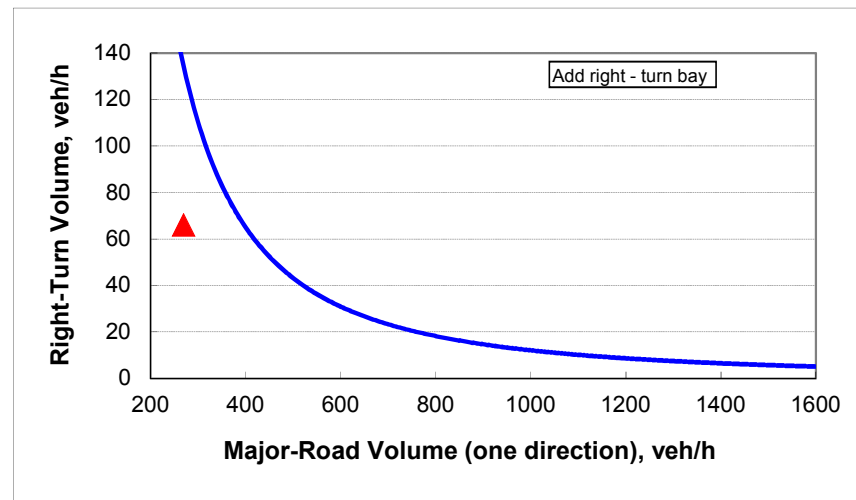
**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

## INPUT

| Roadway geometry:                         | 2-lane roadway |
|-------------------------------------------|----------------|
| Variable                                  | Value          |
| Major-road speed, mph:                    | 45             |
| Major-road volume (one direction), veh/h: | 269            |
| Right-turn volume, veh/h:                 | 66             |

## OUTPUT

| Variable                                                                                       | Value |
|------------------------------------------------------------------------------------------------|-------|
| Limiting right-turn volume, veh/h:                                                             | 134   |
| <b>Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:</b> |       |
| Do NOT add right-turn bay.                                                                     |       |



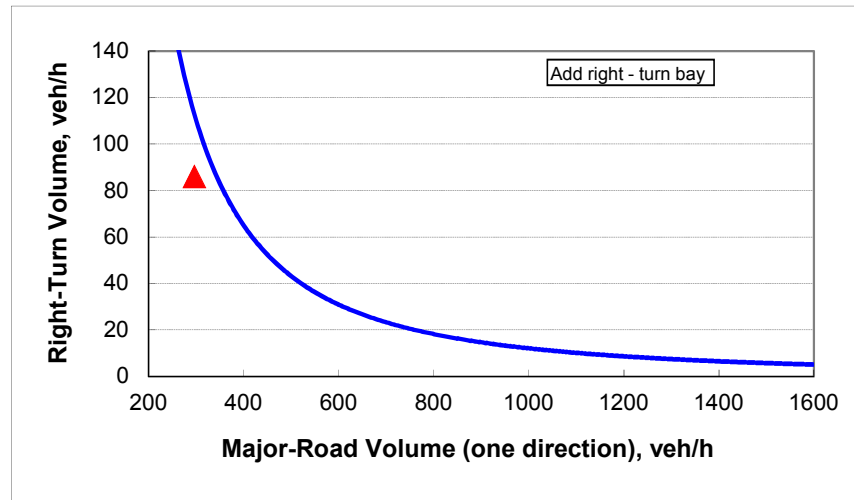
**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

## INPUT

| Roadway geometry:                         | 2-lane roadway |
|-------------------------------------------|----------------|
| Variable                                  | Value          |
| Major-road speed, mph:                    | 45             |
| Major-road volume (one direction), veh/h: | 296            |
| Right-turn volume, veh/h:                 | 86             |

## OUTPUT

| Variable                                                                                       | Value |
|------------------------------------------------------------------------------------------------|-------|
| Limiting right-turn volume, veh/h:                                                             | 113   |
| <b>Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:</b> |       |
| Do NOT add right-turn bay.                                                                     |       |



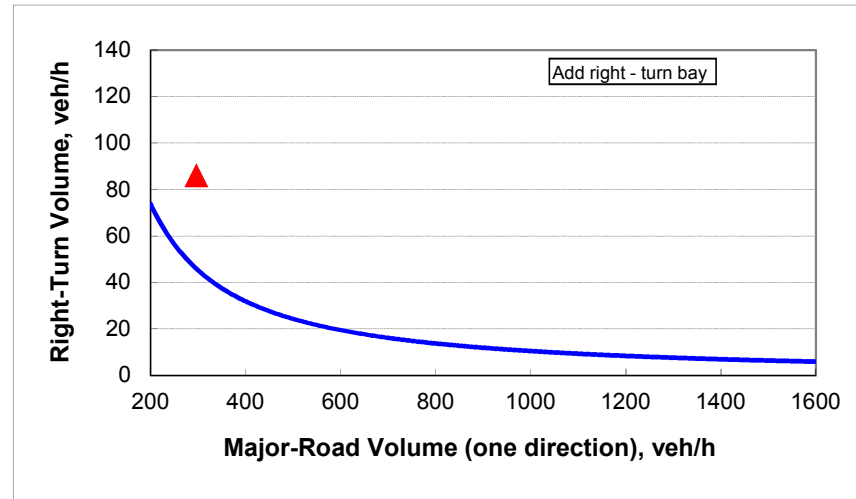
**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

## INPUT

| Roadway geometry:                         | 2-lane roadway |
|-------------------------------------------|----------------|
| Variable                                  | Value          |
| Major-road speed, mph:                    | 50             |
| Major-road volume (one direction), veh/h: | 296            |
| Right-turn volume, veh/h:                 | 86             |

## OUTPUT

| Variable                                                                                       | Value |
|------------------------------------------------------------------------------------------------|-------|
| Limiting right-turn volume, veh/h:                                                             | 46    |
| <b>Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:</b> |       |
| Add right-turn bay.                                                                            |       |





ENERGY

From Page B1

hardware supplier (literally nuts and bolts and the like), supplying independent hardware stores over a multi-county area. To adapt, Stringfellow expanded into larger building materials, like roofing supplies and lumber. With the advent of hardware chains, Stringfellow became more of a local distributor. In what was one of the city's most memorable fires, the operation burned in the mid-1980s, and Stringfellow stepped back and his grown children then took on responsibility for rebuilding and running the business. While Stringfellow enjoyed work, he was more interested in customers and employees than becoming a corporate titan, his son said. "I think sometimes a lot of folks think that people

who excel in business are all about personal gain. And he excelled in business, but he was all about other people," Stringfellow Jr. said. "He was never about personal gain. He never had any love for material things. He was about the human condition and about those who had less and those who were in need." Among his many interests, Stringfellow most frequently found himself involved in health-related issues. He chaired the advisory board for the CHOICES program created by the county in the mid-2000s, a voter-approved, quarter-cent sales tax meant to help the county's poorest residents get health care without clogging hospital emergency rooms — a precursor to today's health care debates. He helped get FluMist to schoolchildren. He chaired the board of the Partnership for Strong Families and lobbied Tallahassee for better child

welfare funding. Jody Davis, a CPA-turned-divorce mediator who became a friend to Stringfellow years ago when they frequently served on civic committees and boards together, said he always felt confident if Stringfellow was behind a cause. "You could just feel good, if he was involved in something, you'd know it was for the right reason. Not for his ego, it's to help," he said. Besides his wife and son, Stringfellow is survived by sons Richard Stringfellow and Doug Stringfellow, daughter Martha Murphree Stringfellow York, and seven grandchildren. A funeral service is set for 10 a.m. Saturday at Holy Trinity Episcopal Church, 100 NE First St. in downtown Gainesville. The family asks that instead of flowers, memorial donations be made to Partnership for Strong Families or Haven Hospice.

'Sanctuary city' fight goes down to wire

By Ana Ceballos  
The News Service of Florida

TALLAHASSEE — For the second time this legislative session, the House on Wednesday sent a strict "sanctuary city" bill to the Senate, where Senate President Bill Galvano has already said he plans to make changes and bounce the issue back to the House. "We are the Senate, and we've made our own adjustments and we will make adjustments again,"

Galvano told reporters on Wednesday. With pressure coming from Gov. Ron DeSantis, who promised supporters he would ban so-called sanctuary cities, Republican leaders in both chambers are scrambling to pass a plan before the session ends this week. It remains unclear whether DeSantis would prefer the House or Senate version of the bill. Proposed sanctions remain the key difference

between the chambers. The House wants stricter penalties than the Senate. Those include punishing local and state officials who do not fully cooperate with federal immigration authorities with fines, suspensions and removal from office. If the Senate waters down the enforcement portion of the bill and sends it back to the House, Speaker Jose Oliva, R-Miami Lakes, said he would be willing to look at the Senate proposal.

ENOUGH

From Page B1

aggravated battery. She was released in 2014. Jones earned her GED while in prison and is taking courses online with Colorado Technical University as she pursues a bachelor's degree in business administration. "If I had someone to talk to about all of the pain that I had been keeping inside of me for so many years, I would have never gone to prison," Jones

said. Williamson said he is working with the event's organizers because he wants people to know there is a peaceful way to live. "If we get people to change their minds, they will change their lives," he said. "If there is a problem between me and you, let's find a peaceful solution." Jones and Williamson said nefarious activity near "The Slab" has ceased since the shooting death of Davis in March, and they both said it is important to do something to keep troublemakers away.

"There must be constant positive activities up there to let people know there is a better way," Williamson said. Jones said plans are to have similar events one Saturday every month and she said the one in June also will include representatives from community resources to help people learn about programs they can take advantage of to live better lives. "You have to get people's minds and hearts right before you start talking about controlling gun violence," she said. "If I can change, a change can come."

OBITUARIES

Funeral Notices



**SCHWAB, ROBERT "BOB" WILLIAM**  
Robert "Bob" William Schwab, age 65, passed away unexpectedly Sunday, April 28, 2019, in the afternoon. Born in Long Island, New York, he and his wife along with their three children moved to Florida in 1989. He transferred to the Gainesville Post Office, and worked tirelessly to provide every opportunity he could for his children. In 1996 he invested and helped to establish the Fraternal Order of Eagles in Gainesville, Florida, and has been a lifelong member. In 2013 he retired after 40 years of service with the Post Office, and has since spent his years putting his heart and soul into helping his family and friends. In 2014 he became a Grandpa, better known as "Op'a". His grandchildren wholeheartedly adored him. His oldest grandson was privileged to be taught by his Op'a to work hard, have pride in his accomplishments, and how to grow lots of tomatoes. Bob always put everyone's wants and needs above his own. Whether building a treehouse, or remodeling a home his greatest happiness came from the joy on others faces. Bob was the most unselfish, honest, dependable, caring and knowledgeable man that many have had the honor of calling friend. A loving husband, admired father and idolized Op'a. Although there are no words to express how deeply he will be missed, there is no greater pride than to have known such a precious man. Bob is survived by his mother, Elizabeth Schwab; wife and soulmate, Donna Schwab; three children, Jessica (Victor) Smith, Roxan (Jason) Hales, Robert William Schwab, Jr.; four grandchildren, Mason, Lily, Oliver, Kenzie, and two siblings, Thomas Schwab and Betty Hoffman. A Funeral Service will be held Saturday, May 4, 2019 at 11:00 a.m. in the chapel of WILLIAMS-THOMAS FUNERAL HOME WESTAREA, 823 NW 143rd Street. Burial will take place in Pine Lawn Cemetery in Farmingdale, New York. Please visit his memorial page at [www.williamsthomASFuneralHome.com](http://www.williamsthomASFuneralHome.com). FOR FURTHER INFORMATION WILLIAMS-THOMAS WESTAREA (352) 376-7556

Funeral Notices



**SCHWEITZER, DANIEL**  
Mr. Daniel Schweitzer, 20 of Trenton, Florida passed away on February 25, 2019. The Services of Love and Memories will be held on May 4, 2019, 11am at Joppa Baptist Church, 7530 NW 165th St. Trenton, Florida. Interment will follow in the Trenton Cemetery. Services are under the Professional Care of Carnegie Funeral Home (217 SE 4th Ave.) Chiefland, Florida. (352) 493-1857 "Providing Everlasting Memories and Love"

OBITUARIES



**STRONG, KENNETH E.**  
Mr. Kenneth E. Strong, 57 of Chiefland, Florida passed away on April 23, 2019. The Memorial for Mr. Strong will be held on Saturday, May 4, 2019, 11:00am. Visitation Hours will be held on Friday, May 3, 2019 from 12-5pm. All services will be held at Carnegie Funeral Home in the Wade Greenlee Memorial Chapel. Services are under the Professional Care of Carnegie Funeral Home (217 SE 4th Ave.) Chiefland, Florida. (352) 493-1857 "Providing Everlasting Memories and Love"



**SMITH, ELDER ISAIAH "SON", 87**  
Elder Isaiah Smith of Gainesville, FL transitioned from this life April 28, 2019. A retired custodian at UF, he pastored New Bethel Primitive Baptist Church of Live Oak and Gainesville for 60 years until his health failed. He is survived by his devoted children, Ola (Cevaughn) Curtis, Archer, FL, Connell Smith, Isaiah Smith Jr. (Dedrick), Elisha Smith, Dezonoria (Gregory) Jones and Sharda Smith all of Gainesville, FL; 20 grandchildren, 26 great grandchildren; siblings, Arthur Lee Smith, Rachel Lee Wilson, Lonnie Mae Howard all of Gainesville, FL, Betty Stewart, Live Oak, FL; and a host of other relatives and friends. A Celebration of Life Service will be held 12 noon on Sunday, May 5, 2019 at the Female Protective Temple, Gainesville, FL, Elder Donald Wilson, Presiding, Elder Jasper Stewart is Eulogist. Burial will be in Bakersville Cemetery, Live Oak, FL. Visitation on Saturday 3 p.m. - 7 p.m. at Pinkney-Smith Funeral Home 727 NW 2 St., Gainesville, FL and Sunday 11:30 am - 12 pm. No viewing after eulogy. The cortege will form 11:15 a.m. at the home of Sandra and Greg Jones, 2822 NW 51st St., Gainesville, FL. PINKNEY-SMITH FUNERAL HOME OF GAINESVILLE [www.pinkney-smithfuneralhome.com](http://www.pinkney-smithfuneralhome.com).



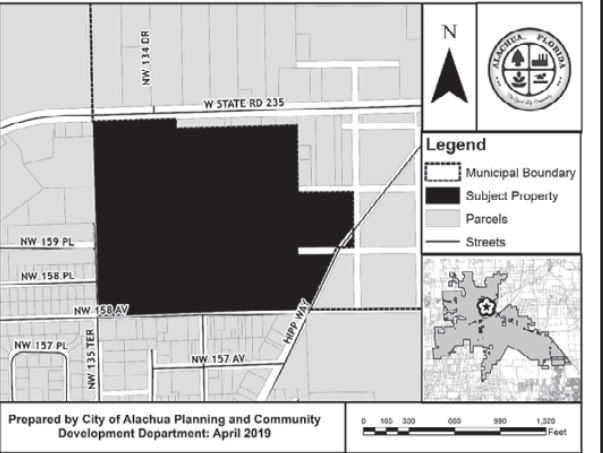
**TERRY, BARBARA DAVIS**  
Ms. Barbara D. Terry, 68 years of age, passed away at U.F. Health @ Shands Hospital on April 24th, 2019. Ms. Terry was a graduate of Lincoln High School, class of 1968, and was a member of New Life Christian Church. She was employed with Tacachale as a Human Service Worker, I. Ms. Terry was preceded in death by her siblings; Sylvester Davis, Elijah Davis, Leroy Davis, Lonnie Mae Harrison, and best friend Rosemary Cunningham. She is survived by her significant other for thirty-nine years; Henry Brown, Gainesville, FL, children; Gerald Cato (Samsi), Byron Warren, Romell Williams (Gerald), Niki Cato, all of Gainesville, FL, Carlton Brown, Veronica Brown, both of Upper Marlboro, MD, siblings; Andrew Veal Davis (Eula), Harry Davis, both of Gainesville, FL, Fred Davis (Nancy), The Villages, eighteen grandchildren, and one great grandchild. Funeral Services for Ms. Terry will be held, 11:00am, Saturday, May 4, 2019 at New Life Christian Church, Rev. Reginald Lewis, Pastor, Elder Kenneth Brown, Eulogist; burial will follow in Rhuta Branch Cemetery. Arrangements entrusted to Chestnut Funeral Home, Inc., 18 N.W. 8th Avenue, Gainesville, FL. Ms. Terry will repose in the Chestnut Memorial Chapel on Friday, May 3, 2019 from 2:00pm until 7:00pm, and on Saturday at the Church from 10:00am until the hour of Service. Family and friends are asked to meet on Saturday at the home of her daughter, 1415 S.E. 1st Street, Gainesville, at 10:15am to form the Cortege. "A CHESTNUT SERVICE"

parkway in the past. Billionaire Republican donor Thomas Peterffy, a Palm Beach resident and member of President Trump's Mar-a-Lago club, also owns a half-million acres in North Florida, some of which could be eyed for development with the road projects. Rep. Margaret Good, D-Sarasota, said, "These toll road corridors will use almost 5.4 million acres of farm and rural lands and if you think about the wetlands we are going to destroy by building roads ... isn't it worth it to do the study before making the determination?" Lawmakers also defeated an effort Wednesday that would have sent the task force studies back to the Legislature to determine whether to go ahead with any of the road projects. The Tampa-area Suncoast Parkway, which now stretches less than 60 miles from Hillsborough County to Citrus County, would extend another 150 miles to the Georgia line, under the plan. It would serve as a hurricane evacuation route, but also bring development to central and north Florida counties. Another new road proposed would stretch as much as 150 miles, from the ranch and citrus groves of Polk County to Collier County and the Gulf Coast, south of Fort Myers. Galvano's final ribbon of road is a proposed 30-mile extension of Florida's Turnpike from where it connects to Interstate 75 near Wildwood to the expanding Suncoast Parkway, a roadway expected to ease travel on the traffic-choked interstate. Still, a Florida Department of Transportation Interstate 75 Relief Task Force recommended in 2016 that rather than new roads, a better approach was expanding the vehicle capacity of the interstate and connecting highways. Trumbull, however, pointed to the highway system enhanced in the 1950s that led to Florida's development. The road projects envisioned are the state's biggest road construction effort since Florida's Turnpike was begun in the middle of that decade. "Can you imagine today driving through the middle of our state without the Florida Turnpike system?" Trumbull asked House members. Major agribusinesses including Alico Inc., A. Duda & Sons, Lykes Brothers and phosphate giant Mosaic have supported the Polk-to-Collier

the cost of toll roads on average Floridians and said he is more focused on where traffic is dense — South Florida and Central Florida. Still, it would likely take a lot for DeSantis to veto Galvano's top issue. Opponents, though, said the Legislature's action should anger taxpayers. "This is why Floridians are so cynical about government," said Jonathan Webber, deputy director of Florida Conservation Voters. "Legislative leaders let billionaire landowners and high-powered lobbying groups treat taxpayer dollars like their personal piggy bank."

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 May 14, 2019, 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 A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, applicant and agent, for Bentley Timber, LLC., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development (PUD) and Agricultural (A) (Alachua County) to Planned Development — Residential (PD-R) on a ±50.45 acre subject property. The property subject to the proposed amendment is generally located to the south of West SR 235, north of College Heights, east of the intersection of CR 241 and SR 235, west of Hipp Way; consisting of Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001; Existing Future Land Use Map (FLUM) Designation: Moderate Density Residential and Rural/Agriculture (Alachua County); Existing Zoning: PUD (expired) and Agricultural (A)(Alachua County).



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

**Obituary Information**  
All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.  
For more information: 337-0304 or 374-5017 [obits@gvillesun.com](mailto:obits@gvillesun.com) fax: (352) 338-3131

Contribute your thoughts, reflections, and love.  
Visit the obituary sections at [gainesville.com/obits](http://gainesville.com/obits)

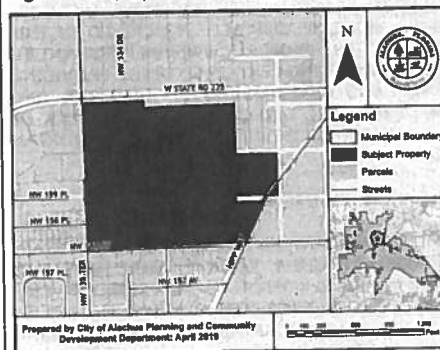




## City of ALACHUA

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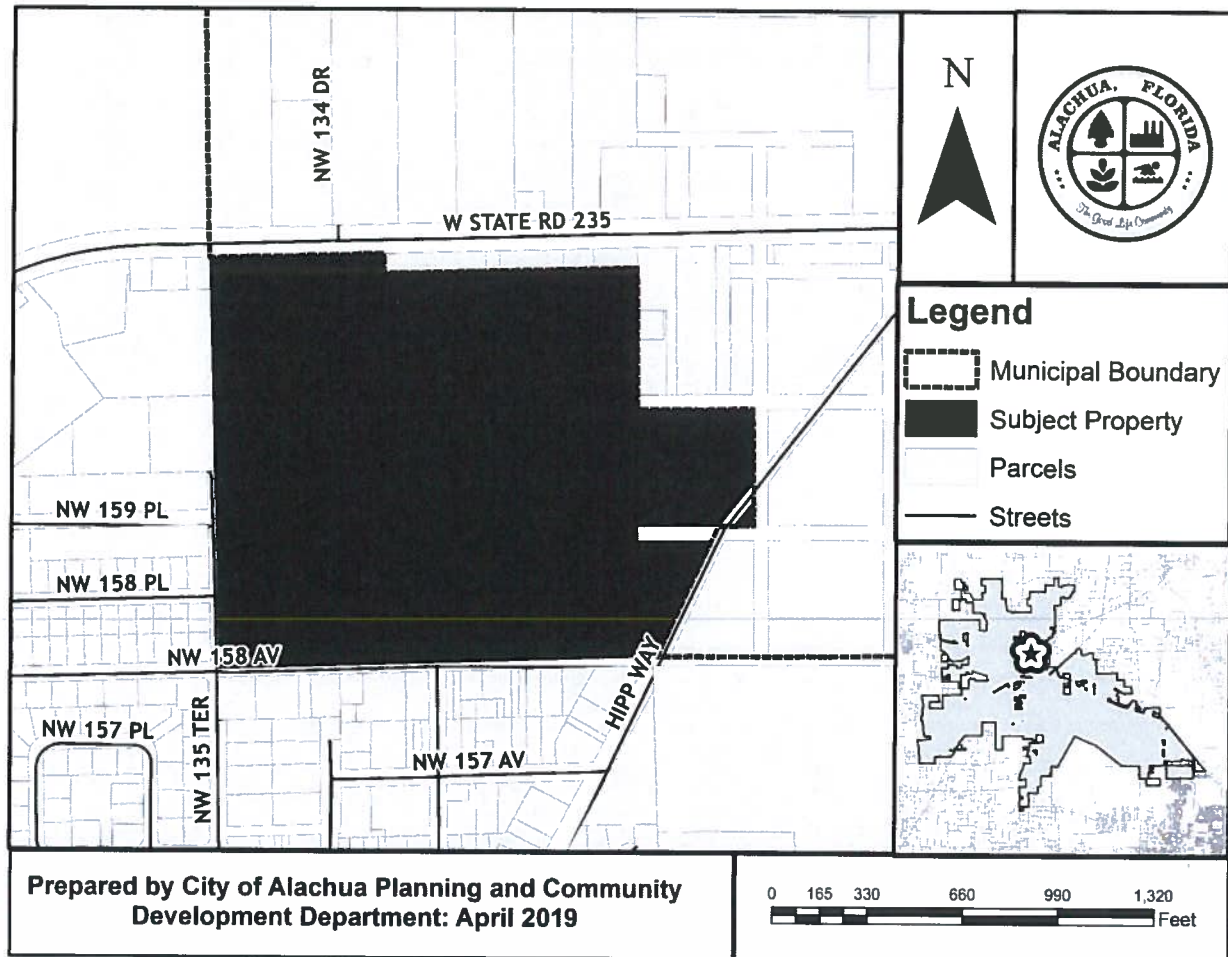
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(Published: Alachua County Today - May 02, 2019)

*Mailed 4/29/2019*  
*KC*

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**THE GOOD LIFE COMMUNITY**

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03233-001-000  
BURNS, DAVID  
13301 NW 158TH AVE  
ALACHUA, FL 32615

03130-001-000  
LEMNAH, EULA W HEIRS  
13220 W STATE ROAD 235  
ALACHUA, FL 32615-6156

03234-005-000  
FAITH HOPE & CHARITY DEV, C...  
PO BOX 327  
ALACHUA, FL 32616-0327

03233-043-000  
MCCLAIN, NATHANIEL JR  
PO BOX 645  
ALACHUA, FL 32616

03218-020-044  
GARCIA & MARRERO W/H  
13615 NW 157TH PL  
Alachua, FL 32615

03131-043-000  
RUSHING JOHNNY SR HEIRS  
PO BOX 1354  
ALACHUA, FL 32616-1354

03130-009-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03234-015-000  
FAITH HOPE & CHARITY INC  
PO BOX 327  
ALACHUA, FL 32616-0327

03154-002-001  
CAIN, WALLACE R  
PO BOX 100  
ALACHUA, FL 32616

03130-013-000  
HESTER J E & SONDR  
PO BOX 943  
ALACHUA, FL 32616-0943

03218-020-004  
DOUGLASS HOLDINGS LLC  
PO BOX 143053  
Gainesville, FL 32614

03218-020-000  
SWICK REALTY INC & OLD TOW...  
% SHERRY S SWICK  
15004 NW BURNETTES LAKE B...  
Alachua, FL 32615

03130-009-001  
TAMBURINO, DOMINIC & RELO...  
10101 SW 222ND ST  
MIAMI, FL 33190-1566

03149-003-000  
HEITZMAN FRANK BENJAMIN  
15855 HIPPO WAY  
ALACHUA, FL 32615

03129-001-000  
KOLOMYIKO IVAN & GALINA  
14317 NW 142ND AVE  
ALACHUA, FL 32615

03131-083-000  
UNDERWOOD, WILLIAM N & SU...  
PO BOX 138  
LA CROSSE, FL 32658

03233-034-000  
COLLINS, MAMIE LEE LIFE EST...  
13208 NW 157TH AVE  
ALACHUA, FL 32616-0345

03215-001-000  
GRANT NUBARICK E  
13433 NW 158TH AVE  
ALACHUA, FL 32615

03141-000-000  
TOOMEY KERRY D & MARTHA ...  
12921 W STATE RD 235  
ALACHUA, FL 32615

03131-080-000  
DIXON LULA M  
13609 NW 158TH PL  
ALACHUA, FL 32615

03130-005-000  
LEMNAH & LEMNAH  
13220 W STATE RD 235  
ALACHUA, FL 32615

03233-003-001  
JONES & PELHAM W/H  
PO BOX 2286  
ALACHUA, FL 32616

03233-003-000  
YOUNG MOZELLE  
13301 NW 158TH AVE  
ALACHUA, FL 32615

03234-000-000  
REED VALENTINE LLC  
321 YACHT CLUB DR  
FT WALTON BEACH, FL 32547

03216-010-003  
DEGROAT BENJAMIN D  
15665 NW 135TH TER  
ALACHUA, FL 32615

03216-010-002  
LEJA CONSTRUCTION INC  
3845 NW 37TH PL  
GAINESVILLE, FL 32606

03130-004-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03215-000-000  
KITE, OLLIE HEIRS  
% EUNYTA J SIMMONS  
3216 NW 56TH PL  
GAINESVILLE, FL 32653

03233-032-000  
COLLINS MAMIE L LIFE ESTATE  
13208 NW 157TH AVE  
ALACHUA, FL 32615-8243

03218-010-004  
MAUTJANA NARE ALPHEUS & K...  
3310 NW 91ST ST APT 9D  
GAINESVILLE, FL 32606

03131-079-000  
MARKHAM CLAUDINE  
13617 NW 158TH PL  
ALACHUA, FL 32615

03131-091-000  
UNDERWOOD, WILLIAM N & SU...  
PO BOX 138  
LA CROSSE, FL 32658

03141-001-000  
TOOMEY KERRY D & MARTHA ...  
12921 W STATE RD 235  
ALACHUA, FL 32615

03233-028-000  
BRIGGS & FLAGG & FLAGG III &  
PO BOX 746  
ALACHUA, FL 32616

03131-045-000  
GARRISON BERNICE  
PO BOX 75  
ALACHUA, FL 32616-0075

03215-001-001  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03234-023-002  
BOOKER HATTIE  
PO BOX 954  
ALACHUA, FL 32616-0954

03130-003-000  
NCWT LLC  
14260 W NEWBERRY RD #200  
Newberry, FL 32669

03233-002-000  
JONES & PELHAM W/H  
PO BOX 2286  
ALACHUA, FL 32616

03233-008-001  
REYNOLDS JACKIE & CAROLYN  
PO BOX 1218  
ALACHUA, FL 32616-1218

03234-005-001  
WALKER HENRIETTA HEIRS  
PO BOX 1001  
ALACHUA, FL 32616-1001

03131-048-000  
ATKINS & GREEN & MCLEOD & ...  
13626 NW 158TH PL  
ALACHUA, FL 32615-5894

03131-042-000  
CAPOBIANCO CARL  
13518 NW 158TH PL  
ALACHUA, FL 32615

03233-024-000  
FLAGG BEATRICE M  
PO BOX 326  
ALACHUA, FL 32616-0326

03130-013-001  
LEMNAH, WAUNITA  
13220 W STATE ROAD 235  
ALACHUA, FL 32615-6156

03131-001-000  
HEVIA, ROBERTO & YVETTE  
5322 WINDMILL PKWY  
EVANS, GA 30809-6648

03149-000-000  
HEITZMAN JON F LIFE ESTATE  
16117 HIPPI WAY  
ALACHUA, FL 32615

03216-010-007  
CRUZ JACOB EDWIN  
15133 NW 128TH ST  
ALACHUA, FL 32615

03143-001-001  
TOOMEY, KERRY & MARTHA S  
12921 W SR-235  
Alachua, FL 32615

03131-086-000  
LEWIS, DIANE R  
PO BOX 1421  
ALACHUA, FL 32616-1421

03233-012-000  
ANDERSON WILLIE HEIRS  
PO BOX 898  
ALACHUA, FL 32616-0898

03135-000-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03218-020-026  
OCASIO & VILLAFANE W/H  
15705 NW 136TH TER  
ALACHUA, FL 32615

03233-019-000  
MCCRAY, JOHN & MARGARITE  
49 LAKE SHORE BLVD  
PORT WENTWORTH, GA 31407

03214-000-000  
SRI JAJANNATH CHAITANYA, SA...  
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Alachua, FL 32616

03233-041-000  
MCCLAIN NATHANIEL JR  
PO BOX 645  
ALACHUA, FL 32616

03149-004-000  
HEITZMAN, JOSEPH PAUL  
16013 HIPPI WAY  
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03218-020-003  
DOUGLASS HOLDINGS LLC  
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03131-082-000  
WALLS, WILLIE J  
281 E 143RD ST APT 11A  
BRONX, NY 10451-6265

03218-020-005  
DOUGLASS HOLDINGS LLC  
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03130-000-000  
LVS RENTALS LLC  
4606 NW 166TH AVE  
GAINESVILLE, FL 32653

03130-007-001  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03233-042-000  
WHITE, WILMER III  
8612 BRIXTON CT  
JACKSONVILLE, FL 32244

03234-010-000  
MITCHELL ALBERT  
PO BOX 2342  
ALACHUA, FL 32616-2342

03218-020-028  
MOHAMMED CHAD REJAN  
13630 NW 157TH PL  
ALACHUA, FL 32615

03234-014-000  
FAITH HOPE AND CHARITY INC  
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ALACHUA, FL 32616-0327

03233-036-000  
COLLINS, MAMIE F LIFE ESTAT...  
13208 NW 157TH AVE  
ALACHUA, FL 32615

03133-000-000  
SCHOOL BD OF ALACHUA CTY  
620 E UNIV AVE MEBANE MIDD...  
GAINESVILLE, FL 32601

03131-047-000  
ALLEN CHESTER JR  
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ALACHUA, FL 32616-0974

03234-023-000  
BOOKER HATTIE  
PO BOX 954  
ALACHUA, FL 32616-0954

03233-011-000  
QUINCEY, J S TRUSTEE  
18 NW 33RD CT  
GAINESVILLE, FL 32607

03233-014-000  
JAMES, LEON JEROME HEIRS  
2600 SW 7TH ST  
FORT LAUDERDALE, FL 33312-...

03129-010-000  
FRAZIER RAYLAN LIFE ESTATE  
NELLIE HUNT  
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ALACHUA, FL 32616-0052

03149-001-000  
HEITZMAN, THAD S HEIRS  
15311 NW 140TH ST  
ALACHUA, FL 32615

03130-011-000  
RODRIGUEZ FERNANDO & NAN...  
13310 W STATE RD 235  
ALACHUA, FL 32615

03130-007-000  
DORITY WINSTON L & ANGELA  
13508 W STATE ROAD 235  
ALACHUA, FL 32615-6157

03130-013-002  
STOKES-JONES PEGGY  
7204 NW 200TH TER  
ALACHUA, FL 32615

03233-027-000  
FLAGG, HENRY JR & BEATRICE  
PO BOX 326  
ALACHUA, FL 32616-0326

03130-010-000  
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12503 W STATE ROAD 235  
ALACHUA, FL 32615

03234-013-000  
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03131-089-000  
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ALACHUA, FL 32616

03131-084-000  
SHARPER & TUBBS  
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ALACHUA, FL 32616-0351

03204-000-000  
JOHN C HIPPI CONST EQUIP C...  
PO BOX 1000  
ALACHUA, FL 32616-1000

03133-001-001  
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PO BOX 100  
ALACHUA, FL 32615

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03131-044-000  
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03218-020-002  
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03131-087-000  
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03131-085-000  
RUSHING WILLIE & RUTHIE MA...  
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03131-081-000  
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LA CROSSE, FL 32658

03154-002-000  
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03131-090-000  
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03131-078-000  
SHARP ROBERT L LIFE ESTATE...  
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ALACHUA, FL 32616-0235

03216-010-008  
LOGAN CHRISTIE A  
PO BOX 186  
ALACHUA, FL 32615-0186

03130-008-000  
BENTLEY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03154-001-000  
HART & STRICKLAND  
PO BOX 874  
ALACHUA, FL 32616-0874

03133-002-001  
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PO BOX 100  
ALACHUA, FL 32615

03218-020-006  
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Gainesville, FL 32614

03216-010-001  
LEJA CONSTRUCTION INC  
3845 NW 37TH PL  
GAINESVILLE, FL 32606

03218-020-025  
COLON-RODRIQUEZ & CRUZ-C...  
15659 NW 136TH TER  
Alachua, FL 32615

03215-002-000  
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ALACHUA, FL 32615-0186

03218-020-027  
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03233-010-000  
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03233-005-001  
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ALACHUA, FL 32616

03131-046-000  
COLLINS MARTHA ANN HEIRS  
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ALACHUA, FL 32616

03130-006-000  
HARRIS MONICA KAY  
13232 W STATE RD 235  
ALACHUA, FL 32615-6156

03129-004-000  
CSL FLORIDA SYSTEM LLC  
BENTON BLDG STE 300 10802 ...  
LITTLE ROCK, AR 72211

03129-010-002  
PHILPOT, IRA JUDSON  
25323 N COUNTY RD UNIT 1491  
ALACHUA, FL 32615

03216-010-006  
CURTIS & CURTIS  
PO BOX 194  
ALACHUA, FL 32616-0194

03130-008-002  
SHETH VISVAMBHAR  
PO BOX 2668  
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03129-010-001  
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03133-002-000  
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03233-017-000  
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ALACHUA, FL 32615

03217-000-000  
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PO BOX 186  
ALACHUA, FL 32615-0186

03154-000-000  
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12921 WEST STATE RD 235  
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03234-023-001  
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ALACHUA, FL 32616

03233-008-000  
MOSLEY, CASSIE  
GENERAL DELIVERY  
FORT WHITE, FL 32038-9999

03233-045-000  
ANDERSON & WILLIAMS  
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HIGH SPRINGS, FL 32655

03130-012-000  
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Michele L. Lieberman  
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Gainesville, FL 32601

Tom Gorman  
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Alachua, FL 32615

FL Dept of Environmental Protection  
Craig Parenteau  
4801 Camp Ranch Road  
Gainesville, FL 32641

Lynda Coon  
7216 NW 126 Ave  
Alachua, FL 32615

## AFFIDAVIT FOR POSTED LAND USE SIGN

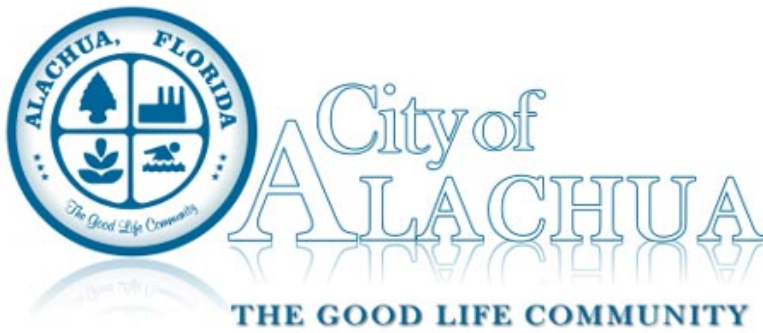
I Amiee Shames, POSTED THE LAND USE  
SIGN ON 4/25/19 FOR THE Tolosa SSCPA and PD-R Rezoning  
(Name) (Date) (State type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Amiee Shames  
(Signature)

7  
(Number of signs)



## Board/Committee Agenda Item

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**MEETING DATE:** 5/14/2019

**SUBJECT:** Comprehensive Plan Text Amendment: a request by the City of Alachua to amend the Comprehensive Plan Future Land Use Element as follows: amending Objective 1.4, and Policies 1.4.a, 1.4.d, and 1.4.f relating to the Corporate Park Future Land Use Map (FLUM) Designation (Legislative Hearing).

**PREPARED BY:** Kathy Winburn, AICP; Justin Tabor, AICP; Adam Hall, AICP

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board find the proposed Comprehensive Plan Text Amendments to Objective 1.4 and related Policies of the Future Land Use Element to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve upon making the following motion:

*Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendments to Objective 1.4 and related Policies of the Future Land Use Element to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve.*

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### Summary

On January 23, 2012, the City of Alachua Commission approved amendments to the Comprehensive Plan to include an Objective and Policies related to a newly-established Future Land Use Map designation, identified as 'Corporate Park' (CP). This FLUM Designation was intended to help facilitate mixed use development, primarily along the US 441 corporate corridor and other urbanized portions of the City.

As stated in Objective 1.4, the district provides a range of research and development, technology and biotechnology industries, office, supporting retail and residential uses located near major transportation corridors in the City of Alachua. Further, the CP FLUM Designation is intended to provide appropriate locations for mixed use office-oriented development in a campus-like or 'corporate park' setting, to promote and foster the growth of established industries within the City, provide for residential uses and provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

This Comprehensive Plan FLUM Designation was created as a result of a privately-initiated application with the intent of creating a new land use category that allowed additional flexibility in developing mixed use projects in the City. As the City continues to experience steady growth and development in urban areas, there has recently been increased interest by multiple landowners/developers to utilize the Corporate Park FLUM Designation to promote mixed use infill development on their properties. The growing interest in the CP FLUM Designation is due primarily to its allowance for a mix of uses (both non-residential and residential) and flexibility of development design.

To help facilitate further utilization of this land use category, the City now proposes amendments to the adopted Comprehensive Plan language for Corporate Park (Objective 1.4 and Policies 1.4.a - f). These amendments (identified in



Comprehensive Plan language for Corporate Park (Objective 1.4 and Policies 1.4.a – f). These amendments (identified in the attached Staff Report) are relatively minor in nature, will allow more properties to be eligible for residential opportunities afforded by the CP FLUM Designation, and provide for an allowance of more residential use types and density. These changes will allow for greater flexibility while maintaining the overall intent of the adopted Comprehensive Plan Objective and Policies for Corporate Park.

In summary, the proposed amendments to the Future Land Use Element would:

- Amend Objective 1.4 to replace the word “limited” with “complementary” residential uses.
- Amend Objective 1.4(1) to remove the words “at a low to medium density.”
- Amend Objective 1.4, Policy 1.4.a to add “live work units” as a permitted residential use type.
- Amend Objective 1.4, Policy 1.4.d to decrease the acreage whereby residential development may be provided from 100 acres to 50 acres.
- Amend Objective 1.4, Policy 1.4.d to increase the gross residential density from 0.5 dwelling units per acre to 4 dwelling units per acre.
- Amend Objective 1.4, Policy 1.4.d to remove the word “clustered” as it relates to residential development in the CP FLUM Designation.
- Amend Objective 1.4, Policy 1.4.f.12 to replace the words “Clustering of” with “Complementary.”

Each amendment is identified in the attached Staff Report.

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#### **ATTACHMENTS:**

##### Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Draft Ordinance
- ☐ Public Notice Materials for 05/14/19 PZB Hearing



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Legislative Hearing

May 14, 2019

**SUBJECT:** A Staff-initiated amendment to the City's Comprehensive Plan Future Land Use Element, amending Objective 1.4, Policies 1.4.a, 1.4.d, and 1.4.f, relating to the Corporate Park Future Land Use Map Designation

**APPLICANT/AGENT:** City of Alachua

**PROJECT PLANNERS:** Kathy Winburn, AICP; Justin Tabor, AICP; Adam Hall, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board find the proposed Comprehensive Plan Text Amendments to Objective 1.4 and related Policies of the Future Land Use Element to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

**RECOMMENDED MOTION:** *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendments to Objective 1.4 and related Policies of the Future Land Use Element to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve.*

## **SUMMARY**

On January 23, 2012, the City of Alachua Commission approved amendments to the Comprehensive Plan to include an Objective and Policies related to a newly-established Future Land Use Map designation, identified as 'Corporate Park' (CP). This FLUM Designation was intended to help facilitate mixed use development, primarily along the US 441 corporate corridor and other urbanized portions of the City.

As stated in Objective 1.4, the district provides a range of research and development, technology and biotechnology industries, office, supporting retail and residential uses located near major transportation corridors in the City of Alachua. Further, the CP FLUM Designation is intended to provide appropriate locations for mixed use office-oriented development in a campus-like or 'corporate park' setting, to promote and foster the growth of established industries within the City, provide for residential uses and provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

This Comprehensive Plan FLUM Designation was created as a result of a privately-initiated application with the intent of creating a new land use category that allowed additional flexibility in developing mixed use projects in the City. As the City continues to experience steady growth and development in urban areas, there has recently been increased interest by multiple landowners/developers to utilize the Corporate Park FLUM Designation to promote mixed use infill development on their properties. The growing interest in the CP FLUM Designation is due primarily to its allowance for a mix of uses (both non-residential and residential) and flexibility of development design.

To help facilitate further utilization of this land use category, the City now proposes amendments to the adopted Comprehensive Plan language for Corporate Park (Objective 1.4 and Policies 1.4.a – f). These amendments (identified below) are relatively minor in nature, will allow more properties to be eligible for residential opportunities afforded by the CP FLUM Designation, and provide for an allowance of more residential use types and density. These changes will allow for greater flexibility while maintaining the overall intent of the adopted Comprehensive Plan Objective and Policies for Corporate Park.

In summary, the proposed amendments to the Future Land Use Element would:

- ❖ **Amend Objective 1.4** to replace the word "limited" with "complementary" residential uses.
- ❖ **Amend Objective 1.4(1)** to remove the words "at a low to medium density."
- ❖ **Amend Objective 1.4, Policy 1.4.a** to add "live work units" as a permitted residential use type.
- ❖ **Amend Objective 1.4, Policy 1.4.d** to decrease the acreage whereby residential development may be provided from 100 acres to 50 acres.
- ❖ **Amend Objective 1.4, Policy 1.4.d** to increase the gross residential density from 0.5 dwelling units per acre to 4 dwelling units per acre.
- ❖ **Amend Objective 1.4, Policy 1.4.d** to remove the word "clustered" as it relates to residential development in the CP FLUM Designation.
- ❖ **Amend Objective 1.4, Policy 1.4.f.12** to replace the words "Clustering of" with "Complementary."

Each amendment is identified in the following section of this report.

# **PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS**

## **AMENDING OBJECTIVE 1.4 AND POLICIES 1.4.A, 1.4.D, AND 1.4.F**

### **Objective 1.4: Corporate Park**

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and **limited complementary** residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses **at a low-to-medium density**; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, **live-work units**, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than **100 50** acres of contiguous land may provide ~~clustered~~ residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of **0.5 4** dwelling units per gross acre. ~~Clustered residential~~ **Residential** development must be developed consistent with the specific criteria identified within the Land Development Regulations for ~~clustered~~ residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

| Type of Use            | Manufacturing Area/Storage | Size of Building | Building Area Coverage |
|------------------------|----------------------------|------------------|------------------------|
| Regional Warehouse     | None Permitted             | 100,000 sq.ft    | 50%                    |
| Manufacturing/Assembly | 75% of total area          | 100,000 sq.ft    | 40%                    |

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

| Type of Flex             | Building Size | Manufacturing                                    | Warehousing                           | Building Area Coverage |
|--------------------------|---------------|--------------------------------------------------|---------------------------------------|------------------------|
| Research and Development | 150,000 sq.ft | 75% of total area (may include labs and offices) | 75% of total area                     | 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%                    |

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. **Clustering of Complementary** residential uses.

## **URBAN SPRAWL ANALYSIS**

Chapter 163.3177(6)(a)9., Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Chapter 163.3177(6)(a)9.b., Florida Statutes, states that a plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following strategies. An evaluation of the applicability of each strategy to the proposed text amendment to the Future Land Use Element has been provided below.

- (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 Corporate Park FLUM Designation allows for a variety of uses. This land use category supports and encourages mixed-use development. Lands designated as Corporate Park on the FLUM will be located near areas which are currently developed, thereby reducing impacts to natural resources and ecosystems. The proposed text amendments will not reduce these previously approved design requirements.

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

**Evaluation & Findings:** Lands designated as Corporate Park on the FLUM will be located near developed areas. Such development ensures that the provision of public infrastructure and services occurs in an efficient and cost-effective manner. The Corporate Park FLUM Designation supports and encourages mixed-use development and provides an opportunity to locate business uses proximate to residential uses, thus reducing impacts to external transportation facilities. The proposed text amendments will further support efficient and cost-effective use of public infrastructure by allowing for greater flexibility and mixing of uses in the urban area.

- (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, including pedestrian, bicycle, and transit, if available.

**Evaluation & Findings:** The Corporate Park FLUM Designation promotes and encourages mixed-use development, providing a range of research and development, technology and biotechnology industries, offices, supporting retail, and residential uses near major transportation corridors. The Corporate Park FLUM Designation is intended to foster the growth of established industries and technology and biotechnology, with provisions for residential uses. This land use category encourages development designed in a campus-like or “corporate park” setting with linked open space corridors and pedestrian-friendly features, such as sidewalks and trails leading to adjacent uses, such as housing and retail. The interrelatedness of business uses located proximate to residential areas and supporting retail will promote a walkable and connected community. The proposed text amendments will not reduce these previously approved design requirements.

- (IV) Promotes conservation of water and energy.

**Evaluation & Findings:** The Corporate Park FLUM Designation promotes a mixed use, campus-like or “corporate park” setting with pedestrian friendly features, such as sidewalks and trails connecting nearby uses, including housing and retail areas. The co-location and adjacency of interrelated business uses in conjunction with provisions for residential uses provides an opportunity to reduce the impact to transportation facilities and to reduce energy consumption associated with transportation. The proposed text amendments will continue to promote conservation of water and energy through allowance of higher density, concentrated, mixed use development.

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

**Evaluation & Findings:** The Corporate Park FLUM Designation permits a variety of uses, including offices, technology and biotechnology, business incubators, limited retail sales and services, and single/multifamily residential. It is anticipated that lands designated as Corporate Park on the FLUM will be located near existing developed areas, thereby reducing impacts to agricultural areas and activities. The proposed text amendments will further support urban growth by allowing greater flexibility and mixing of uses.

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

**Evaluation & Findings:** The Corporate Park FLUM Designation specifically encourages developments to provide a generous amount of open space area and to link adjacent open space areas to promote visual quality and compatibility of the surrounding area. The proposed text amendments will not reduce these previously approved design requirements.

- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

**Evaluation & Findings:** The Corporate Park FLUM Designation supports and encourages mixed-use development, ranging from office, research and development, technology and biotechnology, supporting retail, and residential uses. This mix of uses can serve to meet the demands of residents surrounding areas designated as Corporate Park. The proposed text amendments will further support urban growth by allowing additional mixing of uses through increased residential density allowances and additional permitted residential use types.

- (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl 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:** It is anticipated that lands designated as Corporate Park will be located proximate to existing developed areas, thereby discouraging sprawl development. The proposed text amendments will further support urban growth by allowing greater flexibility and mixing of uses.

## **DEMONSTRATION OF NEED**

Section 163.3177(6)(a)4., Florida Statutes, 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.

In September 2016, the City of Alachua Planning Department prepared and published a Growth Trends Report, which includes population projections through 2040. Population growth was calculated in this Report using the estimated average growth rate, census average and high growth rates, and projections published by the Bureau of Economic and Business Research (BEBR) at the University of Florida. Based upon the projection data available from these sources, the City's estimated population in 2025 is 12,950 persons. For the year 2030, the estimated population is 14,985 persons. The estimated population of the City for the year 2018, as published by BEBR, is 10,155 persons. Based upon the average persons per household (US Census Bureau, 2013 – 2017: 2.54 persons per household), it is estimated that the City will need an additional 1,100 dwellings by 2025, and an additional 1,901 dwellings by 2030.

The Corporate Park FLUM Designation supports and encourages mixed-use development, ranging from office, research and development, technology and biotechnology, supporting retail, and residential uses. This mix of uses can serve to meet the demands of residents and businesses within to address future growth within the City. The variety of uses permitted by

the Corporate Park FLUM Designation also allow real estate markets to provide adequate choices for permanent and seasonal residents and business which fosters vibrant, viable communities and economic development opportunities.

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

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

### **VISION ELEMENT**

#### **II. VISION STATEMENT**

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well-planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

**Evaluation & Findings:** The proposed text amendments to the Corporate Park objective and policies will support the City's vision statement by providing career opportunities within future development that works in concert with the University of Florida and Santa Fe College within additional corporate campus-style developments within the City of Alachua. In addition, the proposed amendments will increase housing options by allowing additional types of residential uses (at a higher density) within these mixed-use developments.

#### **III. GOALS TO IMPLEMENT THE VISION**

**GOAL 1: Economic Development:** The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

**Evaluation & Findings:** The proposed text amendments to the Corporate Park objective and policies will support this goal by continuing to encourage business development and job creation within the downtown area and along US 441.

**GOAL 3: Transportation Mobility:** The City of Alachua transportation system includes a heavily traveled U.S. 441 corridor and a walkable downtown Main Street. The City will promote a safe, convenient and aesthetically pleasing transportation environment that provides for various modes of transportation. The City will encourage multi-modal enhancements and trail systems. The expansion of sidewalks and sidewalk continuity will be directed to areas where pedestrian walkability is desirable, with particular focus upon providing greater pedestrian connectivity within and between the downtown commercial and residential areas. The City will continue to pursue the interconnectivity of development in order to reduce negative impacts upon transportation infrastructure.

**Evaluation & Findings:** The proposed text amendments to the Corporate Park objective and policies will not affect transportation mobility, which is promoted within the existing Corporate Park policy language. Development of key properties within the urban core as mixed-use corporate parks will provide for increased private investment in public infrastructure and interconnectivity between transportation networks.

**GOAL 4: Housing:** The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

**Evaluation & Findings:** The proposed text amendments related to the Corporate Park objective and policies support this goal by allowing for greater potential for mixed use projects, including higher density residential uses and additional residential use types.

## **FUTURE LAND USE ELEMENT**

### **Objective 1.4: Corporate Park**

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and **limited complementary** residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses ~~at a low to medium density~~; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

- Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, **live-work units**, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.
- Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.
- Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.
- Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than **100 50** acres of contiguous land may provide ~~clustered~~ residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of **0.5 4** dwelling units per gross acre. ~~Clustered residential~~ **Residential** development must be developed consistent with the specific criteria identified within the Land Development Regulations for ~~clustered~~ residential development in the Corporate Park zoning district.

**Evaluation & Findings:** A majority of the Corporate Park policies are indicated above, with the proposed text amendments included. Overall, the Corporate Park designation is intended to provide appropriate locations for mixed use office-oriented development in a campus-like or ‘corporate park’ setting, to promote and foster the growth of established industries within the City, provide for residential uses and provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region. The proposed text amendments support these goals by allowing for additional design flexibility through allowance of increased residential density and use types.

## **SUMMARY**

The Corporate Park FLUM designation allows a mix of uses, including a range of research and development, technology and life sciences/biotechnology, office, supporting retail, and residential uses. This land use category allows for development to create a link between industries which are well established within the City: industrial/warehousing, technology/biotechnology, and general office.

The proposed text amendments support the intent of the Corporate Park designation by allowing for increased residential density and use types, which will provide greater design flexibility and development options within the urbanized portions of the City of Alachua.



**EXHIBIT “A”  
TO  
CORPORATE PARK  
COMPREHENSIVE PLAN TEXT AMENDMENTS (2019)  
STAFF REPORT**

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

**ORDINANCE 19-26**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO AMEND OBJECTIVE 1.4, AND POLICIES 1.4.a, 1.4.d, and 1.4.f RELATED TO THE CORORATE PARK FUTURE LAND USE MAP DESIGNATION; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the Community Planning Act (Section 163.3161 et seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and

**WHEREAS**, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. O-91-23 and updated its Comprehensive Plan on September 13, 2004; and

**WHEREAS**, a duly advertised public hearing was conducted on the proposed amendment on May 14, 2019, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and

**WHEREAS**, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on June 10, 2019, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

**WHEREAS**, the DEO has reviewed the proposed amendment and issued its comments letter on \_\_\_\_\_, 2019; and

**WHEREAS**, the City Commission considered the comments received from the DEO and reviewing agencies; and

**WHEREAS**, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on July 22, 2019 with no changes since the transmittal hearing; and

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

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

**Section 1.    Incorporation of Recitals**

The above recitals are true and correct and hereby incorporated in this ordinance.

**Section 2.    Comprehensive Plan Amendment to the Future Land Use Element**

The Future Land Use Element of the Comprehensive Plan is hereby amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

**Objective 1.4: Corporate Park**

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and ~~limited~~ complementary residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses ~~at a low to medium density~~; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a:    The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b:    Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c:    Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d:    Development within the Corporate Park land use category that consists of greater than ~~100~~ 50 acres of contiguous land may provide ~~clustered~~ residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of ~~0-5~~ 4 dwelling units per gross acre. ~~Clustered-residential~~ Residential development must be

developed consistent with the specific criteria identified within the Land Development Regulations for ~~clustered~~ residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

| Type of Use            | Manufacturing Area/Storage | Size of Building | Building Area Coverage |
|------------------------|----------------------------|------------------|------------------------|
| Regional Warehouse     | None Permitted             | 100,000 sq.ft    | 50%                    |
| Manufacturing/Assembly | 75% of total area          | 100,000 sq.ft    | 40%                    |

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

| Type of Flex             | Building Size | Manufacturing                                    | Warehousing                           | Building Area Coverage |
|--------------------------|---------------|--------------------------------------------------|---------------------------------------|------------------------|
| Research and Development | 150,000 sq.ft | 75% of total area (may include labs and offices) | 75% of total area                     | 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%                    |

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. ~~Clustering of~~ Complementary residential uses.

### **Section 3. Codification of and Correction of Scrivener's Errors**

The City Manager or designee, without public hearing, may authorize the correction of typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

### **Section 4. Ordinance to be Construed Liberally**

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

### **Section 5. Repealing Clause**

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

### **Section 6. 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 7. Effective Date**

The effective date of this plan amendment, unless 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, Florida Statutes. If timely challenged, this amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final

order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

**PASSED** on first reading the 10<sup>th</sup> day of June, 2019.

**PASSED** and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of July, 2019.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

\_\_\_\_\_  
Gib Coerper, Mayor  
**SEAL**

**ATTEST:**

**APPROVED AS TO FORM**

\_\_\_\_\_  
Adam Boukari, City Manager/Clerk

\_\_\_\_\_  
Marian B. Rush, City Attorney



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order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

**PASSED** on first reading the 10<sup>th</sup> day of June, 2019.

**PASSED** and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of July, 2019.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

\_\_\_\_\_  
Gib Coerper, Mayor  
**SEAL**

**ATTEST:**

**APPROVED AS TO FORM**

\_\_\_\_\_  
Adam Boukari, City Manager/Clerk

\_\_\_\_\_  
Marian B. Rush, City Attorney



# Parkland massacre defendant’s attorneys to remain for now

The Associated Press

FORT LAUDERDALE — A judge ordered the public defenders representing the former student charged with the Florida high school massacre to stay on his case Wednesday while she determines if he remains legally indigent as he may be eligible for a large payout from his late mother.

Circuit Judge Elizabeth Scherer ordered Broward County public defenders to keep representing Nikolas Cruz while she determines if he'll collect about \$432,000 before taxes from Lynda Cruz's annuity and whether that would be enough for him to hire private attorneys.

His public defenders argued that simply by being eligible for that payout, he is no longer poor enough to be represented by them on charges that he murdered 14 students and three staff

members at Marjory Stoneman Douglas High School on Feb. 14, 2018, and wounded 17 others. Both prosecutors and victims' families objected, saying he will never get the money because of lawsuits and a change of attorneys would delay his trial, scheduled for early next year.

Assistant Public Defender Diane Cuddihy told Judge Scherer that under state law, her office can only represent those who are too poor to hire private attorneys. She said given that he is entitled to the money, she and her colleagues believe they can no longer represent him.

Cruz, 20, has said he wants any money he receives from his mother or her estate be given to the victims' families, but Cuddihy cited a previous court ruling that said it would "be a fraud on the courts and taxpayers" to allow a defendant to



**Debbi Hixon, right, the widow of victim Chris Hixon, is consoled in court by family friend Jennifer Valliere during a hearing for Parkland school shooting suspect Nikolas Cruz at the Broward Courthouse in Fort Lauderdale on Wednesday.**  
[MIKE STOCKER/SOUTH FLORIDA SUN-SENTINEL VIA AP/POOL]

voluntarily transfer money in order to remain indigent. Sitting at the defense table, Cruz once vigorously shook his head when it was suggested he might get the annuity money.

Attorney Jeannine Jacobson, an attorney for MetLife, said the sides have mischaracterized Lynda Cruz's

policy as life insurance. She said it is an annuity worth more than \$863,000 as a lump-sum payment that Cruz would split with his younger brother if they file a claim, which neither has done.

Because it is annuity, any payout would be taxed — online calculators

indicate Cruz would net about \$300,000 — and he can waive his share, giving it to his brother. Lynda Cruz died about three months before the attack of pneumonia and the Cruz brothers could have accessed the annuity before the shooting. Cruz's father died more than a decade earlier.

Prosecutors and victims' families opposed the public defenders' removal, saying Cruz will lose any money he gets to the victims' families. Assistant State Attorney Joel Silvershein told Scherer she also needs to consider the time and money already spent that would be wasted if Cruz gets new attorneys.

David Brill, who represents the father of slain victim Meadow Pollack, told Scherer that delaying the trial as Cruz's new attorneys prepare would cause additional pain to the victims' families. Under the

Florida Constitution, victims have a right to a speedy trial, just like the accused.

"The defendant has admitted to massacring 17 innocent people and injuring 17 more, caused countless others to suffer PTSD and essentially destroyed the peace and tranquility of an entire community," Brill said. "There is something fundamentally wrong to allowing him to use the money for private attorneys this late in the game."

Cruz, wearing an orange jail jumpsuit with his wrists and ankles shackled, dropped his face into his hands and appeared to cry as Debbie Hixon, the widow of athletic director Chris Hixon, begged Scherer not to do anything that would delay the trial.

"To make us wait longer for a judgment, it is just unbearable," Hixon said. "It is long enough."

## CONCEPT

From Page B1

to open in Gainesville because the younger, University of Florida-oriented crowd likes new concepts.

An interactive restaurant concept that lets you cook your own food at your own pace makes the restaurant a potential hotspot for students, he said.

Ousaid the restaurant will open in the next two weeks.

### Nenita's Asian Bar and Grill

A new restaurant with plans to offer Filipino cuisine, along with live music and rich Filipino culture, opens Friday.

Nenita's Asian Bar and Grill, 2445 SW 13th St., will open in the former Xclusive Tavern/Cafe and El Norteño spot.

Nenita's will offer Filipino staples like pancit bihon, a noodle dish often served at Filipino celebrations, adobo and rice, which is served with either chicken or pork, and lumpia, made similarly to an egg roll but "tastes a million times better," said General Manager Linus Ocasio. Nenita's lumpia will be served with ground turkey, chicken breast or rib-eye.

As for its bar options, Nenita's will serve a few of its own craft cocktails and Red Horse beer, which is brewed at the Philippines' San Miguel Brewery.

For those not feeling the Filipino vibe, the restaurant

will serve chicken wings and fries and offer Coronas, Ocasio said.

Ocasio, whose wife owns the restaurant, said he hopes Nenita's will be a place where family, friends, students, businesses can get together and experience Filipino culture. Ocasio is Puerto Rican and Filipino. The restaurant is named for his mother.

Nenita's will be open Tuesday from 11 a.m. to 10 p.m., Wednesday through Saturday from 11 a.m. to midnight, and starting June 2, 10 a.m. to 3 p.m. for brunch.

### Just Salad

A new restaurant focused on promoting a healthy and environment-friendly lifestyle has opened up off West University.

Just Salad, 1404 W. University Ave., opened April 23 in the plaza next to Taco Bell and Gator BTW.

As its name suggests, Just Salad offers more than a dozen signature salads to choose from.

Its Chipotle Cowboy salad comes with romaine lettuce, grilled chicken, black beans, avocado and onions. Its Crispy Chicken Poblano salad comes with romaine lettuce, kale, breaded chicken, cotija cheese, avocado, Mexican quinoa and tortilla chips. Other salads include its Seared Ahi Tuna salad, which comes loaded with spinach, tuna, carrot edamame slaw, cucumbers, onions and a sauce.

The restaurant also has a build-your-own-salad option.

Janani Lee, Just Salad's chief sustainability officer,

said any of Just Salad's salads can be made into wraps. The restaurant also serves avocado toast and quinoa bowls.

Lee said Just Salad started in 2006 with sustainability in mind. At the restaurant, its guests can buy a reusable hard plastic bowl for \$1, and if they reuse the bowl, they can get free toppings, like avocado, on their salads during each of their visits. The bowls can also be used as takeout containers.

Lee said Just Salad moved into Gainesville because the national restaurant chain looks into markets with "health-minded and environmentally-minded people."

"I think (Just Salad) will appeal really well to that crowd in Gainesville," she said.

Just Salad tries to keep its prices low, Lee said, and has at least 10 menu items under \$10.

### The Swamp

There is a controversial plan to tear down The

Swamp restaurant off West University Avenue for a new high-rise student apartment complex. However, in a joint press release, Swamp restaurant owner Ronald DeFilippo and Tampa-based developer 908 Group said the restaurant is part of the plan for the new development.

DeFilippo said in the release The Swamp will be incorporated into the development's ground-level retail space. Plans from the developer and engineering group CHW show The Swamp going into a new, 10,000-square-foot space on the corner of West University Avenue and Northwest 17th Street, the same corner it sits on today.

The release also states that the new design will incorporate a patio area, a favorite part of The Swamp as it is now.

The Sun published a column written by DeFilippo regarding The Swamp's plans to relocate into the new development's retail space. Many readers suggested they still weren't happy with the

decision to tear down the building, even if The Swamp reopens in the same spot.

"People like The Swamp because of the aesthetic — a smaller house-like building with porches and a front yard," wrote Facebook user Jeff Stevens. "None of this will be part of the new building and experience."

"If it is a newly constructed building with upgraded facilities, ensconced within a new, unnecessary apartment building, it is NOT the Swamp except in name," wrote Nicole Vassilatos Modica.

The release did not say when The Swamp plans to close for its demolition. Grill Fresh, a nearby restaurant also affected by the new development, closed Tuesday.

"To all our loyal Grill Fresh guests, unfortunately the property we sit on has been sold," Grill Fresh staff posted on Facebook. "We will let you know our new location but while we are gone — eat healthy ... Thank you so much and see you soon."

### Smoothie King

Smoothie King reopened Wednesday in the former Gator Cycle spot off Archer Road and Southwest 34th Street.

DJ Halligan, owner of both Smoothie King locations in Gainesville, said the new Smoothie King is about 1,100 square feet and will be open from 7 a.m. to 10 p.m. Monday-Friday, Saturday from 8 a.m. to 10 p.m. and Sunday from 9 a.m. to 9 p.m.

The Smoothie King location in Butler Plaza closed eight months ago after Halligan declined to re-sign his lease with Butler Enterprises.

"The rent over there is too expensive," he said. "They're building their little empire over there, and I don't know how anyone is going to make it over there."

Halligan planned to close and immediately move into the smoothie shop's new location, 3321 Archer Road, but construction issues held him back. He said he's excited to be back open and offering smoothies again.

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

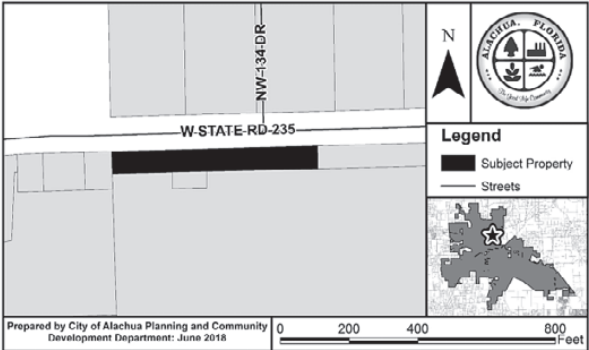
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on May 14, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the Comprehensive Plan Future Land Use Element as follows: amending Objective 1.4, and Policies 1.4.a, 1.4.d, and 1.4.f relating to the Corporate Park Future Land Use Map (FLUM) Designation.

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

GF-GH045885

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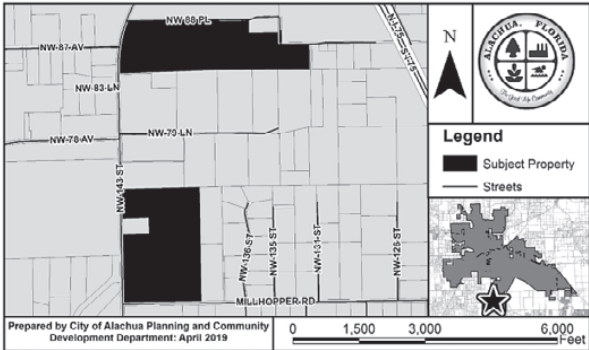


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