Regular City Commission Meeting
Agenda
April 25, 2022

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

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

Meeting Date: April 25, 2022

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

CITY COMMISSION MEETING

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A. Presentation of the 2022 City Commission Election Certification

B. Administration of the Oath of Office for City Commission Seat 1, Mayor

C. Administration of the Oath of Office for City Commission Seat 2

D. Election of the Vice Mayor

E. Award Presentation - Ofc. Zachary Flaherty

F. Municipal Clerks Week Proclamation

G. Fiscal Analysis Report for FY 2021-2022 through March 31, 2022

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 22-06, First Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – NW 188th St/US 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Legislative Hearing).

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

C. Ordinance 22-10, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - Fletcher Trace (formerly known as Savannah Station Phase 3): a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural (“A”) to Planned Development – Residential (“PD-R”) on a ±118.2 acre subject

property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).

D. Public Hearing – Small Cities Community Development Block Grant (CDBG) Program Federal Fiscal Year (FFY) 2020/2021/2022 Funding Cycle - Deobligated Program Funds

V. AGENDA ITEMS

A. Arbours at Merrillwood Phase I-Financial commitment

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Presentation of the 2022 City Commission Election Certification
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Receive the Certification of Election into the record.

Summary

For the record, the Deputy City Clerk will present the Commission with a copy of the results of the 2022 City Commission Election of April 12, 2022.

ATTACHMENTS:

Description

- Certification of Election

Certification of Election Results

April 12, 2022 City Election
City of Alachua, Florida

PURSUANT TO CHAPTER 14, SEC. 14-16, ALACHUA CODE OF ORDINANCES, THE CITY OF ALACHUA CANVASSING BOARD HEREBY CERTIFIES THE FOLLOWING RESULTS

SEAT 2

Name of Candidate	Provisional & Unscanned Ballots	Absentee Ballots	Precinct 03 (Legacy Center)	Precinct 53 (Hathcock Center)	Precinct 63 (Turkey Creek)	Total Ballots Cast for Candidate
Gregory E. Pelham, Sr.	2	119	176	243	85	625
Edward Potts		23	243	40	409	715

Seat 2: Edward Potts had the most votes for Seat 2 and is certified to have been elected to that post.

Election Officer

LeAnne Williams, Deputy City Clerk

Board of Canvassers

Gib Coerper, Board Chair

Mike DaRoza, Member

Jovante Hayes, Member

Date: April 12, 2022

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Administration of the Oath of Office for City Commission Seat 1, Mayor
PREPARED BY: Mike DaRoza, City Manager

RECOMMENDED ACTION:
The Clerk to perform the Oath of Office for Gib Coerper.

Summary

The City Clerk will swear in Mayor Gib Coerper, Seat 1. As a sitting member of the City Commission, Mr. Coerper will be invited to the podium, for the administration of the Oath of Office.

Subsequent to the Oath, Mr. Coerper will resume his seat on the Commission.

ATTACHMENTS:

Description

- Oath, Coerper - Seat 1

City of Alachua

OATH OF OFFICE

I, Gib Coerper, swear that I will support, protect, and defend the Constitution and the government of the United States, The State of Florida, and the Charter of the City of Alachua, Florida;

I swear that I am duly qualified to hold office under the constitution of the state;

I swear that I will well and faithfully perform the duties of the City Commission, which I am now about to enter.

So help me God.

_____

Sworn to and subscribed before me on this 25th day of April 2022, A.D.

_____

Mike DaRoza
City Clerk
(SEAL)

ORIGINAL

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Administration of the Oath of Office for City Commission Seat 2
PREPARED BY: Mike DaRoza, City Manager

RECOMMENDED ACTION:
The Clerk to administer the Oath of Office for Edward Potts.

Summary

The City Clerk will administer the Oath of Office to newly elected City Commissioner Edward Potts, Seat 2. Mr. Potts will be invited to the podium for the administration of the Oath of Office.

Subsequent to the Oath, Mr. Potts will take his seat on the Commission.

ATTACHMENTS:

Description

- Oath of Office

City of Alachua

OATH OF OFFICE

I, Edward Potts, swear that I will support, protect, and defend the Constitution and the government of the United States, The State of Florida, and the Charter of the City of Alachua, Florida;

I swear that I am duly qualified to hold office under the constitution of the state;

I swear that I will well and faithfully perform the duties of the City Commission, which I am now about to enter.

So help me God.

_____

Sworn to and subscribed before me on this 25th day of April 2022, A.D.

_____

Mike DaRoza
City Clerk
(SEAL)

ORIGINAL

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Election of the Vice Mayor
PREPARED BY: Mike DaRoza, City Manager

RECOMMENDED ACTION:
Conduct the election of the Vice Mayor.

Summary

According to the City Charter, the City Commission shall elect from among its members a Vice Mayor annually at the first City Commission meeting after the City election.

Furthermore, Rule 7 of the Commissioners Rules of Procedure indicates that the City Manager/Clerk call for nominations for Vice Mayor. Nominations do not require a second.

The City Manager conducts a roll-call vote if there is more than one nomination. Subsequent to the election, the new Vice Mayor will assume his or her seat.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Award Presentation - Ofc. Zachary Flaherty
PREPARED BY: Jesse J. Sandusky - Chief of Police

RECOMMENDED ACTION:
The recommended action is to acknowledge Ofc. Flaherty's actions and quick thinking in recognizing a person in a life-threatening medical crisis and providing life-saving aid to the patient.

Summary

On February 25th Officer Zachary Flaherty responded to a call where a subject was in need of medical attention. Upon arrival it was determined that the subject was suffering from a Fentanyl overdose. Officer Flaherty was able to quickly administer Narcan which reversed the overdose and ultimately saved a life.

Officer Zachary Flaherty will be recognized and will receive the “Life Saving Award” for his actions.

FINANCIAL IMPACT: No

BUDGETED: No

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Municipal Clerks Week Proclamation
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to read the Municipal Clerks Week Proclamation.

Summary

The Office of the Municipal Clerk is among the oldest of public servants, existing as a vital part of local government throughout the world. The Office provides the professional link between a city and its citizens as well as other agencies of government and commerce.
To be mindful of the neutrality, impartiality, service, and professional character of the Municipal Clerk and the Office of the Municipal Clerk, the City joins the national proclamation of May 1st through May 7th as Municipal Clerks Week.

FINANCIAL IMPACT: No

BUDGETED: No

ATTACHMENTS:

Description

- Presentation - The Office of the Deputy City Clerk
- Municipal Clerk Week Proclamation

The Office of the Deputy City Clerk

LeAnne Williams, MMC – Deputy City Clerk
Diane Amendola – Staff Assistant

City of ALACHUA
the good life community

What Does a City Clerk Do?

- The Municipal Clerk is the oldest of public servants in local government and what many consider the “hub”, being the professional link between the community and their government, and who is the historian of the community. It is important for the Office to maintain neutrality and impartiality in all of the services offered.
- Municipal Clerk’s have many responsibilities including a plethora of clerical duties, processing records requests and lien searches, processing the agenda and then preparing and recording commission meetings, keeping record of Boards and its members, writing accurate meeting minutes, serving as the official custodian of records, and serving at the City’s Supervisor of Elections.

In the City of Alachua:

- Art Work for City Hall
- BID Certification
- Board Appointments
- Commission Meetings
- YAC & SRAB Board Management
- Elections
- Form 1 Tracking for City Employees
- Government Week
- Local Government Day
- Minutes
- Municode
- Public Records Training for City Employees
- Public Records
- Records Disposition

Records requests

- Records Requests typically come in externally and can be requested of any Department within the City and must be handled quickly. Requests may be small, or very large and lengthy which usually incurs a cost. Examples are personnel records and planning documents, among others.
- The Deputy City Clerk is responsible for responding to requests in a timely manner and ensuring they are properly handled, collect fees (if applicable), and redact any necessary information prior to distributing.

City commission meetings

- City commission meetings are held twice a month, on the 2nd and 4th Mondays of each month, starting at 6 p.m. inside the City Hall Commission Chambers. Schedules, agendas, and backup materials can be found on the City website.
- The Deputy City Clerk is responsible for publishing the agenda, attending each meeting to ensure proper recording, taking roll, notes and motions to ensure accuracy of minutes.
- Makes sure all meetings are properly noticed.
- Follow-up items to include documents are signed and delivered to the appropriate department. Should a document leave the City for additional signatures, The Deputy City Clerk ensures the City receives a copy of the document in a timely manner.

Boards

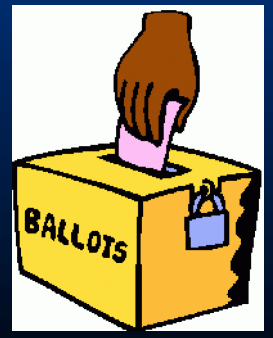
- The City has seven Boards
- Boards typically meet quarterly; however our Planning and Zoning Board and our Youth Advisory Council meets monthly, while our Community Redevelopment Board meets bimonthly. Board Members must reside in the City of Alachua, be committed to attendance, and are then appointed by the City Commission.
- The Deputy City Clerk is responsible for maintaining record of all memberships, appointments, and terms of each Board, and ensuring the Commission is notified when terms expire so they can appoint new members during the next public meeting.

Official record keeping

- The Deputy City Clerk is responsible for record retention and must abide by legal retention schedules. Job applications, for example, must be retained for 4 years and any shredding of such records must go through the Deputy City Clerk first. Once the physical document is gone, any digital copy must be deleted as well.
- Other records destroyed regularly include: Utility bills, agenda back up material, code violation case files, residential building plans, just to name a few!

Elections

- The Deputy City Clerk serves as the local official during the election process and ensures all actions are legal and in compliance, working closely with candidates and the local Supervisor of Elections office.
- Assists candidates in meeting statutory responsibilities, ensuring ballots are collected, counted, certified and results distributed; ensuring proper filing of campaign reports and financial disclosures for candidates. This is one of the Clerk's busiest times!



Questions?

City of Alachua, Florida

Office of Mayor *Gib Coerper*

PROCLAMATION

WHEREAS, The Office of the Municipal Clerk is the oldest among public servants; and

WHEREAS, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, The Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participating in education programs, seminars, workshops, and the annual meetings of their state, provincial, county and international professional organizations.

And WHEREAS, It is most fitting that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby recognize May 1-7, 2022, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk, the staff of the Clerk's Office and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of April, 2022

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua

THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Fiscal Analysis Report for FY 2021-2022 through March 31, 2022
PREPARED BY: Tyler Williams, FAS - Senior Accountant

RECOMMENDED ACTION:
Receive the presentation.

Summary

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

FINANCIAL IMPACT: No

BUDGETED: No

ATTACHMENTS:

Description

- Fiscal Analysis Report 20220331
- Presentation 20220331

City of
ALACHUA
the good life community

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

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INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

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

Defining Revenue

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

Defining Expenditure

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

Defining Expenditure Function

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

Defining Fund Balance

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

Conclusion

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

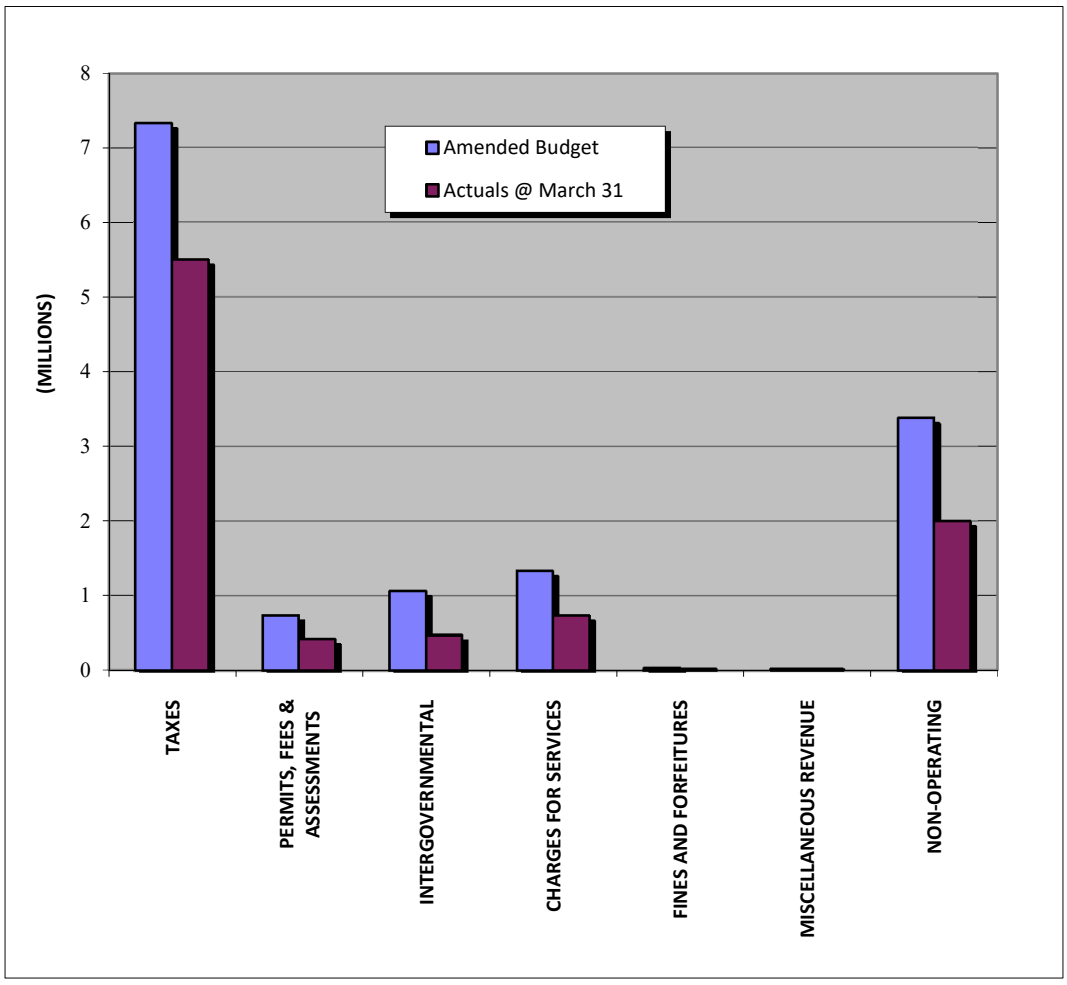
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2022

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

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	7,332,527	7,332,527	5,507,063	75%
PERMITS, FEES & ASSESSMENTS	743,989	743,989	421,719	57%
INTERGOVERNMENTAL	1,062,899	1,064,923	478,477	45%
CHARGES FOR SERVICES	1,334,742	1,334,742	738,288	55%
FINES AND FORFEITURES	30,000	39,687	24,624	62%
MISCELLANEOUS REVENUE	33,600	33,600	25,018	74%
NON-OPERATING	3,384,295	3,384,295	2,000,000	59%
	13,922,052	13,933,763	9,195,189	66%
EXPENSES:				
GENERAL GOVERNMENT	5,996,111	6,217,725	3,308,088	53%
PUBLIC SAFETY	4,396,364	4,408,075	2,353,487	53%
ECONOMIC ENVIRONMENT	54,000	54,000	5,173	10%
PHYSICAL ENVIRONMENT	736,948	736,948	722,177	98%
TRANSPORTATION	1,453,156	1,231,542	418,095	34%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,285,473	1,285,473	713,763	56%
	13,922,052	13,933,763	7,520,783	54%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	7,763,865	7,763,865	3,617,242	47%
OPERATING EXPENDITURES	3,740,380	3,752,091	2,497,203	67%
CAPITAL OUTLAY	1,106,611	884,997	353,969	40%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	84,000	84,000	25,174	30%
NON-OPERATING	1,227,196	1,448,810	1,027,195	71%
POWER COSTS	0	0	0	0%
	13,922,052	13,933,763	7,520,783	54%

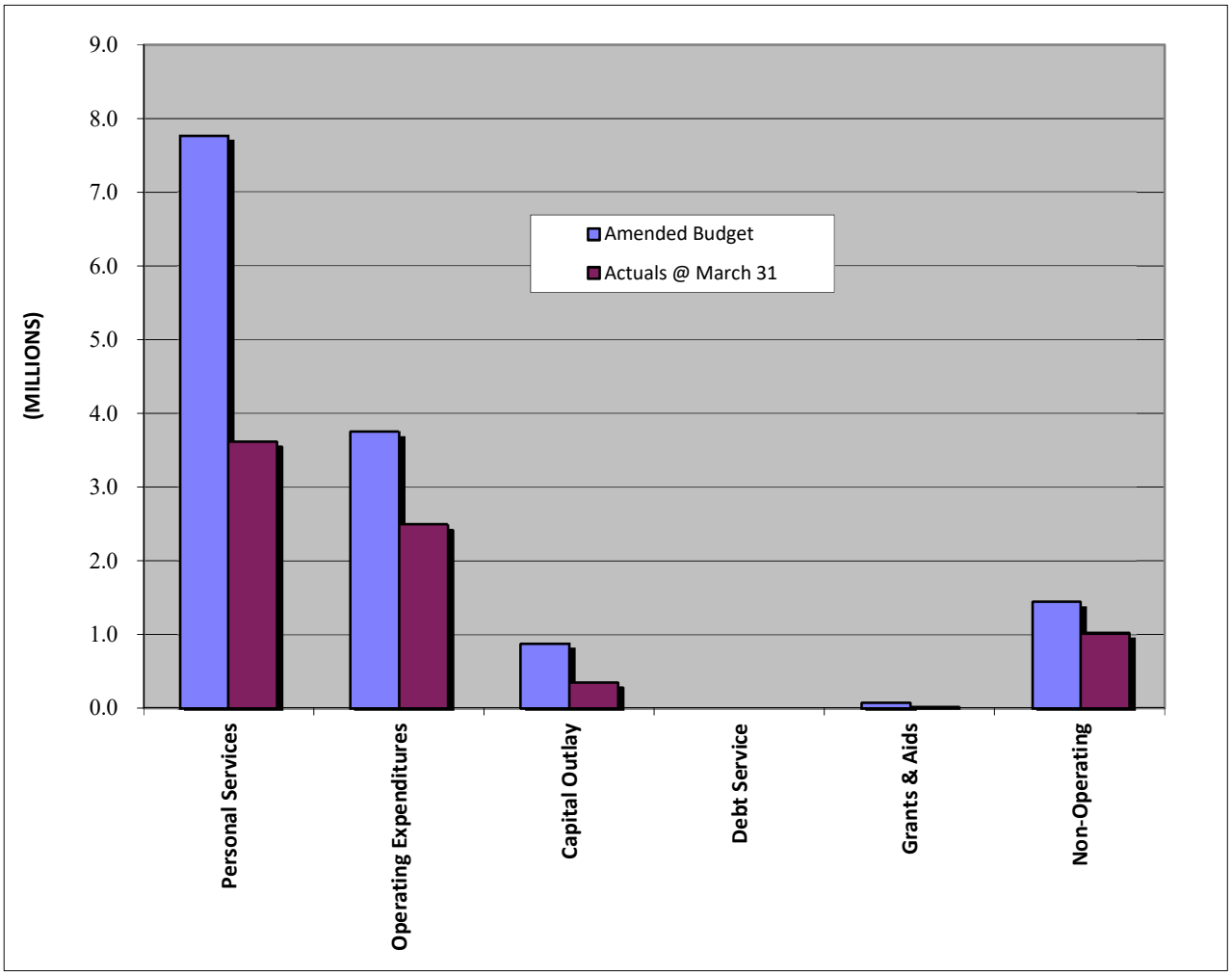
Revenues by Major Category
General Fund

As of March 31, 2022, the City of Alachua collected 66% of budgeted General Fund revenues. Tax collections are at 75%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for $7.3M, or just over half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 57%. The Intergovernmental Revenues are at 45%. Charges for Services are at 55%, Fines & Forfeitures are at 62%, Miscellaneous Revenues are at 74% and Non-Operating Revenues are at 59%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 54%. Personal Services are at 47% with Operating Expenditures at 67%. The Capital Outlay category is at 40%, Grants & Aids are 30% and Non-Operating expenditures are at 71%. Encumbrances for legal and residential waste collection account for 7% of the expense line total ($498K).



CITY OF ALACHUA **GENERAL FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2022

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	5,068,089	5,068,089	4,533,770	89%
LOCAL OPTION FUEL TAXES	282,438	282,438	126,796	45%
UTILITY SERVICES TAXES	1,600,000	1,600,000	668,419	42%
COMMUNICATIONS SERVICES TAXES	340,000	340,000	130,348	38%
LOCAL BUSINESS TAXES	42,000	42,000	47,730	114%
SUBTOTAL	**7,332,527**	**7,332,527**	**5,507,063**	**75%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	361,989	361,989	226,190	62%
FRANCHISE FEES	382,000	382,000	195,529	51%
SUBTOTAL	**743,989**	**743,989**	**421,719**	**57%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,051,829	1,051,829	478,477	45%
GRANTS	11,070	13,094	0	0%
SUBTOTAL	**1,062,899**	**1,064,923**	**478,477**	**45%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	60,350	60,350	101,605	168%
PUBLIC SAFETY	322,000	322,000	142,030	44%
PHYSICAL ENVIRONMENT	850,392	850,392	420,283	49%
TRANSPORTATION	0	0	0	0%
CULTURE & RECREATION	102,000	102,000	74,370	73%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,334,742**	**1,334,742**	**738,288**	**55%**
FINES & FORFEITURES				
FINES & FORFEITURES	30,000	30,000	24,424	81%
OTHER FINES & FORFEITURES	0	9,687	200	2%
SUBTOTAL	**30,000**	**39,687**	**24,624**	**62%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	5,000	5,000	2,599	52%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	28,600	28,600	22,419	78%
SUBTOTAL	**33,600**	**33,600**	**25,018**	**74%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
FUND BALANCE & UNDER COLLECTION	1,384,295	1,384,295	0	0%
SUBTOTAL	**3,384,295**	**3,384,295**	**2,000,000**	**59%**
GENERAL FUND	**13,922,052**	**13,933,763**	**9,195,189**	**66%**

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

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	115,260	59,347	51%	0	0%	51%
OPERATING EXPENDITURES	27,286	14,695	54%	0	0%	54%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**142,546**	**74,042**	**52%**	**0**	**0%**	**52%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	616,471	142,478	23%	0	0%	23%
OPERATING EXPENDITURES	73,753	65,921	89%	20,235	27%	117%
CAPITAL OUTLAY	25,000	32,261	129%	1,310	5%	134%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**715,224**	**240,660**	**34%**	**21,545**	**3%**	**37%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	138,373	69,954	51%	0	0%	51%
OPERATING EXPENDITURES	71,759	21,309	30%	3,367	5%	34%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**210,132**	**91,263**	**43%**	**3,367**	**2%**	**45%**
CITY ATTORNEY						
OPERATING EXPENDITURES	186,831	57,725	31%	79,373	42%	73%
TOTAL EXPENDITURES	**186,831**	**57,725**	**31%**	**79,373**	**42%**	**73%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	168,161	76,924	46%	0	0%	46%
OPERATING EXPENDITURES	77,840	65,224	84%	5,215	7%	90%
CAPITAL OUTLAY	150,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**396,001**	**142,148**	**36%**	**5,215**	**1%**	**37%**
FINANCE						
PERSONAL SERVICES	575,896	265,676	46%	0	0%	46%
OPERATING EXPENDITURES	93,192	60,498	65%	1,876	2%	67%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**669,088**	**326,174**	**49%**	**1,876**	**0%**	**49%**

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

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	251,899	122,574	49%	0	0%	49%
OPERATING EXPENDITURES	64,183	29,259	46%	7,384	12%	57%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**316,082**	**151,833**	**48%**	**7,384**	**2%**	**50%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	550,877	259,279	47%	0	0%	47%
OPERATING EXPENDITURES	200,287	60,850	30%	13,616	7%	37%
CAPITAL OUTLAY	158,574	87,394	55%	0	0%	55%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**909,738**	**407,523**	**45%**	**13,616**	**1%**	**46%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	55,500	133	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**55,500**	**133**	**0%**	**0**	**0%**	**0%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	510,931	265,321	52%	0	0%	52%
OPERATING EXPENDITURES	116,637	62,311	53%	22,373	19%	73%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**627,568**	**327,632**	**52%**	**22,373**	**4%**	**56%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	303,087	151,079	50%	0	0%	50%
OPERATING EXPENDITURES	38,244	4,377	11%	3,834	10%	21%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**341,331**	**155,456**	**46%**	**3,834**	**0%**	**47%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	23,000	9,865	43%	9,315	41%	83%
TOTAL EXPENDITURES	**23,000**	**9,865**	**43%**	**9,315**	**41%**	**83%**

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

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	14,074	1,375	10%	0	0%	10%
OPERATING EXPENDITURES	106,800	29,995	28%	53,791	50%	78%
CAPITAL OUTLAY	25,000	0	0%	23,379	94%	94%
GRANTS & AIDS	84,000	25,174	30%	0	0%	30%
NON-OPERATING	1,448,810	1,027,195	71%	0	0%	71%
TOTAL EXPENDITURES	**1,678,684**	**1,083,739**	**65%**	**77,170**	**5%**	**69%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	736,948	303,133	41%	419,044	57%	98%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**736,948**	**303,133**	**41%**	**419,044**	**57%**	**98%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	616,110	239,086	39%	0	0%	39%
OPERATING EXPENDITURES	320,046	79,195	25%	79,660	25%	50%
CAPITAL OUTLAY	295,386	16,004	5%	4,150	1%	7%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,231,542**	**334,285**	**27%**	**83,810**	**7%**	**34%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	194,788	76,720	39%	0	0%	39%
OPERATING EXPENDITURES	61,991	10,036	16%	0	0%	16%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**256,779**	**86,756**	**34%**	**0**	**0%**	**34%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	2,801,493	1,477,971	53%	0	0%	53%
OPERATING EXPENDITURES	765,328	385,543	50%	93,804	12%	63%
CAPITAL OUTLAY	156,713	129,761	83%	0	0%	83%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,723,534**	**1,993,275**	**54%**	**93,804**	**3%**	**56%**

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

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	374,061	161,182	43%	0	0%	43%
OPERATING EXPENDITURES	19,701	9,332	47%	0	0%	47%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**393,762**	**170,514**	**43%**	**0**	**0%**	**43%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	29,000	9,138	32%	0	0%	32%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**29,000**	**9,138**	**32%**	**0**	**0%**	**32%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,000**	**0**	**0%**	**0**	**0%**	**0%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,000**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	532,384	248,276	47%	0	0%	47%
OPERATING EXPENDITURES	678,765	322,488	48%	83,289	12%	60%
CAPITAL OUTLAY	74,324	59,710	80%	0	0%	80%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,285,473**	**630,474**	**49%**	**83,289**	**6%**	**56%**
GENERAL FUND	**13,933,763**	**6,595,768**	**47%**	**925,015**	**7%**	**54%**

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

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

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	626,842	626,842	290,744	46%
PERMITS, FEES & ASSESSMENTS	24,500	24,500	69,821	285%
INTERGOVERNMENTAL REVENUE	290,770	440,770	290,770	66%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	3,500	3,500	7,059	202%
MISCELLANEOUS REVENUE	10,020	10,020	13,782	138%
NON-OPERATING	882,268	882,268	199,238	23%
	1,837,900	1,987,900	871,414	44%
EXPENSES:				
GENERAL GOVERNMENT	85,570	85,570	700	1%
PUBLIC SAFETY	11,050	11,050	0	0%
ECONOMIC ENVIRONMENT	970,030	1,120,030	334,323	30%
PHYSICAL ENVIRONMENT	34,300	34,300	16,450	48%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	736,950	736,950	0	0%
	1,837,900	1,987,900	351,473	18%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	118,634	118,634	47,038	40%
OPERATING EXPENDITURES	1,009,252	1,009,252	246,013	24%
CAPITAL OUTLAY	575,734	725,734	7,843	1%
DEBT SERVICE	99,280	99,280	49,640	50%
GRANTS & AIDS	25,000	25,000	939	4%
NON-OPERATING	10,000	10,000	0	0%
	1,837,900	1,987,900	351,473	18%

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

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	RECEIVED TO DATE FY 21/22	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	626,842	626,842	290,744	46%
SUBTOTAL	**626,842**	**626,842**	**290,744**	**46%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	51,691	NA+
SPECIAL ASSESSMENTS	24,500	24,500	18,130	74%
SUBTOTAL	**24,500**	**24,500**	**69,821**	**285%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	150,000	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	290,770	290,770	290,770	100%
SUBTOTAL	**290,770**	**440,770**	**290,770**	**66%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	3,500	3,500	7,059	202%
SUBTOTAL	**3,500**	**3,500**	**7,059**	**202%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	420	420	282	67%
RENTALS AND LEASES	9,600	9,600	13,500	141%
CONTRIBUTIONS AND DONATIONS	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**10,020**	**10,020**	**13,782**	**138%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	199,239	199,239	199,238	100%
USE OF FUND BALANCE/UNDERCOLLECTION	683,029	683,029	0	0%
SUBTOTAL	**882,268**	**882,268**	**199,238**	**23%**
SPECIAL REVENUE FUNDS	**1,837,900**	**1,987,900**	**871,414**	**44%**

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

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	6,050	0	0%	0	0%	0%
TOTAL EXPENDITURES	**6,050**	**0**	**0%**	**0**	**0%**	**0%**
TREE BANK FUND						
OPERATING EXPENDITURES	85,570	700	1%	0	0%	1%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**85,570**	**700**	**1%**	**0**	**0%**	**1%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	5,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,000**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	34,300	7,950	23%	8,500	25%	48%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**34,300**	**7,950**	**23%**	**8,500**	**25%**	**48%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	546,842	0	0%	0	0%	0%
CAPITAL OUTLAY	170,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**716,842**	**0**	**0%**	**0**	**0%**	**0%**
DONATION FUND						
OPERATING EXPENDITURES	20,108	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**20,108**	**0**	**0%**	**0**	**0%**	**0%**
CRA FUND						
PERSONAL SERVICES	118,634	47,038	40%	0	0%	40%
OPERATING EXPENDITURES	311,382	153,603	49%	75,260	24%	73%
CAPITAL OUTLAY	555,734	0	0%	7,843	1%	1%
DEBT SERVICE	99,280	49,640	50%	0	0%	50%
AIDS TO PRIVATE ORGANIZATIONS	25,000	939	4%	0	0%	4%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,120,030**	**251,220**	**22%**	**83,103**	**7%**	**30%**
SPECIAL REVENUE FUNDS	**1,987,900**	**259,870**	**13%**	**91,603**	**5%**	**18%**

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

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

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	42	NA+
NON-OPERATING	647,742	647,742	827,957	128%
	647,742	647,742	827,999	128%
EXPENSES:				
GENERAL GOVERNMENT	647,742	647,742	647,741	100%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	647,742	647,742	647,741	100%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	647,742	647,742	647,741	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	647,742	647,742	647,741	100%

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

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	42	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**42**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	827,957	827,957	827,957	100%
FUND BALANCE & UNDER COLLECTION	(180,215)	(180,215)	0	0%
SUBTOTAL	**647,742**	**647,742**	**827,957**	**128%**
DEBT SERVICE FUND	**647,742**	**647,742**	**827,999**	**128%**

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

DEBT SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

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

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

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

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	895,013	1,595,013	511,882	32%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	1	NA+
NON-OPERATING	8,169	229,783	0	0%
	903,182	1,824,796	511,883	28%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	893,039	893,039	888,713	100%
TRANSPORTATION	6,300	927,914	62,300	7%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	3,843	3,843	1,947	51%
	903,182	1,824,796	952,960	52%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	14,469	70,469	64,247	91%
CAPITAL OUTLAY	888,713	1,754,327	888,713	51%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	903,182	1,824,796	952,960	52%

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

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	RECEIVED TO DATE FY 21/22	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	6,300	706,300	0	0%
STATE GRANTS	888,713	888,713	511,882	58%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**895,013**	**1,595,013**	**511,882**	**32%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	1	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**1**	**NA+**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	221,614	0	0%
USE OF FUND BALANCE	8,169	8,169	0	0%
SUBTOTAL	**8,169**	**229,783**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**903,182**	**1,824,796**	**511,883**	**28%**

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

FINANCE DEPARTMENT ANALYSIS — **BY MAJOR CATEGORY**

FOR THE PERIOD ENDING MARCH 31, 2022

CAPITAL PROJECT	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SAN FELASCO CONSERVATION CORRIDOR						
OPERATING EXPENDITURES	3,843	1,947	51%	0	0%	51%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,843**	**1,947**	**51%**	**0**	**0%**	**51%**
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - NEIGHBORHOOD REVITALIZATION						
OPERATING EXPENDITURES	56,000	11,554	21%	44,446	79%	100%
CAPITAL OUTLAY	865,614	0	0%	0	0%	0%
TOTAL EXPENDITURES	**921,614**	**11,554**	**1%**	**44,446**	**5%**	**6%**
MILL CREEK SINK FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	888,713	777,522	87%	111,191	13%	100%
TOTAL EXPENDITURES	**888,713**	**777,522**	**87%**	**111,191**	**13%**	**100%**
CDBG - ECONOMIC DEVELOPMENT						
OPERATING EXPENDITURES	6,300	0	0%	6,300	100%	100%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**6,300**	**0**	**0%**	**6,300**	**100%**	**100%**
CAPITAL PROJECT FUNDS	**1,824,796**	**791,023**	**43%**	**161,937**	**9%**	**52%**

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

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

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	375,000	5,332,950	0	0%
CHARGES FOR SERVICES	19,622,500	19,622,500	9,664,568	49%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	373,450	373,450	181,282	49%
NON-OPERATING	1,411,581	1,411,581	0	0%
	21,782,531	26,740,481	9,845,850	37%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	21,782,531	26,740,481	11,023,023	41%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	21,782,531	26,740,481	11,023,023	41%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,002,776	2,002,776	884,428	44%
OPERATING EXPENDITURES	2,010,477	2,010,477	1,092,955	54%
CAPITAL OUTLAY	3,181,980	8,139,930	1,309,314	16%
DEBT SERVICE	997,564	997,564	762,191	76%
GRANTS AND AIDS	0	0	0	0%
NON-OPERATING	5,127,434	5,127,434	3,738,645	73%
POWER COSTS	8,462,300	8,462,300	3,235,490	38%
	21,782,531	26,740,481	11,023,023	41%

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

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	RECEIVED TO DATE FY 21/22	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	375,000	375,000	0	0%
FEDERAL GRANTS	0	4,957,950	0	0%
SUBTOTAL	**375,000**	**5,332,950**	**0**	**0%**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	15,000,000	15,000,000	7,016,991	47%
PHYSICAL ENVIRONMENT-WATER	1,825,000	1,825,000	1,058,744	58%
PHYSICAL ENVIRONMENT-WASTEWATER	2,736,500	2,736,500	1,557,986	57%
PHYSICAL ENVIRONMENT-MOSQUITO	61,000	61,000	30,847	51%
SUBTOTAL	**19,622,500**	**19,622,500**	**9,664,568**	**49%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	5,700	5,700	2,494	44%
RENTS & ROYALTIES	32,000	32,000	0	0%
OTHER MISCELLANEOUS REVENUE	335,750	335,750	178,788	53%
SUBTOTAL	**373,450**	**373,450**	**181,282**	**49%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	1,411,581	1,411,581	0	0%
SUBTOTAL	**1,411,581**	**1,411,581**	**0**	**0%**
ENTERPRISE FUNDS	**21,782,531**	**26,740,481**	**9,845,850**	**37%**

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

ENTERPRISE FUNDS EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	1,323,068	520,236	39%	0	0%	39%
OPERATING EXPENDITURES	815,222	374,731	46%	118,399	15%	60%
CAPITAL OUTLAY	2,097,434	305,964	15%	355,784	17%	32%
DEBT SERVICE	0	0	0%	0	0%	0%
NON-OPERATING	3,139,313	3,139,313	100%	0	0%	100%
POWER COSTS	8,462,300	3,235,490	38%	0	0%	38%
TOTAL EXPENDITURES	**15,837,337**	**7,575,734**	**48%**	**474,183**	**3%**	**51%**
WATER UTILITY						
PERSONAL SERVICES	205,391	114,790	56%	0	0%	56%
OPERATING EXPENDITURES	344,231	127,071	37%	64,026	19%	56%
CAPITAL OUTLAY	5,451,305	71,534	1%	435,673	8%	9%
DEBT SERVICE	270,110	266,760	99%	0	0%	99%
NON-OPERATING	1,313,789	0	0%	0	0%	0%
TOTAL EXPENDITURES	**7,584,826**	**580,155**	**8%**	**499,699**	**7%**	**14%**
WASTEWATER UTILITY						
PERSONAL SERVICES	466,604	246,510	53%	0	0%	53%
OPERATING EXPENDITURES	812,023	290,468	36%	115,907	14%	50%
CAPITAL OUTLAY	591,191	52,095	9%	88,264	15%	24%
DEBT SERVICE	727,454	495,431	68%	0	0%	68%
NON-OPERATING	629,332	579,332	92%	0	0%	92%
TOTAL EXPENDITURES	**3,226,604**	**1,663,836**	**52%**	**204,171**	**6%**	**58%**
MOSQUITO CONTROL						
PERSONAL SERVICES	7,713	2,892	37%	0	0%	37%
OPERATING EXPENDITURES	39,001	2,353	6%	0	0%	6%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	45,000	20,000	44%	0	0%	44%
TOTAL EXPENDITURES	**91,714**	**25,245**	**28%**	**0**	**0%**	**28%**
ENTERPRISE FUNDS	**26,740,481**	**9,844,970**	**37%**	**1,178,053**	**4%**	**41%**

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

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

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	220	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	250	250	3,854	1542%
NON-OPERATING	3,517,046	3,517,046	1,738,645	49%
	3,517,296	3,517,296	1,742,719	50%
EXPENSES:				
GENERAL GOVERNMENT	2,680,021	2,680,021	1,171,749	44%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	837,275	837,275	287,338	34%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	3,517,296	3,517,296	1,459,087	41%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,315,529	2,315,529	899,574	39%
OPERATING EXPENDITURES	806,445	821,445	321,045	39%
CAPITAL OUTLAY	68,000	53,000	11,147	21%
DEBT SERVICE	227,322	227,322	227,321	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	100,000	100,000	0	0%
POWER COSTS	0	0	0	0%
	3,517,296	3,517,296	1,459,087	41%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2022

REVENUE SOURCE	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	220	NA+
SUBTOTAL	**0**	**0**	**220**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	250	250	194	78%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	3,660	NA+
SUBTOTAL	**250**	**250**	**3,854**	**1542%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	3,002,434	3,002,434	1,738,645	58%
FUND BALANCE & UNDER COLLECTION	514,612	514,612	0	0%
SUBTOTAL	**3,517,046**	**3,517,046**	**1,738,645**	**49%**
INTERNAL SERVICE FUND	**3,517,296**	**3,517,296**	**1,742,719**	**50%**

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

DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	344,782	175,256	51%	0	0%	51%
OPERATING EXPENDITURES	43,557	11,951	27%	0	0%	27%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**388,339**	**187,207**	**48%**	**0**	**0%**	**48%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	351,302	130,024	37%	0	0%	37%
OPERATING EXPENDITURES	145,332	70,982	49%	0	0%	49%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**496,634**	**201,006**	**40%**	**0**	**0%**	**40%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	980,114	327,610	33%	0	0%	33%
OPERATING EXPENDITURES	255,854	86,313	34%	41,769	16%	50%
CAPITAL OUTLAY	25,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,260,968**	**413,923**	**33%**	**41,769**	**3%**	**36%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	63,024	33,127	53%	0	0%	53%
OPERATING EXPENDITURES	29,475	12,213	41%	0	0%	41%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**92,499**	**45,340**	**49%**	**0**	**0%**	**49%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	39,788	18,622	47%	0	0%	47%
OPERATING EXPENDITURES	581	422	73%	0	0%	73%
TOTAL EXPENDITURES	**40,369**	**19,044**	**47%**	**0**	**0%**	**47%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	66,890	34,834	52%	0	0%	52%
OPERATING EXPENDITURES	7,000	1,305	19%	0	0%	19%
TOTAL EXPENDITURES	**73,890**	**36,139**	**49%**	**0**	**0%**	**49%**

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

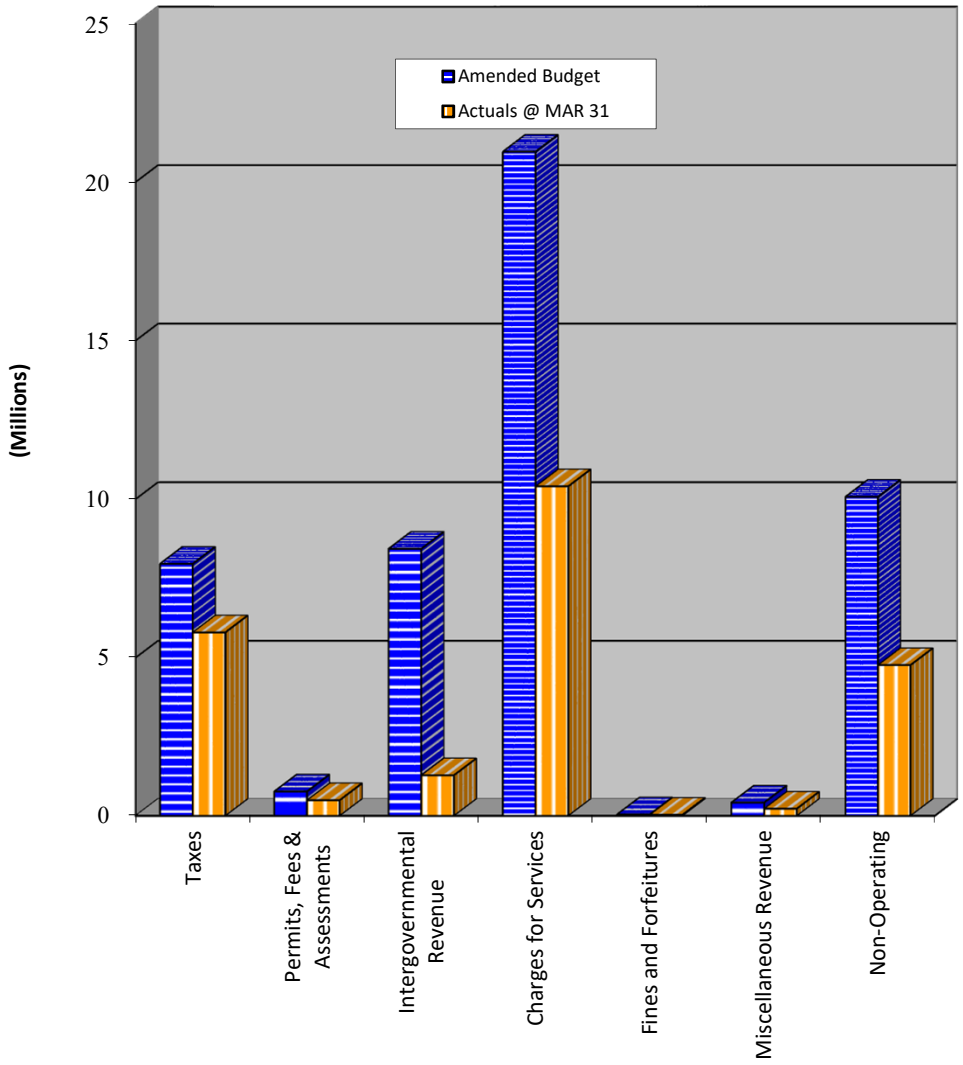
DEPARTMENT/DIVISION	FY 21/22 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	469,629	180,101	38%	0	0%	38%
OPERATING EXPENDITURES	339,646	74,843	22%	21,247	6%	28%
CAPITAL OUTLAY	28,000	11,147	40%	0	0%	40%
TOTAL EXPENDITURES	**837,275**	**266,091**	**32%**	**21,247**	**3%**	**34%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	227,322	227,321	100%	0	0%	100%
TOTAL EXPENDITURES	**227,322**	**227,321**	**100%**	**0**	**0%**	**100%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	100,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**100,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**3,517,296**	**1,396,071**	**40%**	**63,016**	**2%**	**41%**

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

	FY 21/22 APPROVED BUDGET	FY 21/22 AMENDED BUDGET	YEAR TO DATE FY 21/22	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	7,959,369	7,959,369	5,797,807	73%
PERMITS, FEES & ASSESSMENTS	768,489	768,489	491,760	64%
INTERGOVERNMENTAL	2,623,682	8,433,656	1,281,129	15%
CHARGES FOR SERVICES	20,957,242	20,957,242	10,402,856	50%
FINES AND FORFEITURES	33,500	43,187	31,683	73%
MISCELLANEOUS REVENUE	417,320	417,320	223,979	54%
NON-OPERATING	9,851,101	10,072,715	4,765,840	47%
	42,610,703	48,651,978	22,995,054	47%
EXPENSES:				
GENERAL GOVERNMENT	9,409,444	9,631,058	5,128,278	53%
PUBLIC SAFETY	4,407,414	4,419,125	2,353,487	53%
ECONOMIC ENVIRONMENT	1,024,030	1,174,030	339,496	29%
PHYSICAL ENVIRONMENT	24,284,093	29,242,043	12,937,701	44%
TRANSPORTATION	1,459,456	2,159,456	480,395	22%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	2,026,266	2,026,266	715,710	35%
	42,610,703	48,651,978	21,955,067	45%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	12,200,804	12,200,804	5,448,282	45%
OPERATING EXPENDITURES	7,581,023	7,663,734	4,221,463	55%
CAPITAL OUTLAY	5,821,038	11,557,988	2,570,986	22%
DEBT SERVICE	1,971,908	1,971,908	1,686,893	86%
GRANTS & AIDS	109,000	109,000	26,113	24%
NON-OPERATING	6,464,630	6,686,244	4,765,840	71%
POWER COSTS	8,462,300	8,462,300	3,235,490	38%
	42,610,703	48,651,978	21,955,067	45%

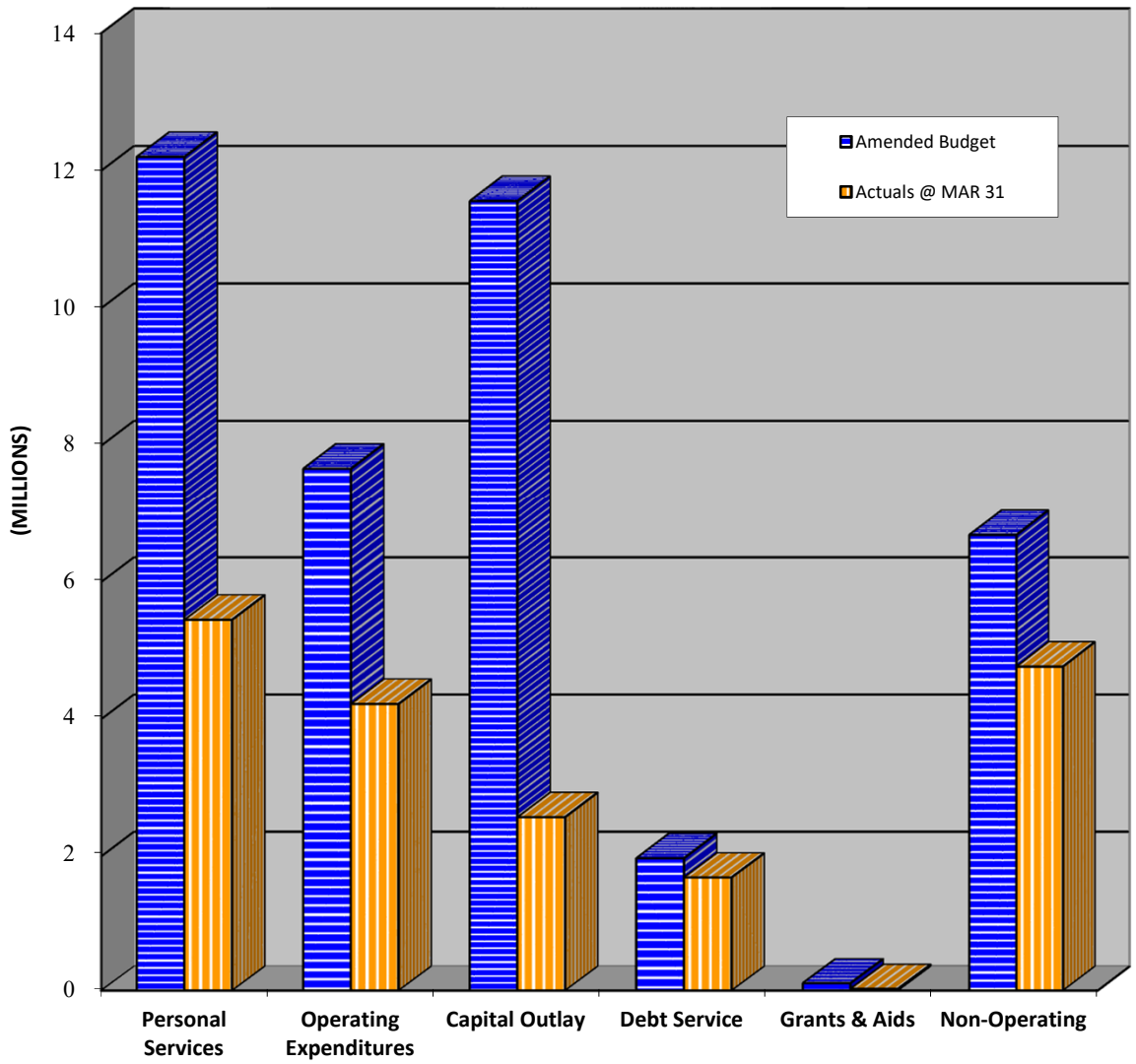
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 47% of budget for the fiscal year. Taxes are at 73% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (64%); Intergovernmental Revenue (15%); Charges for Services (50%); Fines and Forfeitures (73%); Miscellaneous Revenue (54%); and Non-Operating Revenue (47%).



Expenditures by Major Category
All City Funds

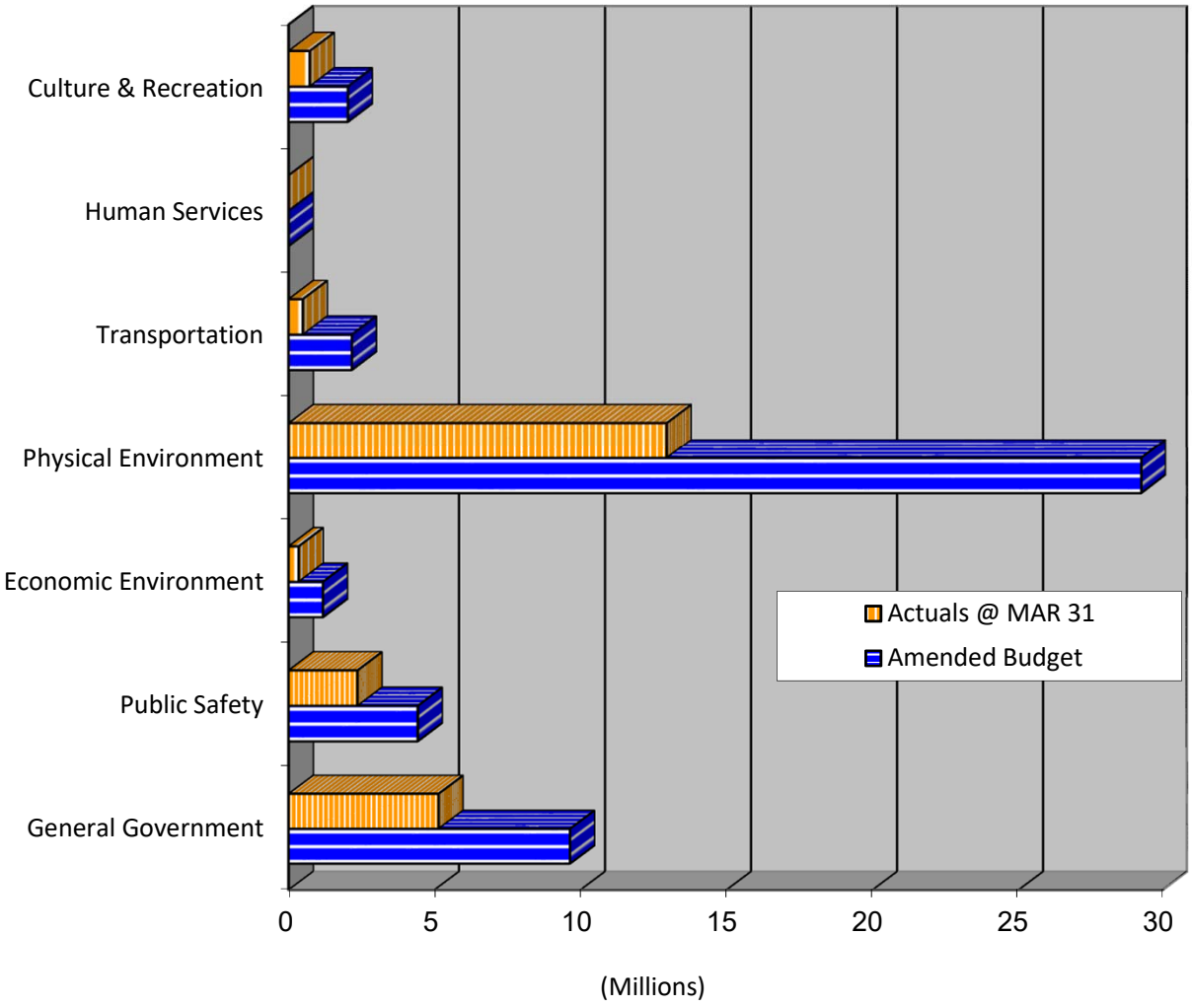
Overall, City expenditures and encumbrances are at 45% of budget for the period. The Personal Services category is at 45% of budget for the fiscal year. The Operating Expenditures category is at 55%, with encumbrances for legal and residential waste collection services of $498K. Capital Outlay is at 22%, Debt Service is 86%, Grants & Aids is 24% and Non-Operating Expenditures are at 71%. Encumbrances for future expenditures account for 4.7% (aprox. $2.3M) of the budget total.



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

Budget Performance by Function
All City Funds

Overall, expenditures are at 45% of budget with General Government expenses at 53%, Public Safety at 53%, Economic Environment at 29%, Physical Environment at 44% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 22%, Human Services at 0%, and Culture & Recreation at 35%.



INVESTMENTS AND CASH

Purpose

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

Investment Objectives

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

Defining Principal

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

Defining of Portfolio

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

Defining Rate of Return on Investment

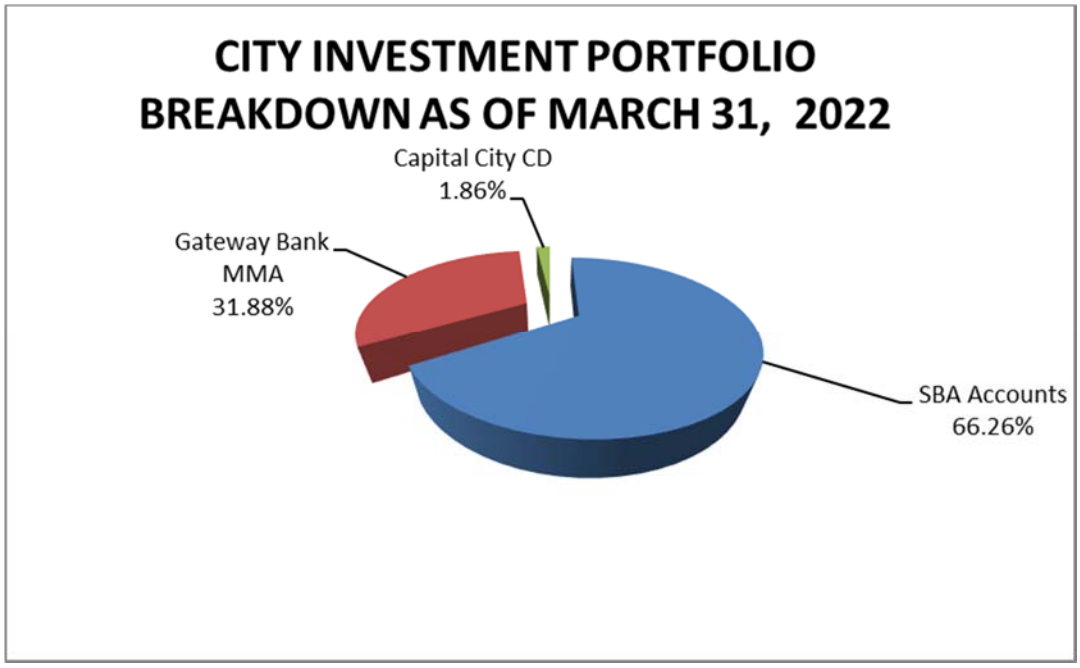
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

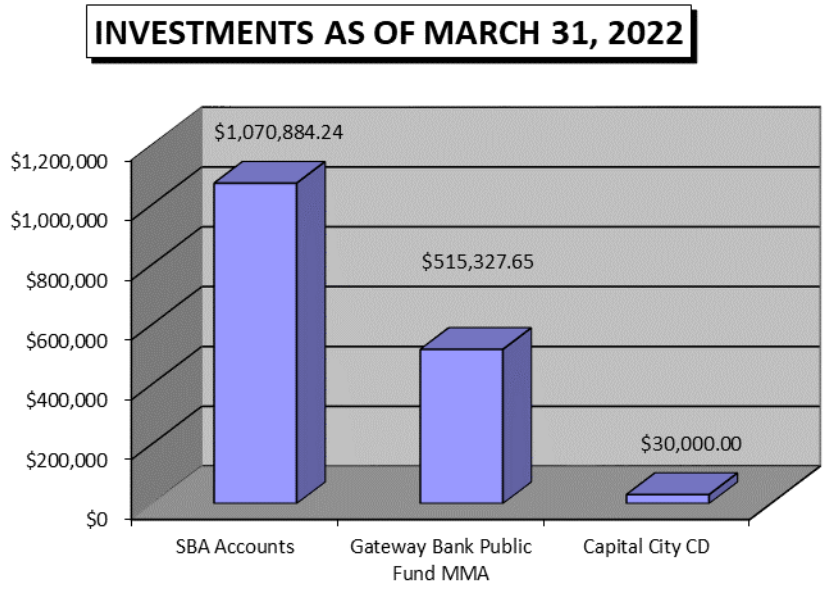
Conclusion

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

INVESTMENTS AND CASH

As of March 31, 2022, the City's investment portfolio totaled **$1,616,211.89.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of March 31, 2022, the City had cash holdings in several accounts with Capital City Bank, CenterState Bank (formerly Gateway Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$23,120,912.79.** Each bank account has a specific purpose. The accounts are listed as follows:

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

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

Bank Account	March Balance	Percentage of Total
Operating Account	$16,563,052.76	71.64%
Payroll Account	$7,861.99	0.03%
CRA Account	$1,046,837.82	4.53%
Police Forfeiture Account	$13,070.35	0.06%
Series 2016 Repayment Account	$852,402.31	3.69%
Deposit Account	$1,906,275.85	8.24%
Explorer Account	$5,139.29	0.02%
Heritage Oaks Account	$8,429.40	0.04%
Savannah Station Phase 2A Surety Account	$6,489.00	0.03%
SRF Repayment Account	$231,777.88	1.00%
ARPA Account	$2,479,576.14	10.72%
TOTAL	**$23,120,912.79**	100.00%

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2021-2022

THROUGH MARCH 31, 2022

APRIL 25, 2022

Key Terms

- **Fiscal year: period beginning October 1, 2021 and ending September 30, 2022.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 50.0%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 21/22 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	13,933,763	28.64%
SPECIAL REVENUE FUNDS	1,987,900	4.09%
DEBT SERVICE FUND	647,742	1.33%
CAPITAL PROJECTS FUNDS	1,824,796	3.75%
ENTERPRISE FUNDS	26,740,481	54.96%
INTERNAL SERVICE FUND	3,517,296	7.23%
	48,651,978	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

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

General Fund

- **Sources of Funding (76%) –**
  - Current Revenues: $ 9.2M (66%)
  - Budgeted Balances: $ 1.4M (10%)
- **Uses of Funding (54%) –**
  - Expenses: $ 6.6M (47%)
  - Encumbrances: $ 925K (7%)

Special Revenue Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - Law Enforcement Training
  - Tree Bank
  - APD Explorers
  - T K Basin
  - Wild Spaces Public Places
  - Donation
  - Community Redevelopment Agency (CRA)

Special Revenue Funds

- **Sources of Funding (78%) –**
  - Current Revenues: $ 871K (44%)
  - Budgeted Balances: $ 683K (34%)
- **Uses of Funding (18%) –**
  - Expenses: $ 260K (13%)
  - Encumbrances: $ 92K (5%)

Debt Service Fund

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

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

Debt Service Fund

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

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

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

Capital Projects Funds

- **Sources of Funding (28%) –**
  - Current Revenues: $ 512K (28%)
  - Budgeted Balances: $ 8K (<1%)
- **Uses of Funding (52%) –**
  - Expenses: $ 791K (43%)
  - Encumbrances: $ 162K (9%)

Enterprise Funds

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

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

Enterprise Funds

- **Sources of Funding (42%) –**
  - Current Revenues: $ 9.8M (37%)
  - Budgeted Balances: $ 1.4M (5%)
- **Uses of Funding (41%) –**
  - Expenses: $ 9.8M (37%)
  - Encumbrances: $ 1.2M (4%)

Internal Service Fund

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

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

Internal Service Fund

- **Sources of Funding (65%) –**
  - Current Revenues: $ 1.7M (50%)
  - Balances: $ 515K (15%)
- **Uses of Funding (41%) –**
  - Expenses: $ 1.4M (39%)
  - Encumbrances: $ 63K (2%)

All Funds Summary

- **Amended FY 21/22 Budget = $ 48,651,978**

- **Sources of Funding (55%) –**
  - Current Revenues: $ 23.0M (47%)
  - Budgeted Balances: $ 3.8M (8%)

- **Uses of Funding (45%) –**
  - Expenses: $ 19.6M (40%)
  - Encumbrances: $ 2.3M (5%)

Investments / Cash Holdings

- **Investment portfolio total = $ 1,616,211.89**
  - State Board of Administration (SBA) = $ 1.1M
  - Money Market Account = $ 515K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 23,120,912.79**
  - Operating Account = $ 16.6M
  - CRA Account = $ 1.0M
  - Customer Deposit Accounts = $ 1.9M
  - Series 2016 Repayment Account = $ 852K
  - SRF Money Market account = $ 232K
  - ARPA Account = $ 2.5M
  - Other Accounts = $ 34K

CONCLUSION

- **Revenues and Expenses Recap**
- **Audit Completed**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Ordinance 22-06, First Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – NW 188th St/US 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Legislative Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the presentation before the Commission and Staff's recommendation:

1. Approve Ordinance 22-06 on first reading; and,
2. Authorize City Staff to transmit the proposed Large-Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process.

Summary

The proposed Large-Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP of EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±162.5-acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres).

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

Existing FLUM Designations

Objective 1.1 of the Future Land Use Element (FLUE) establishes the Agriculture land use category. Policies 1.1.a through 1.1.d identify the uses allowed within the

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

Proposed FLUM Designation

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; office/residences; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial; and supporting community services, such as schools, houses of worship, parks, and community centers.

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

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

Planning & Zoning Board Recommendation

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

ATTACHMENTS:

Description

- Ordinance 22-06 (Draft)
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Workshop Materials
- Public Notice Materials for the 3/8/22 PZB Hearing
- Public Notice Materials for the 4/25/22 City Commission Hearing
- Written Public Comments

ORDINANCE 22-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on March 8, 2022 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

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

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

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

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Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres) on ±162.5 acres, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

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provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

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

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

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

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

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EXHIBIT "A"

Community Commercial (CC)

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

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

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

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Low Density Residential (LDR)

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

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said easterly Right-of-Way line, 219.22 feet; thence North 87°00'59" East, 2076.04 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 115.49 Acres (5,030,775 Square Feet), more or less.

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Moderate Density Residential (MDR)

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

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of said Section 8, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 219.22 feet to the Point of Beginning; thence continue North 01°12'11" West, along said East Right-of-Way line, 154.58 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence South 87°00'59" West, 2076.04 feet to the Point of Beginning.

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

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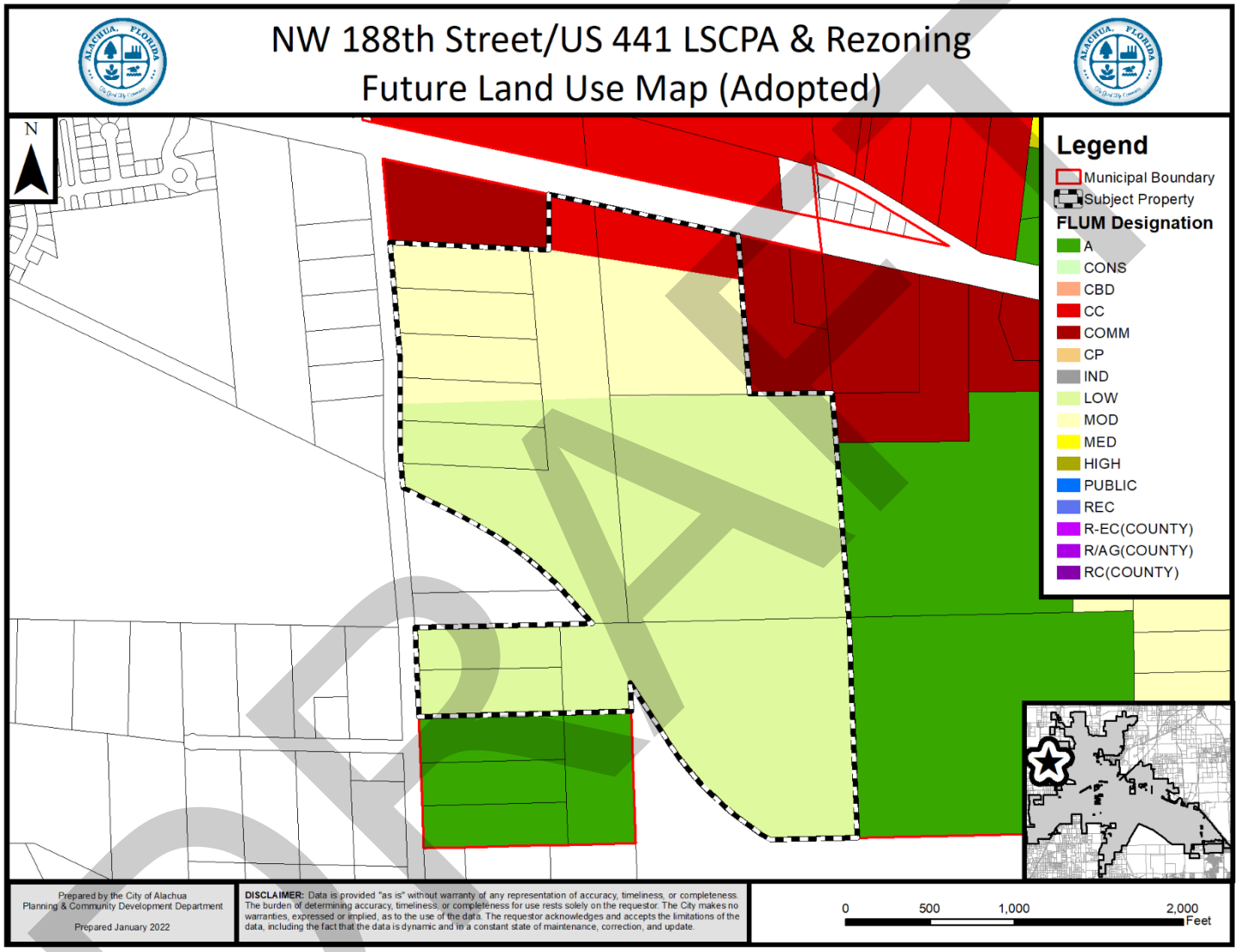
EXHIBIT "B"



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City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres)
APPLICANT/AGENT:	Clay Sweger, AICP EDA Consultants, Inc.
PROPERTY OWNERS:	JTFA, LLC and Kevin & Shima Carter
LOCATION:	Generally located southeast of the intersection of US Highway 441 and NW 188th Street
PARCEL ID NUMBERS:	03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000
ACREAGE:	±162.5 acre
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP of EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres).

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

Existing FLUM Designations

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

Proposed FLUM Designation

Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; office/residences; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial; and supporting community services, such as schools, houses of worship, parks, and community centers.

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

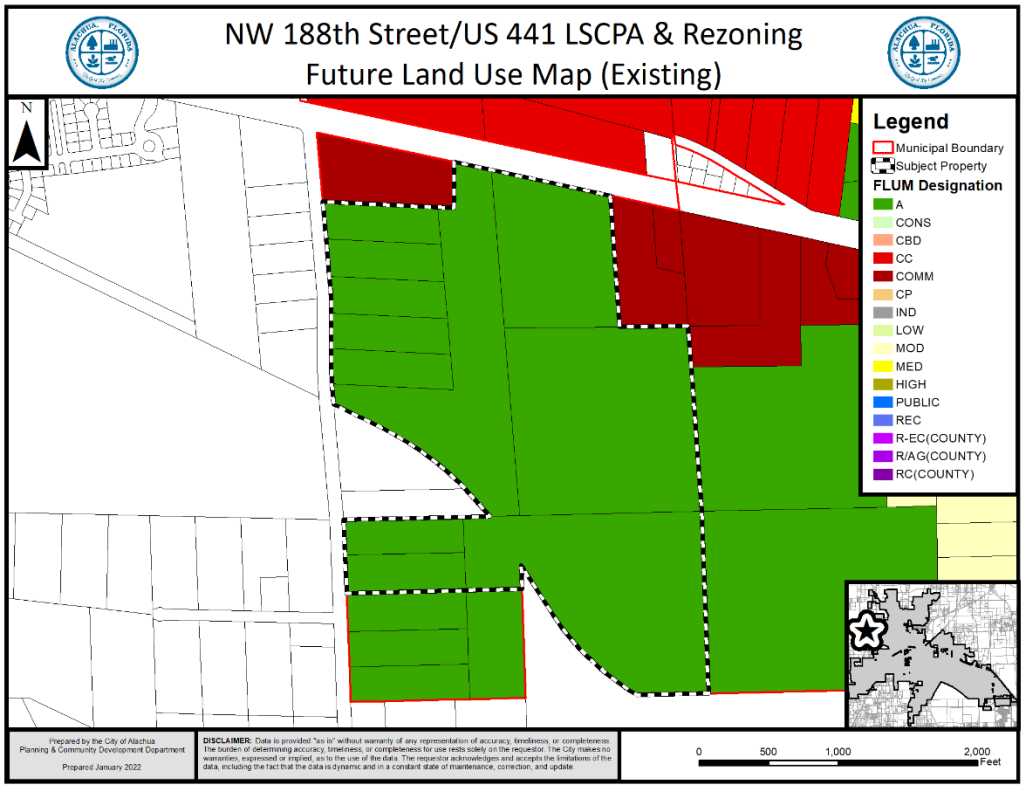
Policy 1.2.b of the FLUE establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling

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

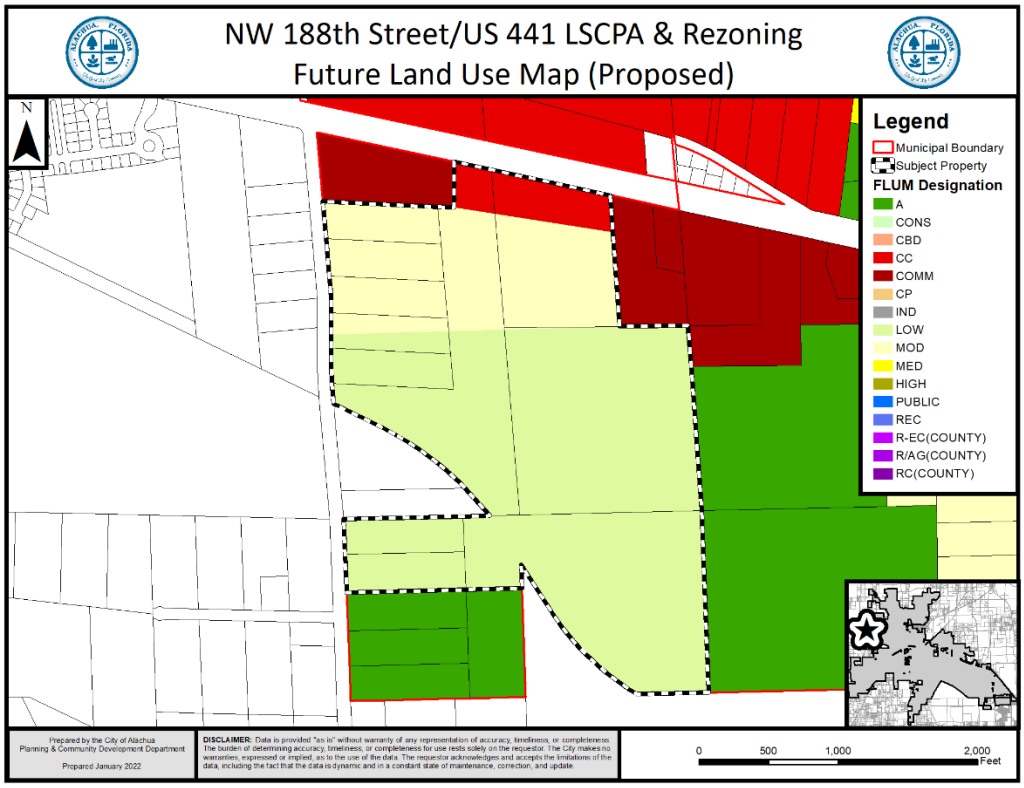
Table 1. Comparison of Existing / Proposed FLUM Designations

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

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

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

SURROUNDING USES

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

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

Map 3. Vicinity Map

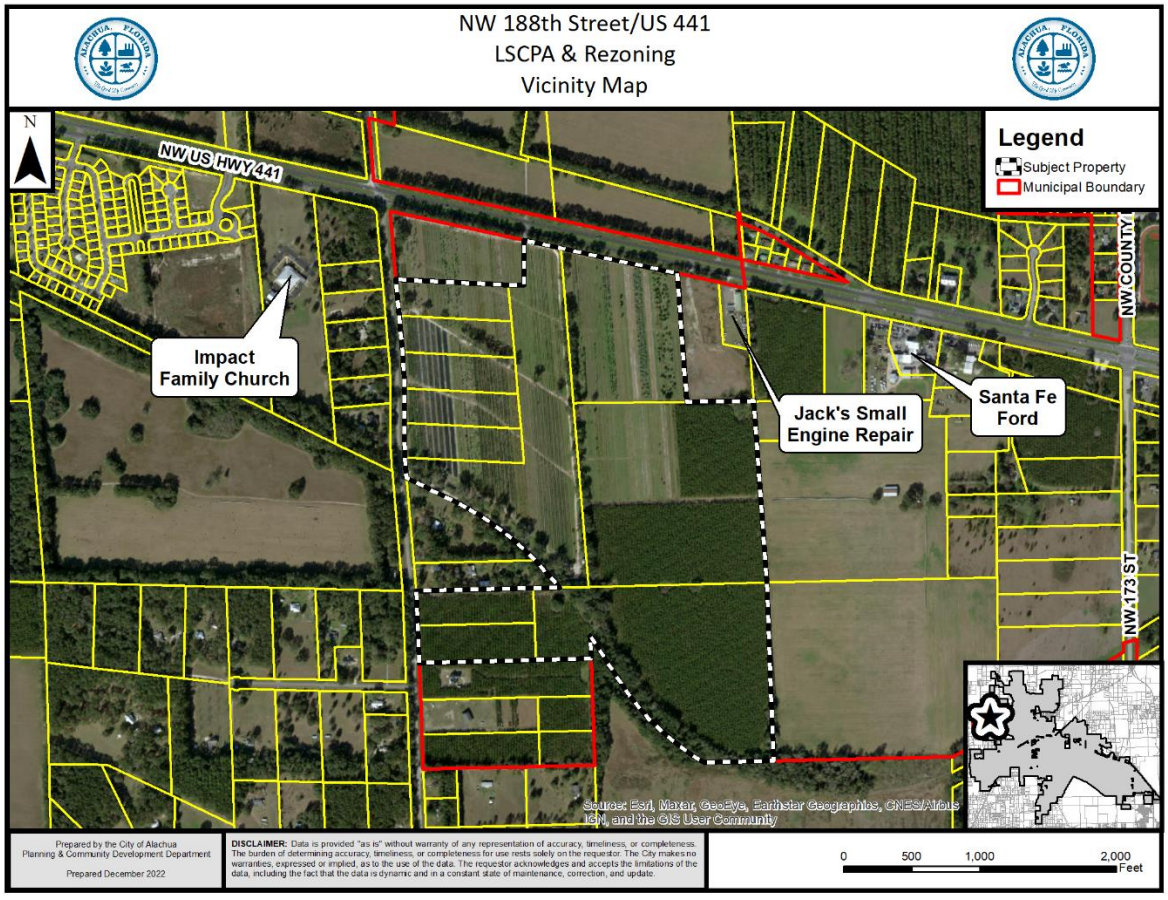


Table 2. Surrounding Land Uses

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

NEIGHBORHOOD MEETING

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

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

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

The Neighborhood Meeting was held on December 23, 2021 at 6:00 p.m. at Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, 11 persons attended the meeting. An additional neighborhood meeting was held virtually on January 13, 2022.

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

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statues, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the

medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

The applicant contends that the subject property is located in an area which includes existing nearby urban development in multiple directions with urban services available and that the subject property is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. The applicant notes that public services (centralized water & sewer utilities, police/fire protection, etc.) are available to serve the site at adequate capacity to accommodate on-site development and that there is also existing residential and commercial development in the immediate vicinity of the parcel.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

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

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

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

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

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

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater

aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The subject property is undeveloped and consists of lands used as a tree farm and planted pine. There are no known environmental features which would preclude the use of this property for commercial and residential uses.

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

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

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor proximate to the subject property, and are available to serve future development of the subject property.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor proximate to the subject property, and are available to serve future development of the subject property.

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

Evaluation & Findings: The property is proximate lands designated for commercial and residential uses the US 441 corridor. The proposed amendment would not result in a significant increase of time, money, or energy to provide public services to the site.

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

Evaluation & Findings: The subject property is located between existing commercial and residential development located along the US 441 corridor. The property is proximate to land presently designated for urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed amendment would have no discernible effect on infill development or redevelopment of existing neighborhoods and facilities.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The proposed land use change would provide lands that permit both commercial and residential uses. The Community Commercial land use category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas.

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

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

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

Evaluation & Findings: The proposed land use change would not result in a loss of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has also provided an analysis of the application's consistency with Section 163.3177 within the application materials.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

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

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor proximate to the subject property, and are available to serve future development of the subject property.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed Low and Moderate Density Residential land use categories will provide a mix of uses and densities that will support a range of housing

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

(IV) Promotes conservation of water and energy.

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

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

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

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed land use change would provide a limited amount of commercial lands that support the nonresidential needs of nearby residents and would provide additional lands for residential uses.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The amendment would have no affect or remediation of a development pattern in the vicinity that consitutes sprawl or is supportive of transit-oriented developments or new towns.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

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

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

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

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

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

> Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:
>
> 1. Single family detached dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria;

4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

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

> Policy 1.3.a: *Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:
>
> 1. Neighborhood commercial establishments;
> 2. Residential/offices and live-work units;
> 3. Business and professional offices; Personal services;
> 4. Financial institutions;
> 5. Retail sales and services that serve the community;
> 6. Eating establishments;
> 7. Indoor recreation/entertainment;
> 8. Single-family and multi-family residential above first floor commercial uses;
> 9. Bed and breakfasts;
> 10. Supporting community services such as schools, houses of worship, parks, and community centers; and,
> 11. Traditional Neighborhood Planned Developments.

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

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

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

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

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

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

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

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

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

Evaluation & Findings: The subject property has historically been used as a production nursery (tree farm). There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

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

Evaluation & Findings: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the current facility capacities, existing demand, and reserved capacities, there are no public facilities that would be deficient as a result of this development.

GOAL 9: Water and Wastewater Service:

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

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

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

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

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

Evaluation & Findings: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Evaluation & Findings: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities Element

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

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

Evaluation & Findings: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

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

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

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

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The

distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold

for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

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

Objective 1.4: Air Quality

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

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

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

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

Evaluation & Findings: The proposed Community Commercial land us category in close proximity to Low and Moderate Density Residential land use categories will allow for a potential reduction in vehicle miles traveled as goods or services will be located near residential uses.

Objective 1.10: Wetlands

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

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

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

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
   a. Residences and any support buildings must be built on pilings of sufficient

height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.

b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:
    i. Clustering of units shall be located in the perimeter areas of the wetlands; and
    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

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

i. Clustering of units shall be located along the perimeter area of the wetland; and
ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:
   a. Less than .25 acres in size; and,
   b. Determined to be of poor quality by a certified environmental specialist; and,
   c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
   d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

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

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

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

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

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

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

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum

Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Evaluation & Findings: There are no known wetlands on the subject property. If wetlands are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

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

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

Creeks and Streams

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

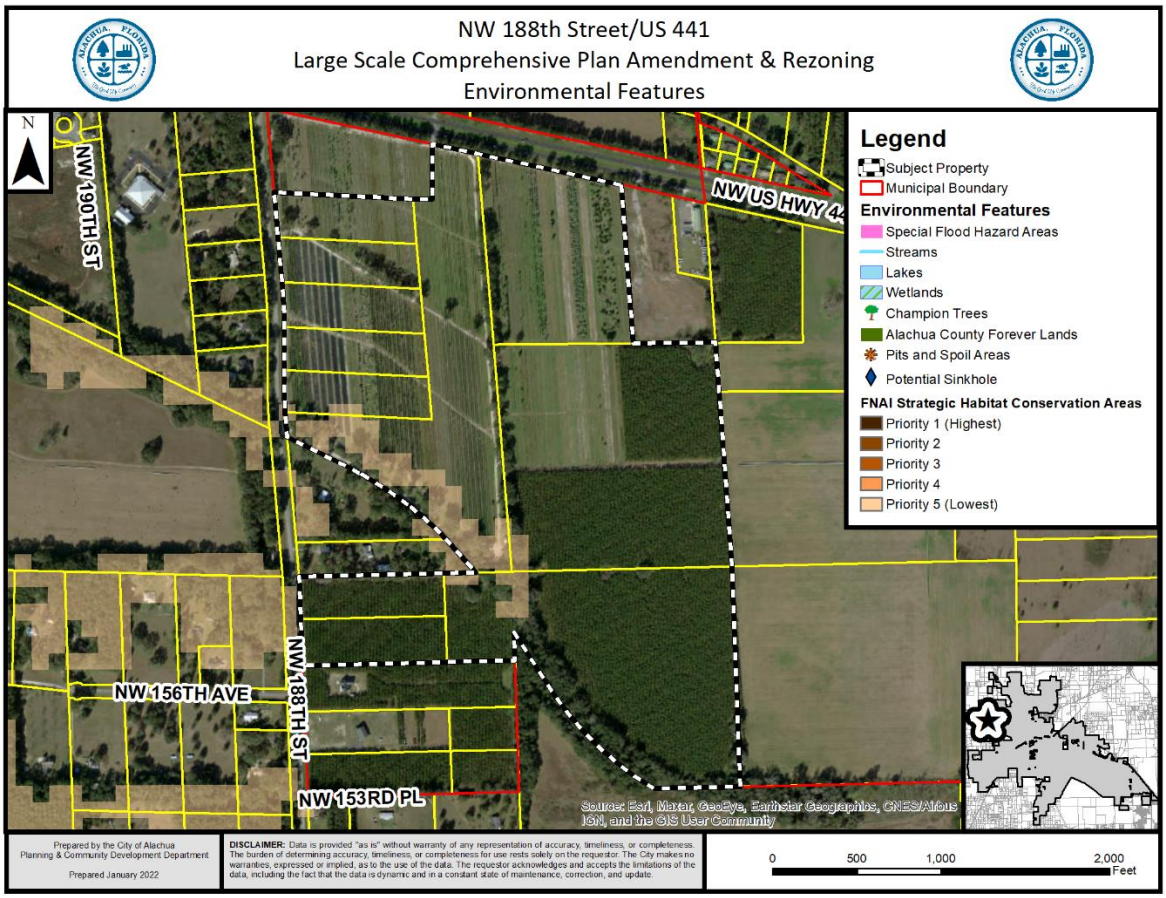
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall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

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within a Strategic Ecosystem, however, the subject property is located to the east of the North San Felasco Hammock Strategic Ecosystem, which is partially located on the parcel adjacent to the subject property. A portion of the North San Felasco Hammock Strategic Ecosystem was acquired by Alachua County in 2011, and includes a portion of the land adjacent to the east of the subject property.

Map 3. Environmental Features



Regulated Plant & Animal Species

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

process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A small portion of the subject property is identified as Priority 5 on the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are six (6) soil types found on the subject property:

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

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

Arredondo Fine Sand (5% - 8% slopes)
Hydrologic Soil Group: A

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

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

> This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

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

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

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

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

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

Flood Potential

Panel 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicates that the subject property is in Flood Zones X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.) Map 4 indicates the areas of special flood hazard.

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

Karst-Sensitive Features

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

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System,

however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

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

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

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

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

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

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

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

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

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

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021

4 Source: City of Alachua January 2022 Development Monitoring Report.

5 Trip Assignment: 70% of total trips assumed to be eastward bound (EB). Segment 7 :100%, Segment 6: 55% of EB trips, Segment 17: 30% of EB trips, Segment 16: 15% of EB trips

6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

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

Potable Water Impacts

Table 6. Potable Water Impacts

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

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

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 90,871 gallons per day at build out. This analysis is based on the development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed land use categories. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

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

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

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 83,996 gallons per day. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed land use categories. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

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

Sources:

1 *City of Alachua January 2022 Development Monitoring Report.*

2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*

3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 275 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

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

1 *Source: City of Alachua January 2022 Development Monitoring Report.*

2 *Formula: Recreation Demand Generated by Development (3.80 acres) x 20%.*

3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	4,356	795
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*

2 *City of Alachua January 2022 Development Monitoring Report*

3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 275 dwellings x 2.3 persons per unit +12 lbs per/1ksf nonresidential/ day)*

4 *New River Solid Waste Facility, April 2021*

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

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on February 25, 2022, capacity is available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final development order for residential development (e.g., a site plan or final plat), a concurrency review will occur and determination of the availability of school capacity will rendered. Facility capacity must be available in order for a final development order to be granted.

EXHIBIT "A"

TO

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

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

BOARD MEMBERS

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

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

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

www.sbac.edu
(352) 955-7300

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

February 25, 2022

RE: ACPS – NW 188th St / US 441

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

BOARD MEMBERS

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Diyonne McGraw
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March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

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

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

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

Sincerely,

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

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

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

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

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 22, 2022**

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

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

TR 2/22/2022

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

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

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

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

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

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

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, February 22, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, March 7, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

February 7, 2022

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

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

Dear Mr. Tabor & Mr. Hall:

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

LSCPA Review Comments

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

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

   b. Project trips identified in the "Level of Service Analysis/Affected Roadway Segment" tables do not appear to be consistent with the trip distribution shown under "Trip Distribution on Affected Roadway Segments". Please review and revise accordingly.

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

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

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

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

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

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

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

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

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

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

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

   c. Page 11 of Justification Report states that the proposed project is located within core of City and represents "infill development". Please clarify or amend statement.

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

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

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

3. *Public Services Comments*

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

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

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

Sincerely,

Clay Sweger

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Also sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA) on behalf of JTFA, LLC and Kevin & Shima Carter. The application proposes to amend the Future Land Use Map (FLUM) Designation of a ±162.5 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000, from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres). A completeness review was performed on January 10, 2022 and the application were determined to be complete on the same date.

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

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

Please address the following:

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

b. Project trips identified in the "Level of Service Analysis/Affected Roadway Segment" tables do not appear to be consistent with the trip distribution shown under "Trip Distribution on Affected Roadway Segments". Please review and revise accordingly.
c. Project demands for potable water, sanitary sewer, and solid waste only account for potential residential development.
d. The project would increase the residential entitlement of the property and therefore would have the potential to generate a larger number of public school students than the current entitlement. Please clarify the following statement: "Approval of the [rezoning] application would reduce the subject property's projected impact on the public school system." Please also correct the application type.
e. Please show the calculation for the recreational demand: 275 dwellings x 2.76 persons per household (US Census Bureau, 2015 – 2019) x 5 acres/1,000 persons = 3.8 acres.

2. *Miscellaneous*
   a. The Needs Analysis refers to the proposed land use change as "urban infill". Please clarify or amend this statement.
   b. The application refers to the proposed land use change as "infill in nature" in response to the urban sprawl indicators. Please clarify or amend this statement.
   c. Page 11 of Justification Report states that the proposed project is located within core of City and represents "infill development". Please clarify or amend statement.
   d. The current zoning of a portion of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

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

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of
ALACHUA
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City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 20, 2022**

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

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

TR 1/20/2022

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

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

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

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

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

NW 170TH LN

NW 166TH AVE

NW 165TH LN

NW 164TH PL

NW 164TH RD

NW 163RD TER

NW 161ST WAY

NW 160TH ST

US 441

POSSIBLE EXTENSION OF 12-INCH WATER MAIN

NW 164TH LN

EXISTING 12-INCH WATER MAIN

NW 175TH TER

NW 174TH TER

NW 168TH AVE

NW 173RD TER

NW COUNTY RD 235A

NW 174TH DR

NW 167TH ST

NW 166TH LN

NW 168TH TER

NW 167TH TER

NW 167TH BLVD

NW 166TH TER

NW 165TH TER

NW 163RD LN

NW US HWY 441

NW 162ND LN

NW 161ST TER

EXISTING 8-INCH WATER MAIN

NW 156TH AVE

NW 155TH ST

NW 153RD PL

NW 173RD ST

ATTACHMENT 1
MODIFIED GIS WATER INFRASTRUCTURE MAP?

N

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 10, 2021

Also sent by electronic mail to csweger@edafl.com

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

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

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA) on behalf of JTFA, LLC and Kevin & Shima Carter. The application proposes to amend the Future Land Use Map (FLUM) Designation of a ±162.5 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000, from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, January 13, 2022**. With the exception of mailing labels, all materials may be submitted by email to the project planner.

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

Please address the following:

1. **Comprehensive Plan Amendment Application Attachment D.7., Mailing Labels:** The mailing labels submitted with the application package did not include those individuals and organizations on file with the City to receive notice. Please provide three (3) sets of

mailing labels with those individual and organizations on file with the City to receive notice. Please contact project planner to obtain this list if needed.

2. **Comprehensive Plan Amendment Application Attachment D.8., Public School Generation Form:** The form submitted with the application package appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. **Comprehensive Plan Amendment Application Attachment D.11., Proof of Payment of Taxes:** The materials submitted with the application package indicate that the property taxes are unpaid for some of the subject property parcels, however, a review of the Alachua County Tax Collector website indicates that the property taxes are paid. Please confirm and submit revised materials.
4. **Neighborhood Meeting Materials:** The neighborhood workshop materials submitted with the application package did not include proof of publication of notice (tearsheet or publisher's affidavit). Please provide proof of publication of advertisement.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

Attachment: City of Alachua Public School Student Generation Form

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) □ Agent

2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

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

   Name of Owner (title holder): _____

   Mailing Address:_____

   City: _____ State: _____ ZIP:_____

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

B. PROJECT

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

   □ Single Family Residential Number of Units _____

   □ Multi-Family Residential Number of Units _____

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

9. Review Type:

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

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary:_____

Middle:_____

High:_____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

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

Student Generation Calculations: Single Family Residential Development

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

Student Generation Calculations: Multi-Family Residential Development

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

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

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

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

State of _____ County of _____

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

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

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

Certification

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

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

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

□ **Denied** for reasons stated:_____

□ Local Government Certification

Approved by:_____

Date:_____

□ School Board Staff Certification

_____

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

Date:_____

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☑ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☐ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

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

B. APPLICANT

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

Signature of Applicant

Clay Sweger
Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

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

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell
Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Dir. of Planning

   Company (if applicable): eda consultants, inc.

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

   City: Gainesville State: FL ZIP: 32601

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

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

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

   Mailing Address: --

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

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

B. PROJECT

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

   ■ Single Family Residential Number of Units 275

   □ Multi-Family Residential Number of Units _____

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

9. Review Type:

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

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary: Irby

Middle: Mebane

High: Sante Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

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

Student Generation Calculations: Single Family Residential Development

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

Student Generation Calculations: Multi-Family Residential Development

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

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

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 10th day of January, 2022 by Clay Sweger

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

as identification.

NOTARY SEAL

Debbie Wallen
Signature of Notary Public, State of Florida

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

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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

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

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

□ **Denied** for reasons stated:_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

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

Date:_____

List of Parcel Numbers Included in Application

03046-003-000 (portion of)

03046-003-001

03046-003-002

03046-003-003

03046-003-004

03046-003-005

03042-050-004

03042-050-005

03875-001-001

03875-010-001

03875-010-002

Property Owners

JTFA LLC

4881 NW 8th Avenue, Ste. 4

Gainesville, FL 32605

Carter, Kevin L. & Shima

7853 Gunn Highway

Tampa, FL 33626

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

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

Acreage: 89 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC

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

City: Gainesville State: FL ZIP: 32605

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

C. AUTHORIZED AGENT

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

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

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

Signature of Applicant

Keith Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 10 day of December, 2021, by Keith Lerner

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

NOTARY SEAL

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

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

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

Acreage: 74 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Carter, Kevin L & Shima Title: owner

Company (if applicable): N/A

Mailing Address: 7853 Gunn Hwy.

City: Tampa State: FL ZIP: 33626

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

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

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

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

Signature of Applicant

Kevin L. Carter

Typed or printed name and title of applicant

Signature of Co-applicant

Shima Carter

Typed or printed name of co-applicant

State of Florida County of Hillsborough

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

NOTARY SEAL

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

Signature of Notary Public, State of FL

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

2431513

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Carl L. Johnson

Witness Name: Lisa Taylor

PARKER LAND CO., a Florida corporation

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

(Corporate Seal)

State of Florida
County of Alachua

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

[Notary Seal]

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

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

INSTRUMENT # 2431513
7 PGS

Portion of Tax parcel No. 03046-003-000

REMAINDER: DESCRIPTION

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

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

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-001

PARCEL 1: DESCRIPTION

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

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

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-002

PARCEL 2: DESCRIPTION

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

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

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-003

PARCEL 3: DESCRIPTION

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

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

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-004

PARCEL 4: DESCRIPTION

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

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

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-005

PARCEL 5: DESCRIPTION

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

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

$0.70

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

Doc Stamp-Deed: $0.70

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

Parcel No.
Grantee(s) TIN:

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

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

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

Witness Signature
CARL L. JOHNSON
Printed Name

Witness Signature
Printed Name

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

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ERIC J. PARKER, as President of PARKER LAND CO., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. Said person is personally known to me.

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

NOTARY PUBLIC
My commission expires:

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

Exhibit "A"

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

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

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

Parcel Identification Number: 03042-050-004

18.50
7474.60

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

Doc Stamp-Deed: $7,474.60

$1,067,760.

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

Containing 88.98 acres, more or less.

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

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

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

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

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

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon M-Cre

(Corporate Seal)

State of Florida
County of Alachua

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

[Notary Seal]

Notary Public

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

Printed Name: _____

My Commission Expires: _____

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

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

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

Permits

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

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

Map

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

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

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

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

Permits

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

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

Map

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Building Information

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

Sub Area

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

Sales

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

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

Permits

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

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

Map

Photos

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

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

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

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

Map

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

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

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

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

Map

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

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

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Map

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

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

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

Map

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

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Building Information

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

Sub Area

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

Sales

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

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

Map

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

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

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

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

Map

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

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

Developed by Schneider GEOSPATIAL

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

Version 2.3.164

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Sales

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

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

Map

Photos

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

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

Parcel Summary

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

View Map

Owner Information

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

Valuation

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

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

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

Building Information

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

Sub Area

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

Sales

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

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

Map

Photos

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

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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

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

Version 2.3.164

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12470

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

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

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $570.99

LEGAL DESCRIPTION

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

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $570.99

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12470
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 004	UNASSIGNED LOCATION RE

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

PAY ONLY ONE AMOUNT

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

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

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

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

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

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $321.88

LEGAL DESCRIPTION

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

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $321.88

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 005	UNASSIGNED LOCATION RE

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

PAY ONLY ONE AMOUNT

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

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

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

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

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

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,170.52

LEGAL DESCRIPTION

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

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,170.52

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
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Receipt # 21-0062241 $1,123.70 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 001	16427 NW 188TH ST	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 001	16427 NW 188TH ST

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 002	16319 NW 188TH ST	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 002	16319 NW 188TH ST

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

PAY ONLY ONE AMOUNT

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

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

Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 003	16303 NW 188TH ST	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 103
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 003	16303 NW 188TH ST

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 004	16205 NW 188TH ST	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.5
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 004	16205 NW 188TH ST

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 005	16121 NW 188TH ST	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	11,190	0	11,190	88.02
LIBRARY GENERAL	1.0856	11,190	0	11,190	12.15
SCHOOL CAP36 PROJECT	1.5000	11,190	0	11,190	16.79
SCHOOL DISCRNRY & CN	0.7480	11,190	0	11,190	8.37
SCHOOL GENERAL	3.5950	11,190	0	11,190	40.23
SCHOOL VOTED	1.0000	11,190	0	11,190	11.19
CHILDREN'S TRUST	0.5000	11,190	0	11,190	5.60
SUWANNEE RIVER WATER MGT DIST	0.3615	11,190	0	11,190	4.05
CITY OF ALACHUA	5.3900	11,190	0	11,190	60.31

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $246.71

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 20
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $246.71

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 005	16121 NW 188TH ST

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $236.84 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 001 001	UNASSIGNED LOCATION RE	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	13,582	0	13,582	106.84
LIBRARY GENERAL	1.0856	13,582	0	13,582	14.74
SCHOOL CAP36 PROJECT	1.5000	13,582	0	13,582	20.37
SCHOOL DISCRNRY & CN	0.7480	13,582	0	13,582	10.16
SCHOOL GENERAL	3.5950	13,582	0	13,582	48.83
SCHOOL VOTED	1.0000	13,582	0	13,582	13.58
CHILDREN'S TRUST	0.5000	13,582	0	13,582	6.79
SUWANNEE RIVER WATER MGT DIST	0.3615	13,582	0	13,582	4.91
CITY OF ALACHUA	5.3900	13,582	0	13,582	73.21
TOTAL MILLAGE	22.0463			AD VALOREM TAXES	$299.43

John Power TAX COLLECTOR Serving Alachua County

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

LEGAL DESCRIPTION

COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 F
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$299.43

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 001 001	UNASSIGNED LOCATION RE

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0037322 $287.45 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15097

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 001	15715 NW 188TH ST	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	1,825	0	1,825	14.36
LIBRARY GENERAL	1.0856	1,825	0	1,825	1.98
SCHOOL CAP36 PROJECT	1.5000	1,825	0	1,825	2.74
SCHOOL DISCRNRY & CN	0.7480	1,825	0	1,825	1.37
SCHOOL GENERAL	3.5950	1,825	0	1,825	6.56
SCHOOL VOTED	1.0000	1,825	0	1,825	1.83
CHILDREN'S TRUST	0.5000	1,825	0	1,825	0.91
SUWANNEE RIVER WATER MGT DIST	0.3615	1,825	0	1,825	0.66
CITY OF ALACHUA	5.3900	1,825	0	1,825	9.84

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $40.25

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 D
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $40.25

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

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

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

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 001	15715 NW 188TH ST

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0037314 $38.64 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 002	15603 NW 188TH ST	1700

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

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	3,851	0	3,851	30.29
LIBRARY GENERAL	1.0856	3,851	0	3,851	4.18
SCHOOL CAP36 PROJECT	1.5000	3,851	0	3,851	5.78
SCHOOL DISCRNRY & CN	0.7480	3,851	0	3,851	2.88
SCHOOL GENERAL	3.5950	3,851	0	3,851	13.84
SCHOOL VOTED	1.0000	3,851	0	3,851	3.85
CHILDREN'S TRUST	0.5000	3,851	0	3,851	1.93
SUWANNEE RIVER WATER MGT DIST	0.3615	3,851	0	3,851	1.39
CITY OF ALACHUA	5.3900	3,851	0	3,851	20.76

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $84.90

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

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DE
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$84.90

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

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

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

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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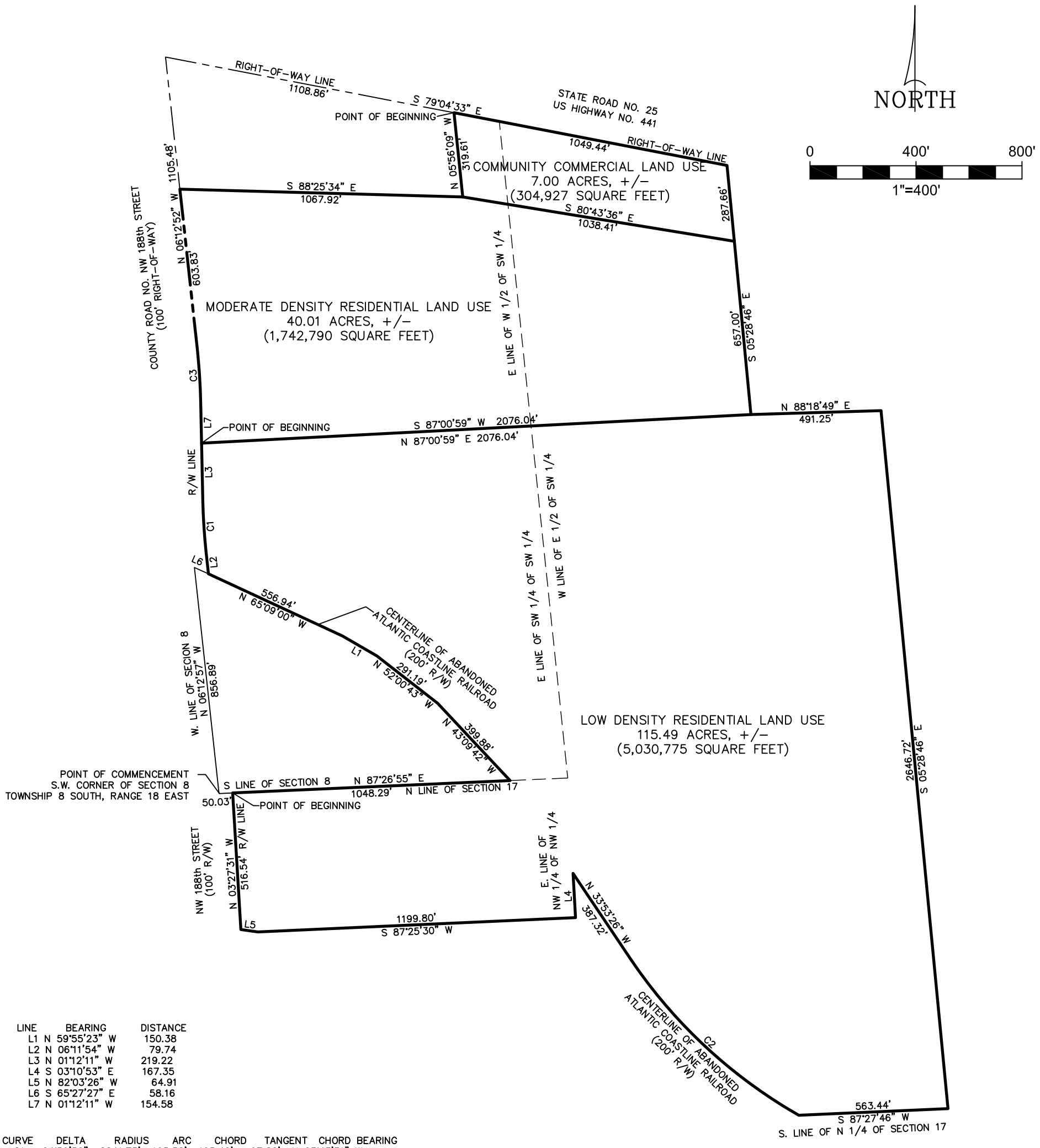
Receipt # 21-0037317 $81.50 Paid 11/23/2021



LINE	BEARING	DISTANCE
L1	N 59°55'23" W	150.38
L2	N 06°11'54" W	79.74
L3	N 01°12'11" W	219.22
L4	S 03°10'53" E	167.35
L5	N 82°03'26" W	64.91
L6	S 65°27'27" E	58.16
L7	N 01°12'11" W	154.58

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	04°59'50"	2241.75'	195.52'	195.46'	97.82'	N 03°43'31" W
C2	26°22'58"	1903.25'	876.38'	868.66'	446.10'	N 47°05'05" W
C3	05°00'03"	2341.75'	204.38'	204.32'	102.26'	N 03°43'11" W

SKETCH OF LEGAL DESCRIPTIONS

IN A PORTION OF SECTIONS 8 AND 17
TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

FOR: KEITH LERNER

DRN. B.G.	CHKD.B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			12/10/21	2021-176		

R/W = RIGHT-OF-WAY

THERE MAY BE RESTRICTIONS OTHER THAN AS SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SCALE: 1" = 400'

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PREPARED FOR: KEITH LERNER

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

J:\BOB\2021-176.DWG

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

LEGAL DESCRIPTION

Community Commercial (CC)

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

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

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

LEGAL DESCRIPTION

Moderate Density Residential (MDR)

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

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of said Section 8, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 219.22 feet to the Point of Beginning; thence continue North 01°12'11" West, along said East Right-of-Way line, 154.58 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence South 87°00'59" West, 2076.04 feet to the Point of Beginning.

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

LEGAL DESCRIPTION

Low Density Residential (LDR)

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

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said easterly Right-of-Way line, 219.22 feet; thence North 87°00'59" East, 2076.04 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 115.49 Acres (5,030,775 Square Feet), more or less.

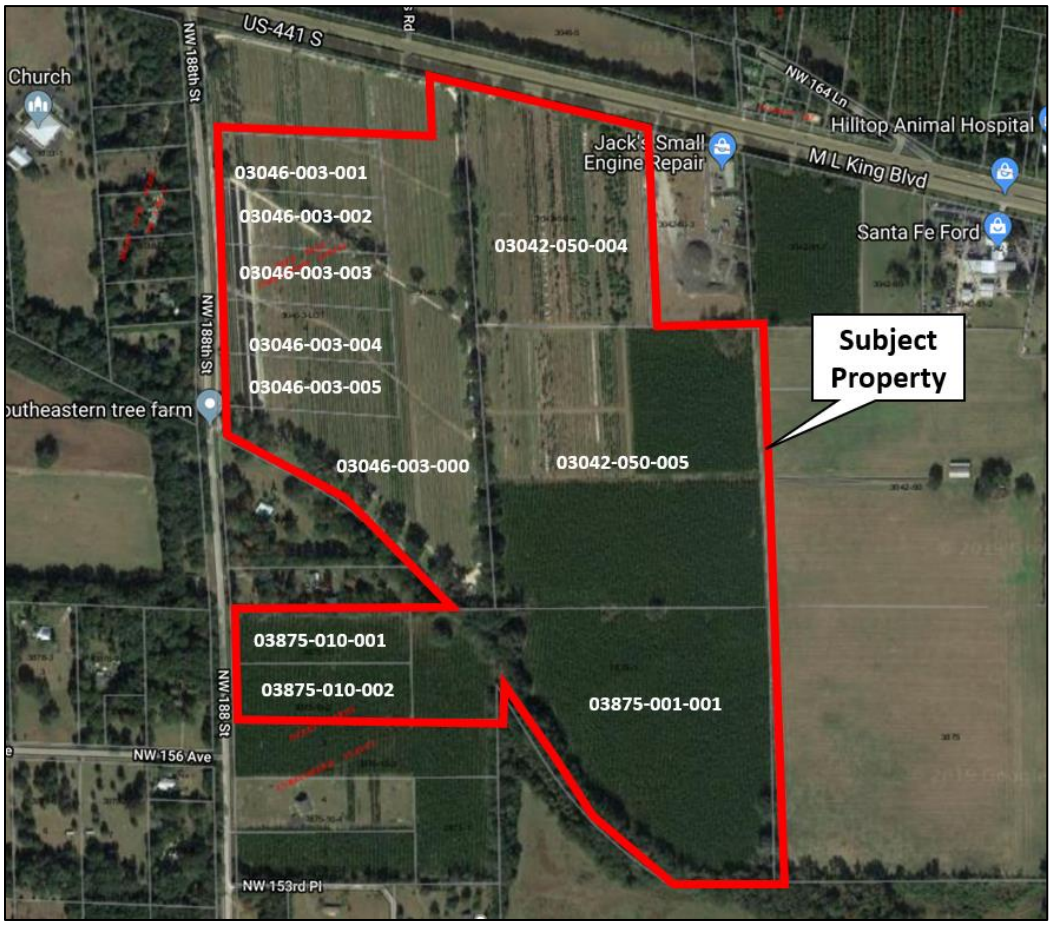
NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, December 23, 2021

Time: 6:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approximately 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.



Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY
DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER
TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-003
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19th day of December 2021 by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approx. 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R).

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Thursday, December 23, 2021 in Meeting Room 2 of the Legacy Park Multi-Purpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - December 09, 2021)

Neighborhood Meeting - Sign-in Sheet

Project: Rezoning & Land Use Change

Date & Time: Thursday, December 23, 2021

Location: Legacy Park Multipurpose Center

NAME	ADDRESS	PHONE	EMAIL
Gary Pappas	16104 NW 188th St.	305-213-1121	GMPFISH@Outlook.com
Whitney Stevens	" " " "	" " "	WGSD@MSN.com
Nancy Gillespie	19107 NW 151 Ave	352.318.0871	sundayacres82@gmail.com
Sharon Rush	18805 NW 156 AVE	352-318 4227	sharondr442yahoo.com
S. Conyard	19111 NW 156 Av.		Conyard5719@att.com
Donna Hewett	19202 NW 151st Ave	386 454 3760	donnahewett@gmail.com
Buddy Register	" "	"	Register8549windstream.net
Steve Lang	16320 NW 188 th ST	3864543127	sjlang@Windstream.net
Sarah Kramme	14931 NW 193rd St.	352-318-0195	sarahjpa@gmail.com
Jevon Saunders	14807 NW 193rd st	954-464-1774	JAYJEV@AOL.COM
Jay Horton	19005 NW 138th Ave	386.418.1346	bluemoonfarm@yahoo.com
C			

Neighborhood Meeting Minutes

Project: US 441 & NW 188th Street - Land Use Change & Rezoning

Meeting Date & Time: December 23, 2021 at 6:00 pm

Meeting Location: Legacy Park Multi-Purpose Room

Community Participants: See attached sign-in sheet

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger opened the meeting and gave a brief presentation regarding the proposed land use change from Agriculture to Community Commercial, Moderate Density Residential & Low Density Residential and rezoning from Agriculture to Community Commercial & Planned Development – Residential (PD-R). He detailed the permitted uses and density / intensity allowed and the proposed PD master plan in detail, which includes a single family residential development with a maximum number of units (275), open space area, road network, connection points, etc.

The following is a summary of the discussion with those in attendance:

Q: What are the permitted uses in the CC land use and zoning area?
A: They are fully indicated in the City code but in short, some of the more intensive automotive-oriented uses are not allowed in CC like they are in CI.

Comment: More people should have gotten notice than what was required by City. More people are interested.

Comment: 188th has a lot of existing traffic and the intersection at US 441 is unsafe. There have been bad accidents at the intersection.

Q: The proposed land use map – is this a blending of density over the residential portion of the project?
A: Yes, the land use designations allow 275 maximum units and that what is proposed in the PD-R zoning area. Minimum lot sizes are indicated on the PD Master Plan.

Comment: I want the road access to NW 188th removed and the 4 lots that are closest to it.

Q: Why are you proposing a connection to NW 188th?
A: Our master plan shows a connection to NW 188th because we believe that the City of Alachua will request such a connection.

Comment: There is existing groundwater contamination and radon issues in the area.

Q: Are you connecting to City water and sewer in the project?
A: Yes, we will connect to City water and sewer.

Comment: That is good that you are connecting.

Q: Why are you proposing this land use & zoning?
A: Our property is essentially the last property in the City of Alachua along US 441 with utility access that is not designated commercial or residential. Our proposed map is consistent with the existing pattern in the area.

Comment: I like that there is a large landscaped stormwater basin along the west side of the property. I also would like to see the density clustered more into the center of the project with smaller houses on the eastern side.

Comment: I am glad that the commercial land is only limited to along the northern portion along US 441.

Comment: There is a 1,000 unit project being developed to the north of US 441 and I am concerned about traffic.

Comment: 188th Street has a lot of traffic already and more will not be safe or desirable.

Q: How will the development coordinate with the County, FDOT and City?
A: Any road connections to NW 188th will require a permit from the County, any road connections to US 441 will require a permit from FDOT and the City will review land use, zoning, plans and construction plans.

Q: How will county protect our property values? We are not in the City?
A: The City values your input which is why you received a mailed notice. There will be more notices mailed and signs posted as the project proceeds. Also, the county will be part of the review related to NW 188th.

Q: There is a great concern that NW 188th will be the primary access to the project. Is that true?
A: No, the vision for the development is to provide a primary, boulevard entrance to the residential project via US 441, not 188th.

Comment: The 188th Street / US 441 intersection alignment is not correct and is unsafe. The intersection is at an angle and not perpendicular.

Comment: This property has a low elevation and valley effect air conditions which is unique to this area.

Comment: I didn't like this process for scheduling and holding a neighborhood meeting.
Response: To better accommodate neighbors, we have scheduled a second meeting in January as a courtesy and to have another opportunity to communicate.

Comment: We have a hard time driving onto US 441 from 188th Street – a lot of traffic driving fast.
Response: With new developments coming in upcoming years, there is a possibility of a traffic signal and intersection improvements that will improve safety conditions.

Comment: West of 188th Street is ponding of water due to lower elevations. This needs to be taken into account in project design.
Response: Yes, we will look at the area as a whole and all drainage design requirements will be met with the Water Management District and the City of Alachua.

Q: Will these be wet or dry basins?
A: They should be dry basins, which will hold water for only a short amount of time after rain events. The basins will be well landscaped and usable as well.

Comment: It would be nice if the property owner would change the land use and zoning from Commercial / Commercial Intensive to Community Commercial for the existing commercial area at SE intersection of US 441 and NW 188th Street.

Q: Who can I talk to at the County about 188th?
A: Chris Dawson at County Growth Management

Q: What about the City:
A: Recommend speaking to Justin or Adam at City planning.

Q: We have bad internet connections. Would fiber be run into this neighborhood?
A: Yes, we will provide conduits / allocations for that service in the neighborhood. Service will need to be coordinated with the local providers.

Q: What about just providing an emergency gated access for fire/ambulance/police onto 188th?
A: That is something that we can consider.

Comment: From several people – emergency access (only) on 188th would be very much appreciated.

Comment: One of the property owners to the south has many bees on their property, FYI.

Comment: Concern with construction staging and construction access.
Response: We would be amenable to a City condition of approval that construction access shall be limited to US 441 only (no access onto 188th Street).

Comment: We are used to and like our country lifestyle and please take that into consideration as you design your project.

Comment: Ask that applicant communicate these comments / concerns to the property owner and take them into consideration.

17 December 2021

Mr. Clay Sweger, AICP
eda consultants
720 SW 2nd Ave., Suite 300
Gainesville, FL 32601

Re: Proposed rezoning of 16600 Highway 441, (south side), Alachua

Dear Mr. Sweger:

Thank you for the opportunity to comment on the proposed rezoning of the above property. As residents of the neighboring community we are writing to express our strong opposition to the proposal. We can see nothing of benefit to the rural character of our community, only the further decline and degradation of our quality of life. Although allowing for well-planned rural cluster subdivisions, Alachua County's Comprehensive Plan states that "the rural area is envisioned as maintaining agricultural uses and rural character" (pg. iii of the *Data and Analysis for Future Land Use Element* report, 2001-2020). In this case the change from Agricultural to Community Commercial and Low Density Residential zoning also seems to avoid or preclude development options outlined in the section descriptions of the Rural Cluster Subdivision and Rural Lands Stewardship Program.

From a strictly community perspective, the additional traffic on the already congested US 441, the paving of currently productive agricultural land, the stress on water resources, disturbances due to additional utility construction, noise impacts, trash management and accumulation, all negatively contribute to the quality of our environment, and further, we think, detract from the public relations efforts of both Alachua and High Springs to present our area as a destination for recreational and nature tourism.

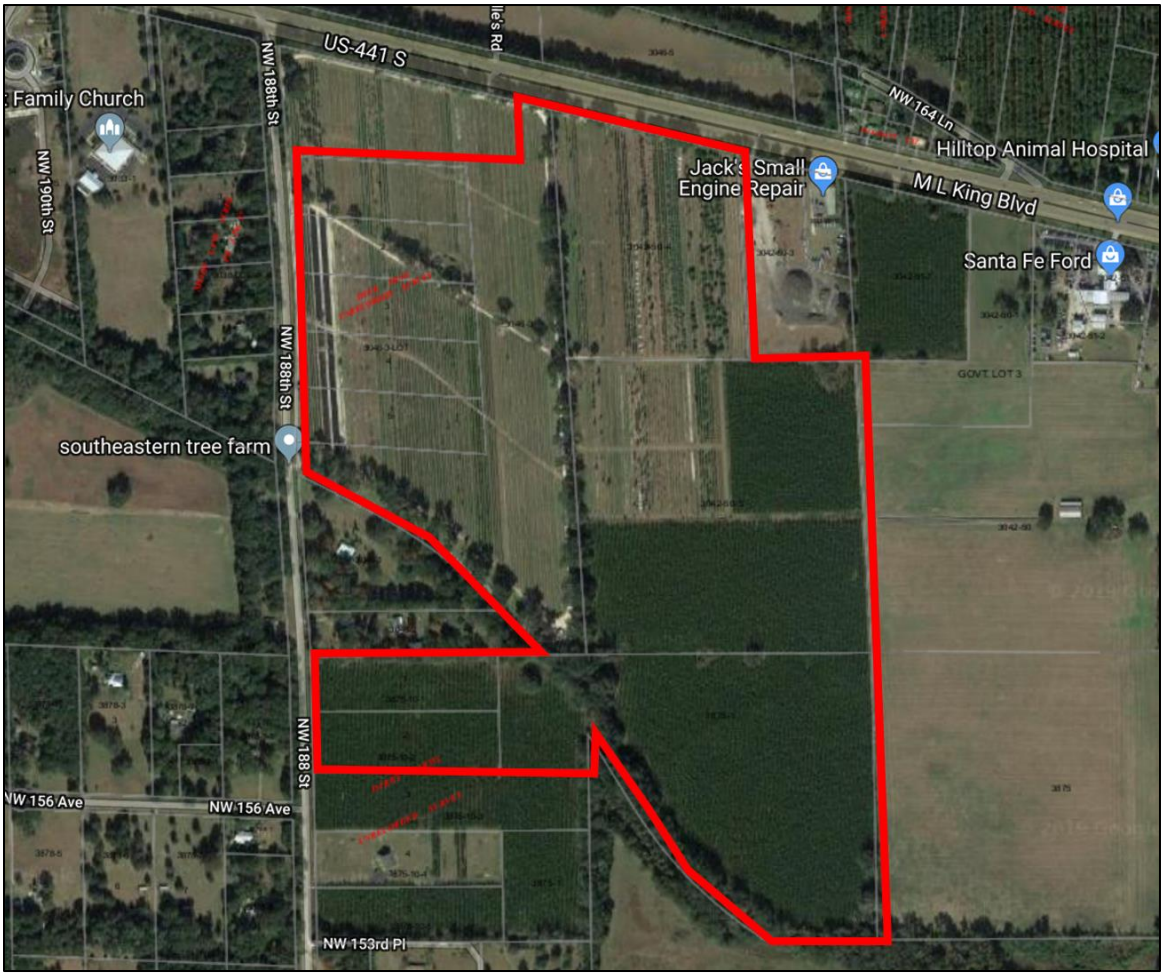
Again, thank you for this opportunity to comment at this preliminary stage, and please know that we will stay engaged throughout the process.

Sincerely,

Brent R. Weisman
Barbara Cloud-Weisman

14423 NW 193rd Street
Alachua FL 32615

Future Land Use Map Amendment
Justification Report



Request:	Large Scale Future Land Use Map Amendment application from Agriculture to Community Commercial, Moderate & Low Density Residential.
Location:	16600 block of US Highway 441
Parcel Numbers:	03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002
Acreage:	162.5 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	February 2, 2022

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

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

Background

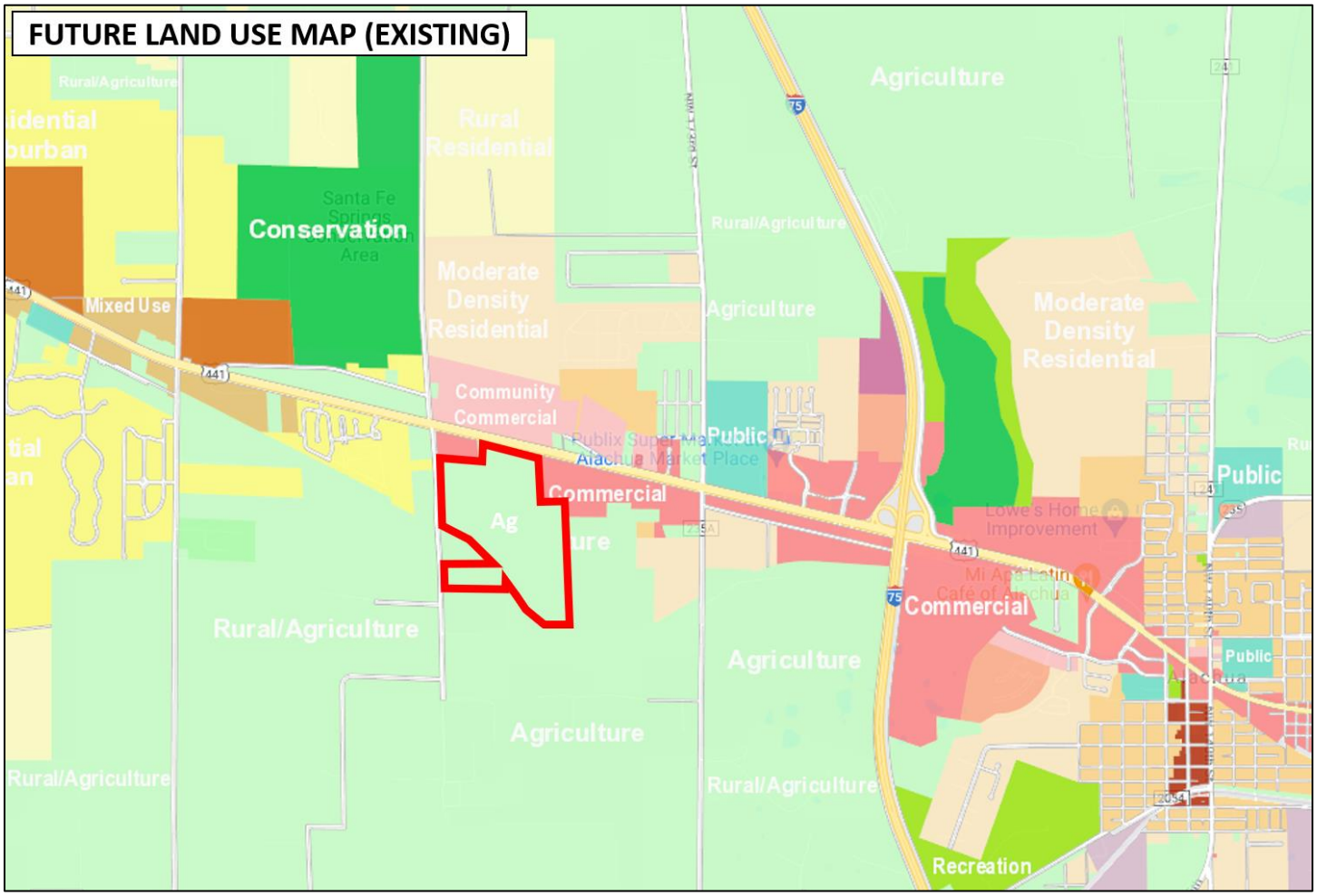
The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 163-acre undeveloped property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002. The parcel is located within Section 8 & 17, Township 8, Range 18.

The parcel currently is undeveloped and is classified as ornamentals/misc. agriculture and timberland, according to the Property Appraiser's records.

Statement of Proposed Change

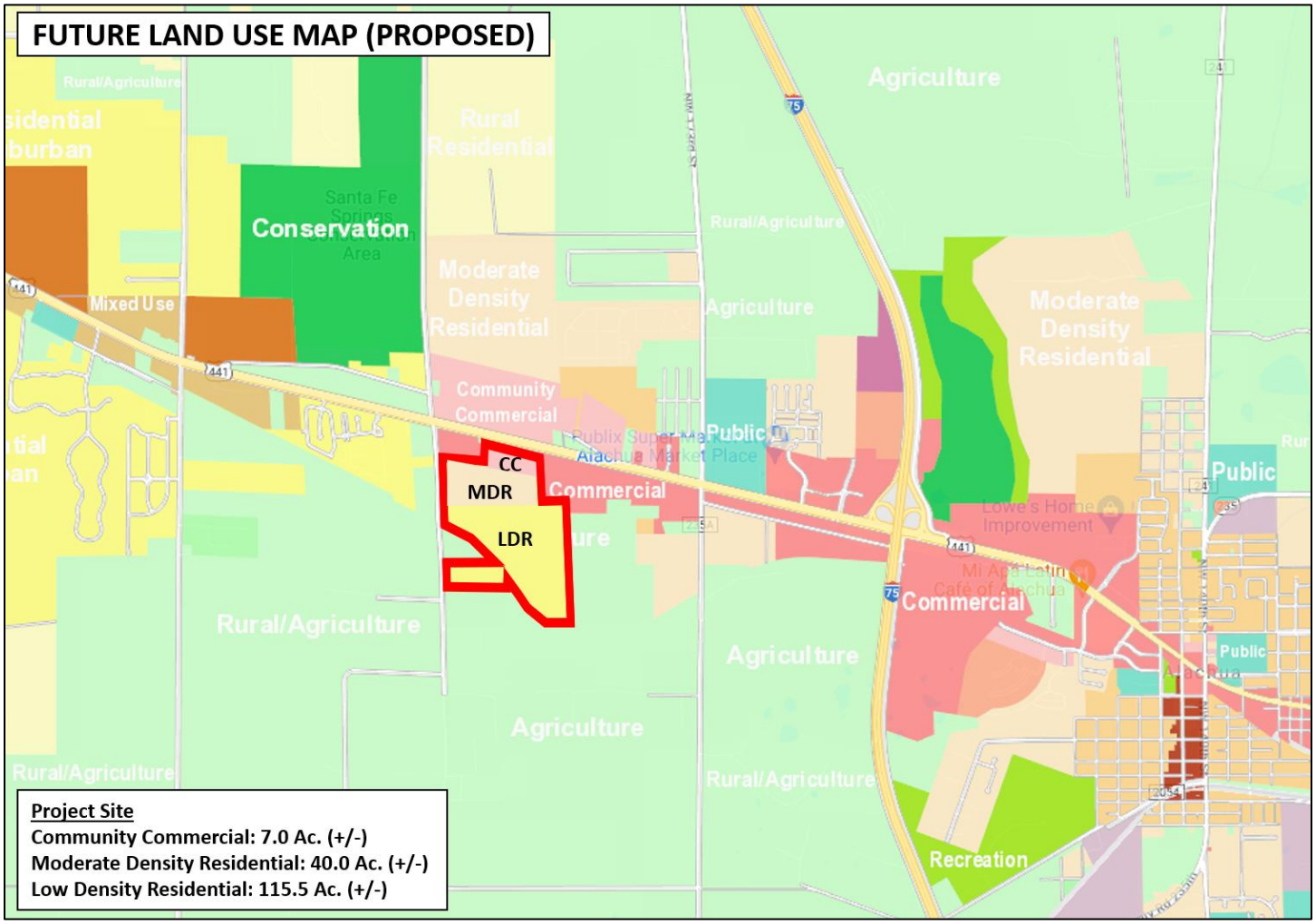
The property owners request a large-scale future land use map amendment to amend the future land use category from Agriculture to Community Commercial (approx. 7 acres), Moderate Density Residential (approx. 40 acres) and Low Density Residential (approx.115.5 acres). The related application is to rezone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

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



The subject parcel currently has an Agriculture future land use designation and is bounded by a mix of commercial, residential and agricultural designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property have an agriculture future land use designation.

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



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a Community Commercial zoning on the property with a proposed Community Commercial future land use designation and Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate and Low Density Residential on the property.

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

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below:

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

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments****; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory Dwelling Units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. ***Residential Planned Developments****; and,*
5. *Supporting community services such as schools, houses of worship, parks, and community centers.*

The Community Commercial future land use designation is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

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

The following uses are allowed within the Community Commercial land use category:

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*

7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

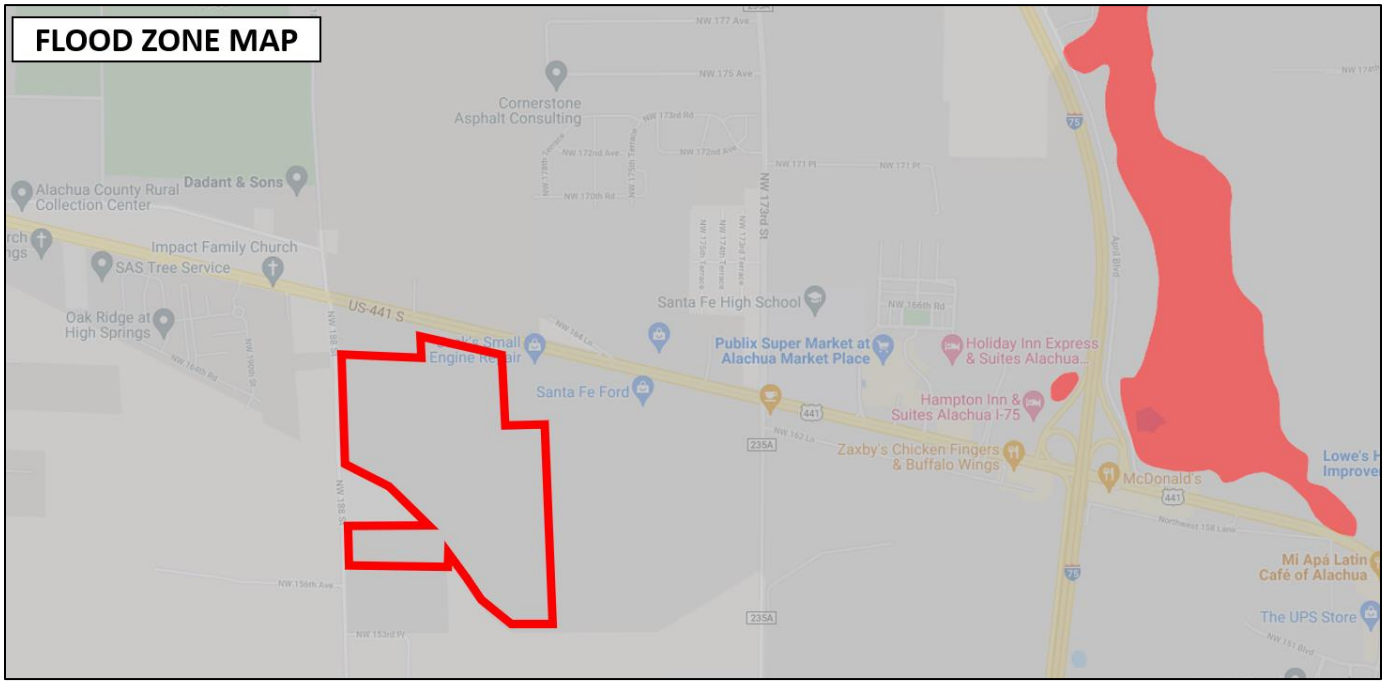
As described in the policies listed above, the proposed Moderate / Low Density Residential and Community Commercial future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

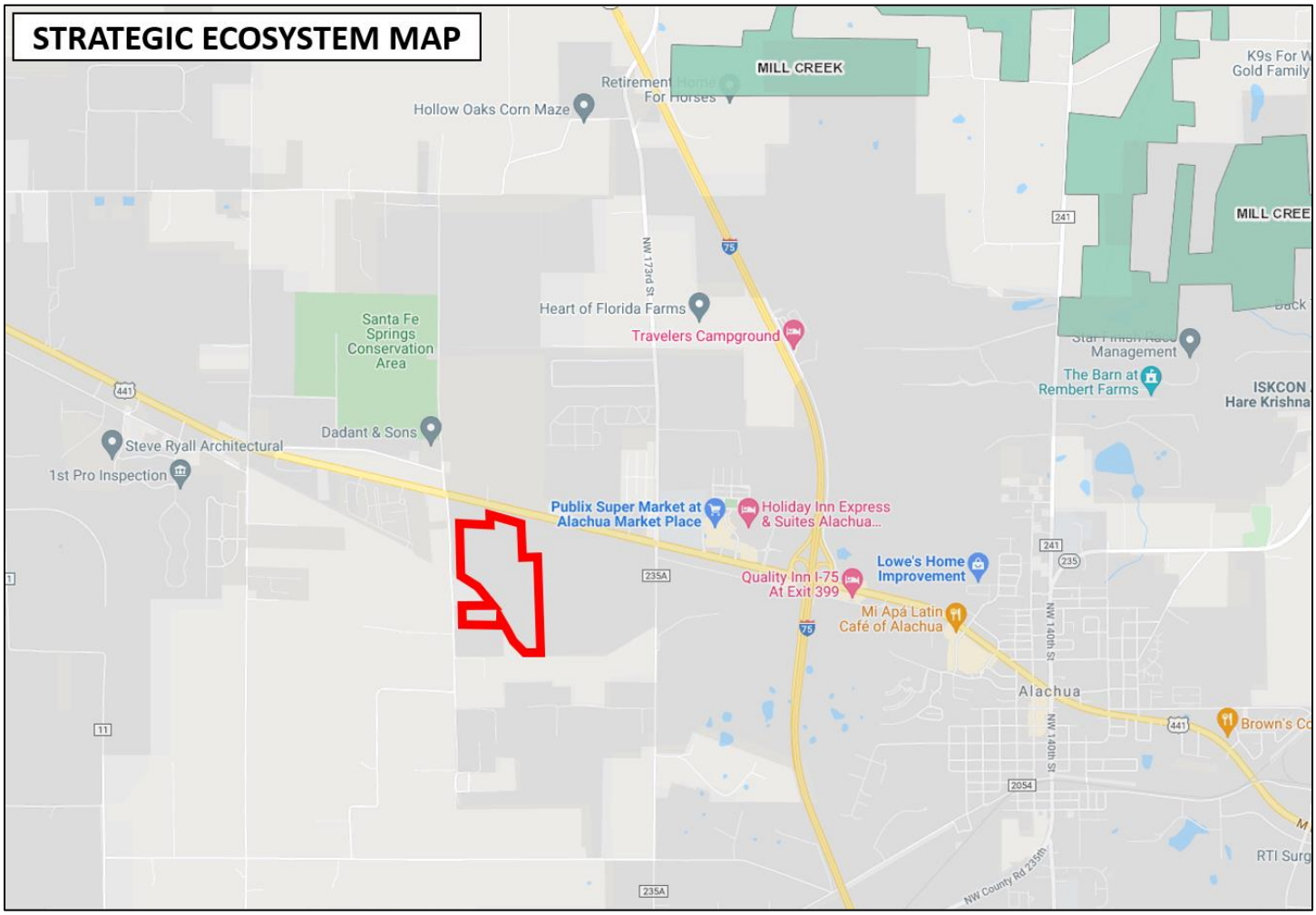
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

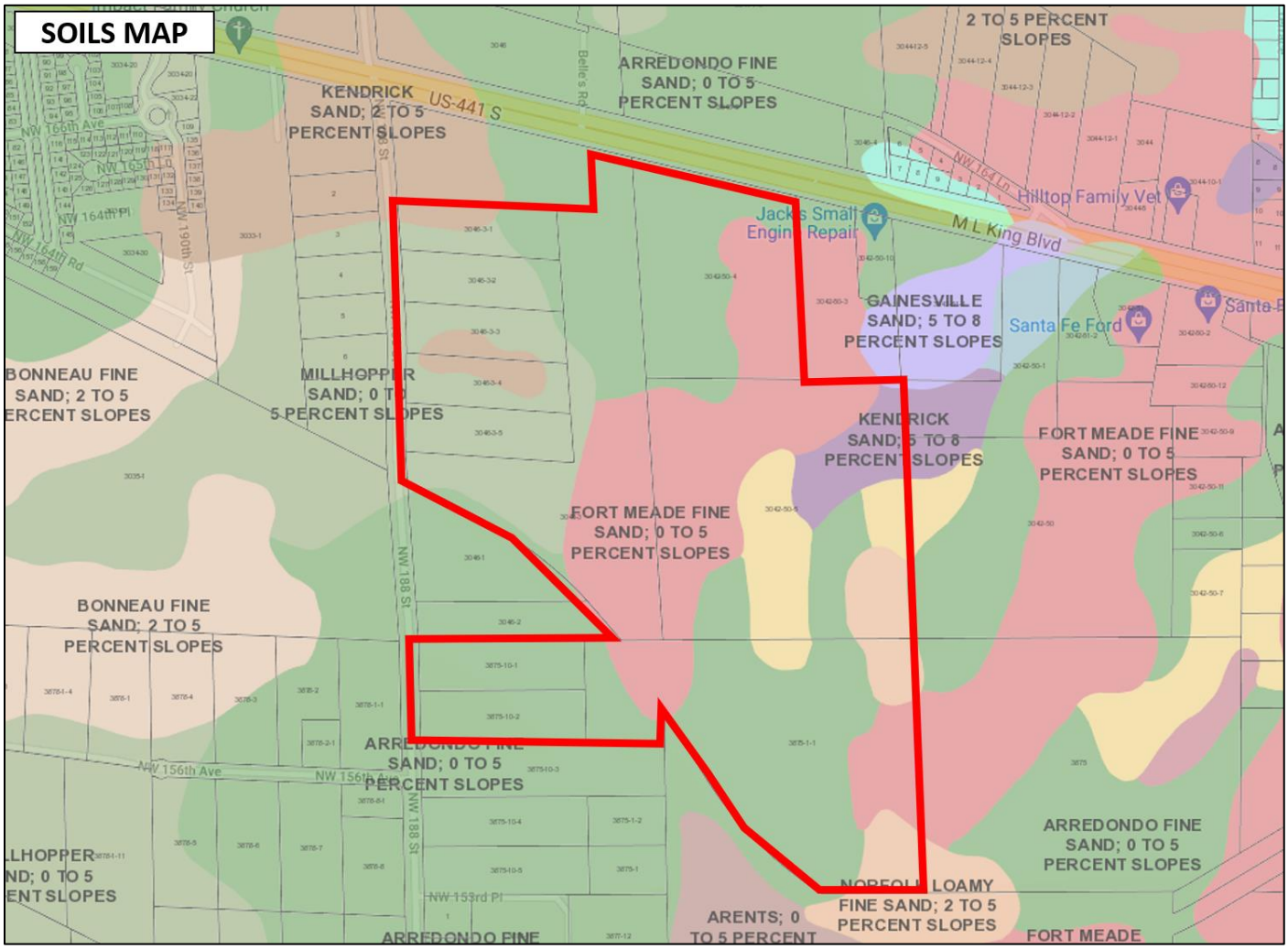
According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills,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

Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

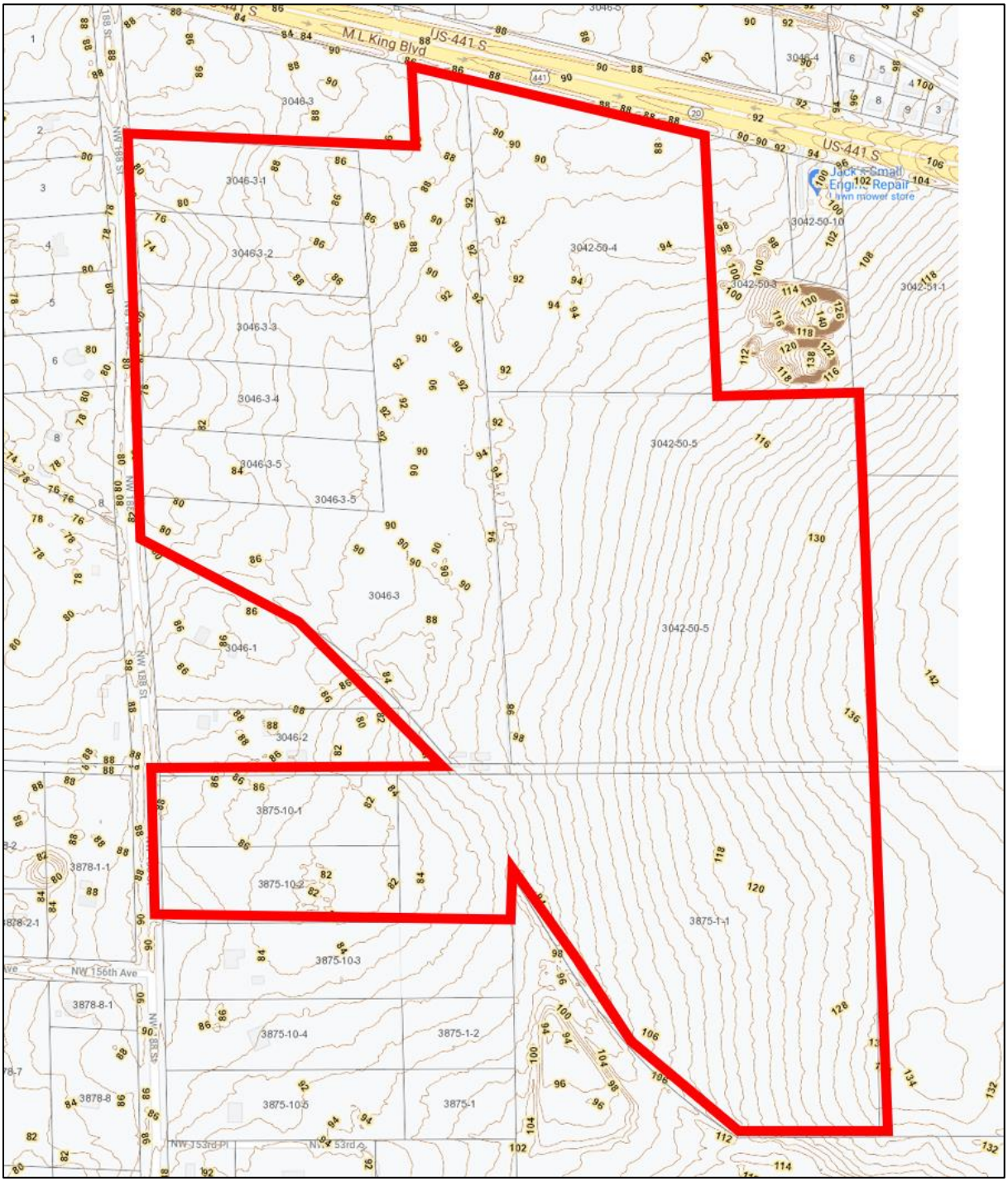
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and thus, poses no impediments to site development.

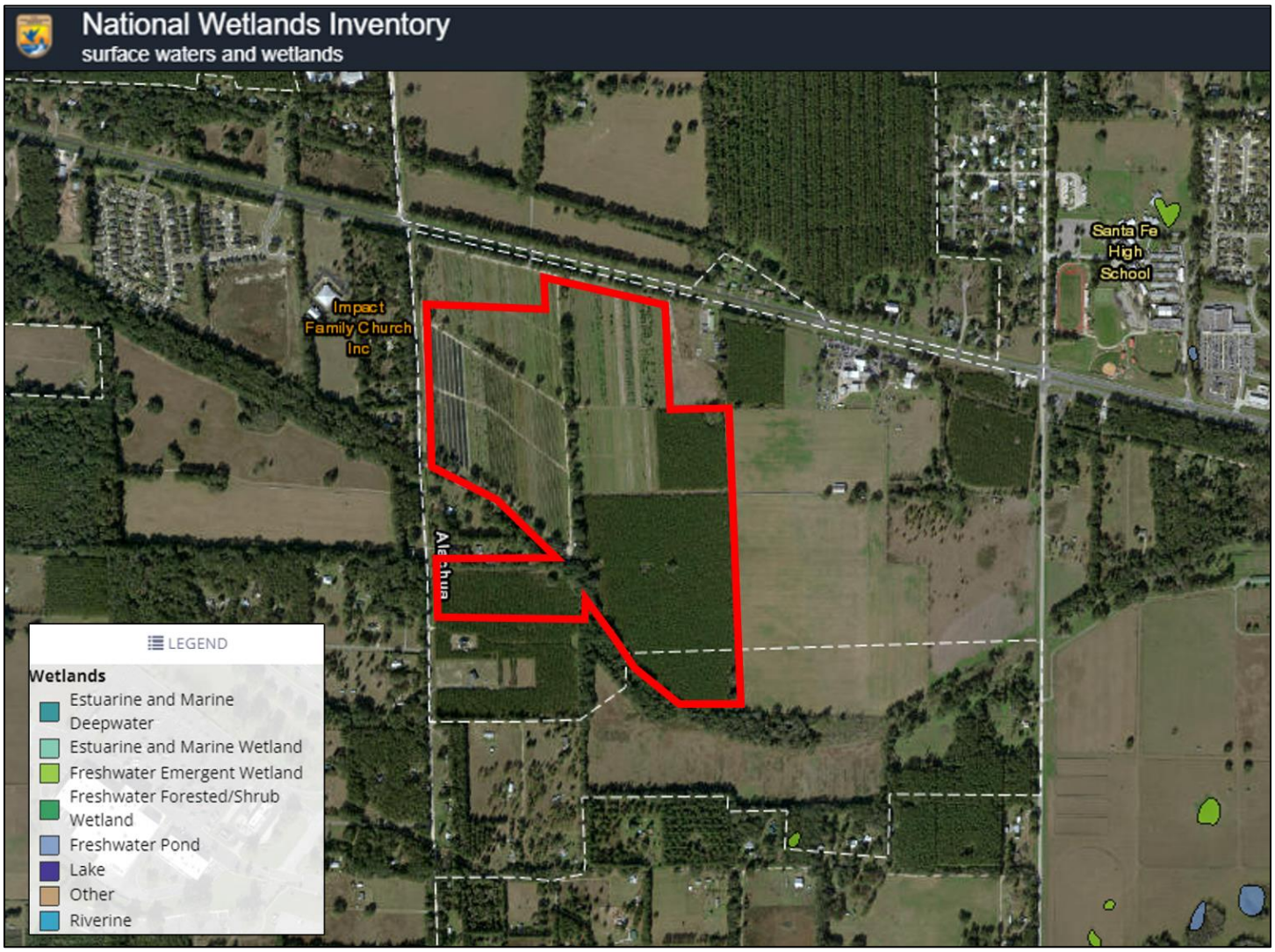


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:



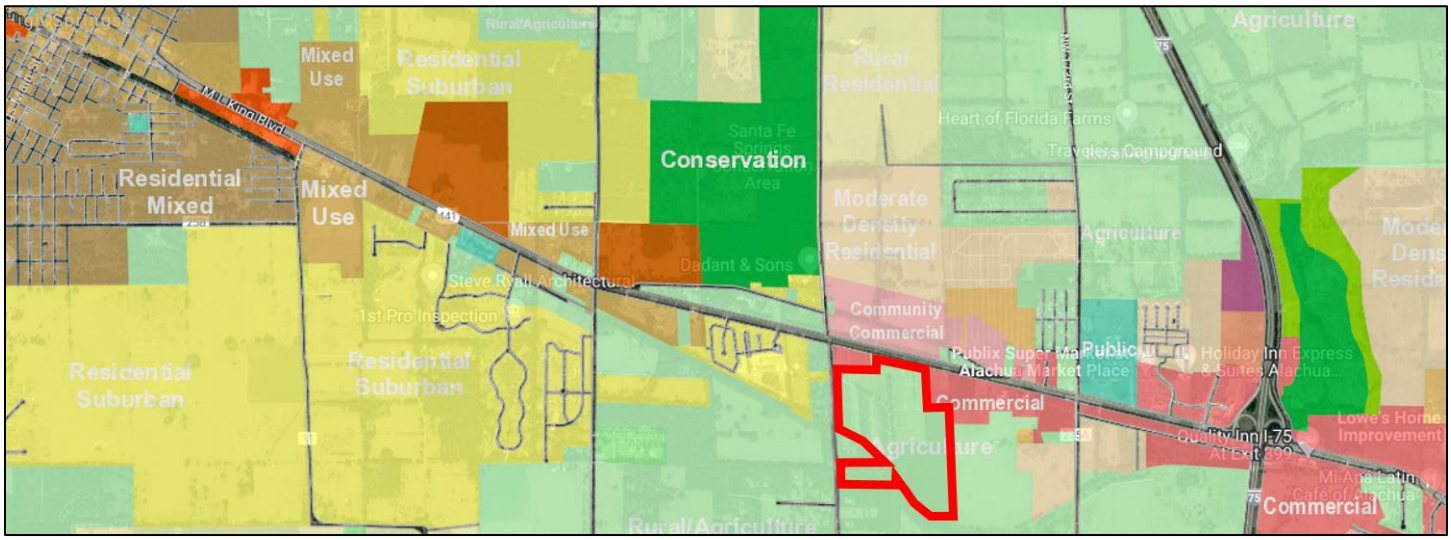
Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is proposed in an area in which includes existing nearby urban development in multiple directions with urban services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



Existing vs. Proposed Designations

The proposed land use change to Community Commercial and Moderate & Low Density Residential on the 162.5-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agriculture	162.5	1 Unit / 5 Acres	32 Units

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

The existing developed nature of the US 441 corridor within the City of Alachua indicates that this is an urbanizing area and that there is a need for additional residential use options in the City. The site is located within urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and development of this land with a mix of uses will support the concept of urban development.

The City of Alachua Moderate and Low Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type. In addition, the land use change will change approximately 7 acres of land to community commercial which according to Policy 1.3.a of the City of Alachua Comprehensive Plan, will provide neighborhood and community scale goods and services adjacent to neighborhood and residential areas.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the net difference between the existing and proposed future land use designations is described below:

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

Traffic:

Development Scenario – Community Commercial, Moderate & Low Density Residential

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	152,460 SF	Shopping Center	37.75 / 1,000 SF	5,755
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
820	152,460 SF	Shopping Center	3.81 / 1,000 SF	581

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	275	Single Family	1.0 / Unit	275

Net Trip Generation Including 34% Pass-By Reduction for Shopping Center

- 5,755 ADT – 34% (1,957 ADT) = 3,798 ADT
- 581 PM PEAK – 34% (198) = 383 PM PEAK

Total Net Trip Generation:

- **6,394 ADT**
- **658 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)
- CR 235A Segment 17 (From US 441 to CR 235)
- CR 235A Segment 16 (From US 441 to NCL)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 7 (6,394 ADT, 658 PM Peak)
  - 70% East (4,476 ADT, 460 PM PEAK) / 30% West (1,918 ADT, 198 PM PEAK)
- 55% Distribution (of 4,476 ADT, 460 PM Peak) on US 441 Segment 6 (2,462 ADT, 253 PM Peak)
- 30% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 17 (1,343 ADT, 138 PM Peak)
- 15% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 16 (671 ADT, 69 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	6,394
Available Capacity	12,791

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

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	658
Available Capacity	969

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	2,462
Available Capacity	4,500

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

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	253
Available Capacity	242

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,496
Project Trips (ADT)	1,343
Available Capacity	8,281

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

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	526
Project Trips (PM Peak)	138
Available Capacity	695

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	2,196
Project Trips (ADT)	671
Available Capacity	12,253

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

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	216
Project Trips (PM Peak)	69
Available Capacity	1,074

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD* Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD

Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	83,996
Residual Capacity	558,903

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x 275 = 68,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD.* Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	**GPD**
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	90,871
Residual Capacity	707,972

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x 275 = 75,625 GPD*

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons). Commercial uses generate approximately 334 tons.

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

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons
Solid Waste Impact – Commercial Land Uses[2]	334 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*
2. *Formula: ((12 lbs per 1,000 SF/day x 152,460 SF) x 365 days/year) / 2,000 = 334 Tons/Year*

**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

Impacts on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier			
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier			
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier			
Student Generation Calculations: Single Family Residential Development							
Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

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

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand	3.8
Available Recreation Acreage	77.13

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

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

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

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

POLICE

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

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in future land use. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

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

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

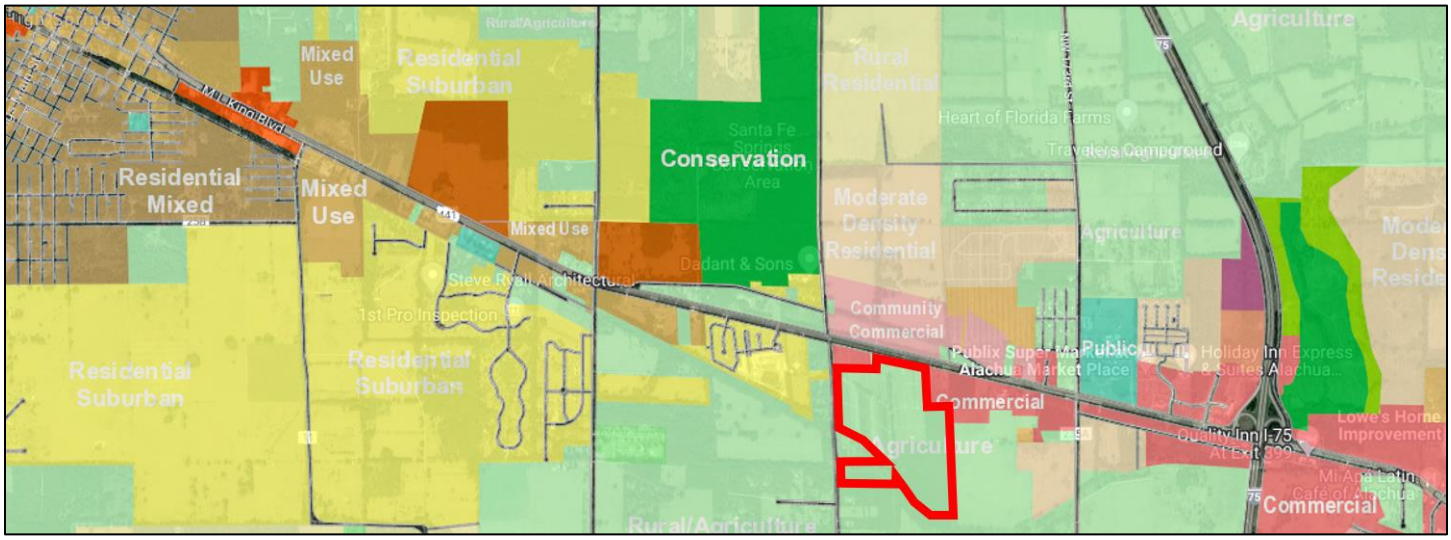
East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial, Moderate and Low Density Residential future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development

in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed land use map amendment to Community Commercial, Moderate & Low Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a state arterial highway (US 441) and proximity to Interstate 75. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

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

Response: The subject property is currently served by existing roadways for either full or emergency access (US Highway 441 & NW 188th Street). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private

developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

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

Response: The proposed land use map amendment for the property to Community Commercial, Moderate & Low Density Residential and will provide an additional mix of residential non-residential land uses that will complement each other along US Highway 441 in an area with centralized services available.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed amendment will create a mix of commercial and residential land use designation in an area of the City of Alachua that is primed for development due to geographic considerations and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Response: The subject property is located in an urban area along US Highway 441 that has significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations in place. In addition, multiple developed properties with similar commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

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

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

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

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

6. Fails to maximize use of existing public facilities and services.

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Two existing roads, US 441 & NW 188th Street, provides access to the property for either full or emergency access. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

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

Response: The subject property is located in the urban part of the City of Alachua abutting an existing state arterial road way and a secondary paved road. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. All other public services are currently available. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property falls within urbanized area the City of Alachua due to its adjacency to US Highway 441, availability of centralized utilities and land use pattern in the area.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a mix of commercial and residential along a portion of the US 441 with public services available (water, sewer, police, fire, etc.) and as such should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations along US 441 adjacent to the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed land use change will encourage a functional mix of uses in the immediate area, which includes a mix of commercial and residential use types.

12. Results in poor accessibility among linked and related land uses.

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

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

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

The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments*; and,*
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
***4. Residential Planned Developments**; and,*
5. Supporting community services such as schools, houses of worship, parks, and community centers.

The Community Commercial future land use designation is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

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

The following uses are allowed within the Community Commercial land use category:

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

<u>Consistency</u>: As described in the policies listed above, the proposed Moderate / Low Density Residential and Community Commercial future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

The City of Alachua provides a set of allowable uses in the Moderate and Low Density Residential future land use categories that are compatible with the existing land development pattern in the area, including single family detached units and singe family subdivisions. It is

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

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

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

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

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

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

Consistency: **Future development on the site will identify and address on-site natural features and will address them in compliance with local regulations.**

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

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

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public streets for either full or emergency access (US Highway 441 and NW 188th Street.). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan

Consistency: Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.

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

Consistency: An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum net development scenarios indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.

Objective 1.2 New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

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

Goal 3: The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

Conservation & Open Space Element:

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

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

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

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

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management area that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

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

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

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

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

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

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **Currently, there are agricultural or silviculture operations within the subject property. However, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's long-term vision for agricultural activities to occur in this area.**

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

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

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

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

NW 188th St / US 441 CPA & Rezoning Application

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

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

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

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

Good Morning, All:

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

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

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

Thank you very much.
Clay

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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

Neighborhood Meeting Minutes

Project: Land Use Change & Rezoning

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

Community Participants:

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

Project Representatives:

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

Meeting Minutes:

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

Al: Why PD instead of straight zoning?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Alice: Will there be turning lanes installed on 441?

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

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

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

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

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

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

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

Barbara: I say no to a gas station.

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

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

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

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

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

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

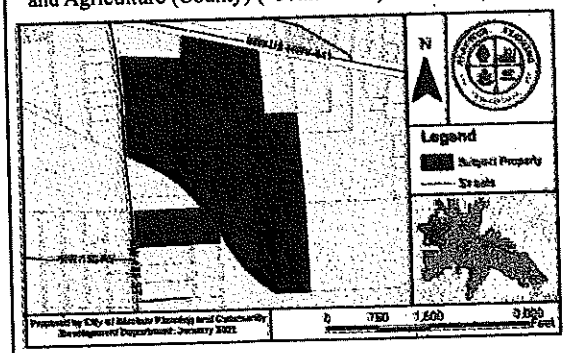
Nancy: When construction starts, are there mechanisms in place to help isolate the dust/dirt from construction?

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

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); located southeast of the intersection of US Highway 441 and NW 188th Street; consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Existing Zoning: Agricultural (A) (±125.27 acres) and Agriculture (County) (±37.23 acres).



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

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

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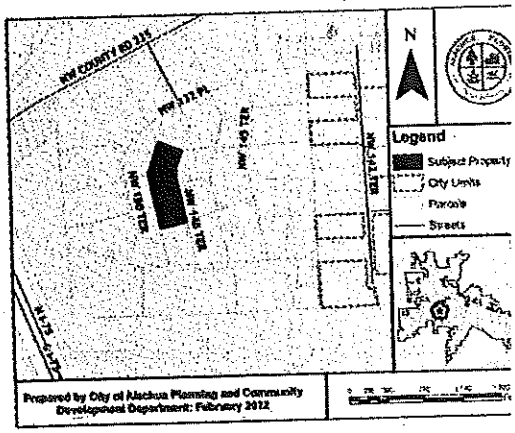

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen, POSTED THE LAND USE
(name)
SIGN ON 2/17/22 FOR THE NW 188th Street LSCPA/Rezoning - PZB & CCOM1
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Debbie Wallen
(signature)

8 (eight)
(number of signs)

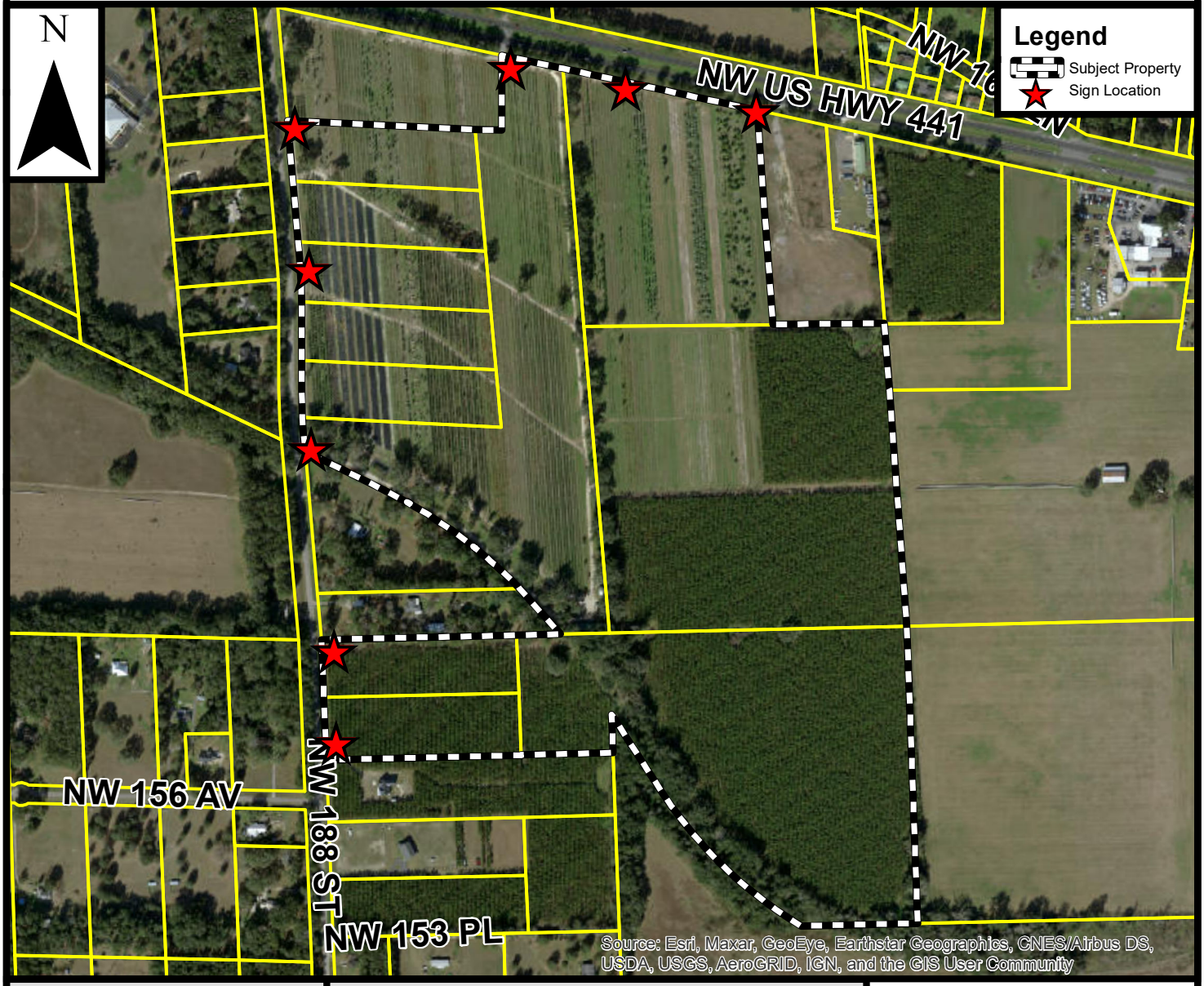
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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

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

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

NW 188th Street/US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 2022

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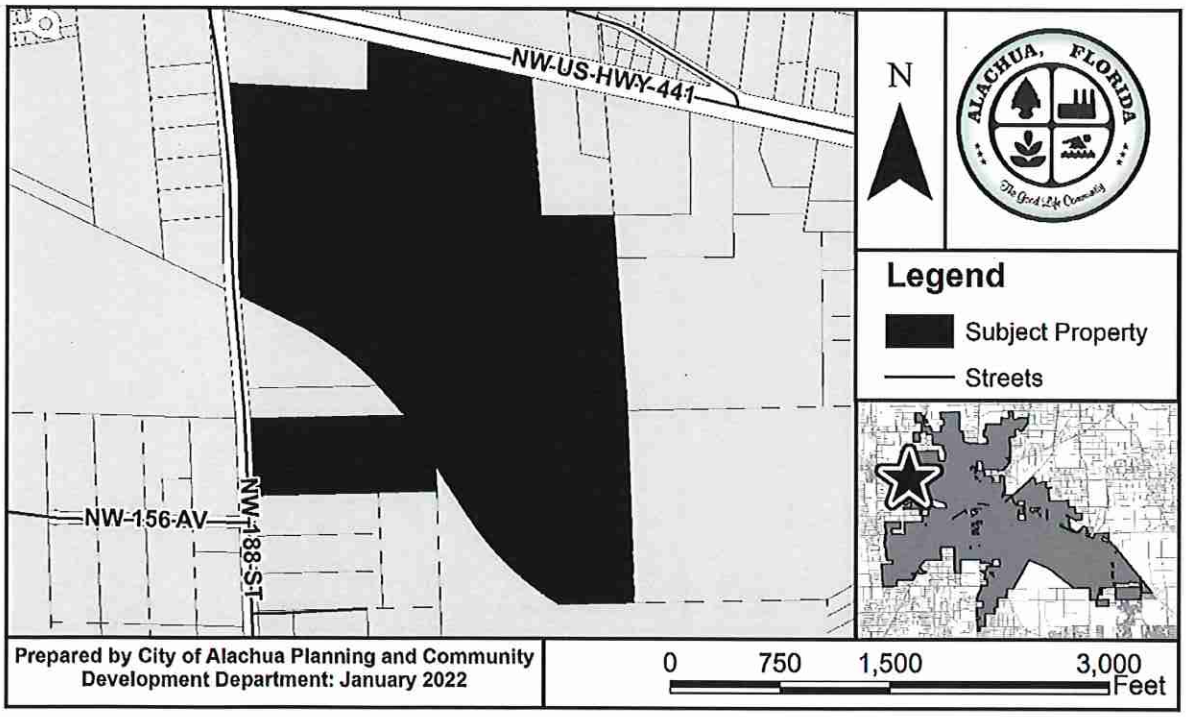

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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TAMPA, FL 33626

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7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
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ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

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SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Rush Sharon D Trustee
18805 NW 156th Ave
Alachua, FL 32615

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FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

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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 of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

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

Shasta Schaellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
P.O. Box 126
High Spring, FL 32655

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Outreach

Continued from Page 3A

DeCarmine told city commissioners last Thursday that the nonprofit needs more city funding for its outreach program due to a $38,000 federal grant that helped fund the launch of the program begins to dry up. The money allowed Grace to hire seven outreach workers and a part-time psychiatrist.

DeCarmine said the outreach program has so far exceeded expectations. During its first seven months, it resulted in housing 88 people and reduced downtown homelessness by about 25%, he said.

While acknowledging that the program appears to be working, City Commissioner Adrian Hayes-Santos expressed concerns about additional recurring costs the city has taken on lately, which should be more broadly discussed as officials enter budget negotiations.

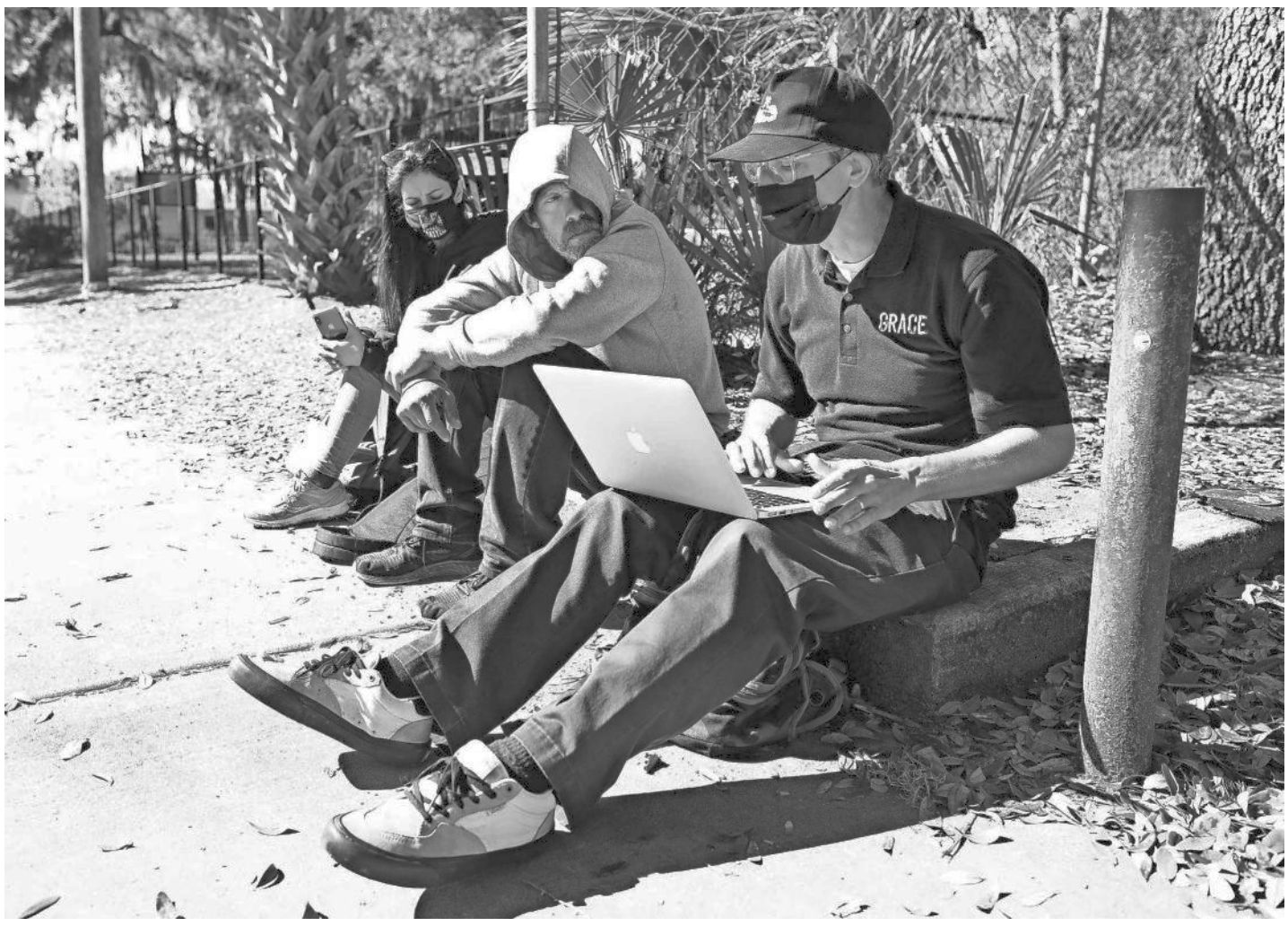
"I do think it's a great program," Hayes-Santos said. "I support it."

Aside from city funding, Grace, which will celebrate its eighth anniversary next month, also gets funding from state and federal sources and private contributions. The city's $1.5 million contributions to Grace three years ago made up 70% of the shelter's budget. This year's funding accounts for only 34%.

"What you've done is planted a seed that we have been able to successfully leverage to bring in millions of other dollars in support at the state, federal and private level," DeCarmine told commissioners last week.

Mayor Lauren Poe said Tuesday that the outreach program is a good investment and wants to see it succeed.

"They are folks with the most chronic homeless issues, with significant mental health challenges," he said.



Jerry Giardina, right, an outreach specialist with the homeless shelter Grace Marketplace, talks with Steven Boyt, center, a homeless individual, to get some information so that the shelter can help provide whatever Boyt needs in assistance, off South Main Street in Gainesville on March 4, 2021. BRAD MCCLENNY/THE GAINESVILLE SUN

County contributions

Several commissioners on Thursday also criticized the county for gradually withdrawing its funding from the Grace shelter program.

At one point, the city and county were splitting the bill until the county has cut back $250,000 of its contribution each year.

"I'm not going to suggest that we have another conversation with the county because I got really tired of having those conversations a couple of years ago," City Commissioner Harvey Ward said. "They inevitably ended up being a game of chicken and we lost every time because we are going to fund it. We are always going to do the right thing."

DeCarmine said in an interview on Tuesday that even though the county has done away with funding the emergency shelter, it does contribute about $22,000 a year to Grace for case management services. The county also helps house some of Grace's clients, he added, which is appreciated.

"Many of the people that we have been able to get off the street have moved into (the county's) permanent supportive housing program," DeCarmine said.

Alachua County spokesman Mark Sexton pointed out that the $201,000 the city spent to get the outreach program going came from Gainesville Community Reinvestment Area funding, which the county puts a majority into. Of the $70 million to be collected over a 10-year span, the county will have contributed approximately $40 million.

Claudia Tuck, director of Alachua County Community Support Services, said the county has purchased the former Budget Inn building, located at 4401 Southwest 13th Street, which will be used for 36 units for the homeless.

"We are in the final stages of processing that grant," she said.

The county has been investing $1.5 million a year for permanent housing in place of its direct shelter contribution to Grace.

Susan Moore, the homeless services manager for Alachua County Social Services, said some of their clients for permanent housing have been referred by Grace Marketplace's outreach program.

"It is a collaborative effort that we have," she said. "In the beginning, a majority of our clients came from (Grace) Dignity Village."

She said the county recently has been able to house a man in his 70s who has been homeless for decades with severe mental health issues.

"When he was in the streets, people had the opportunity to take advantage of him," she said.

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

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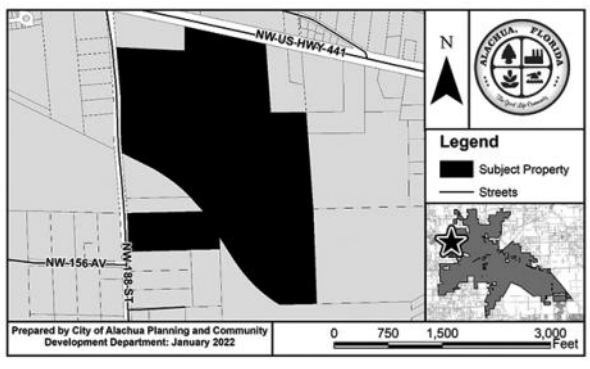
The ordinance title is as follows:

ORDINANCE 22-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29715753

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

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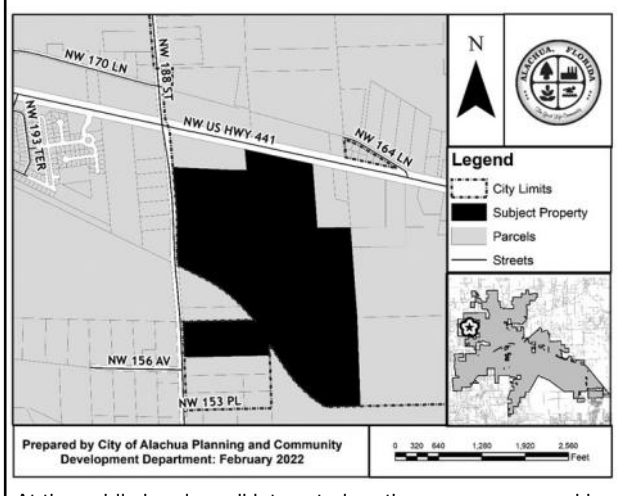
The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29715936

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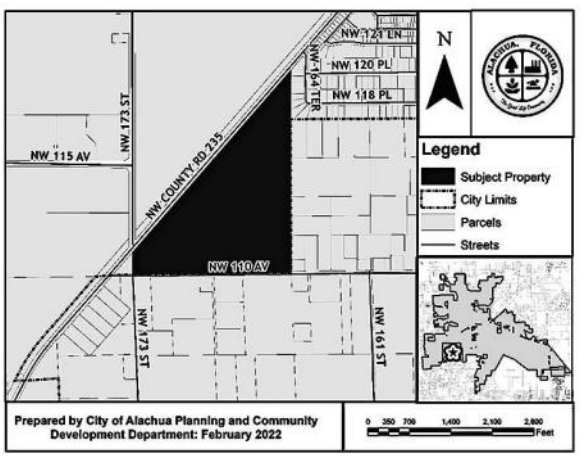
The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29716010

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

ed through our advertising department.

$5 per car).

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

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

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

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

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

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

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

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

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

■ **Tuesdays: Codebotics Club - The Cade invites third - sixth graders** into a highly interactive robotics and coding lab, Jan. 18 – May 2022, Tuesdays, 5 p.m. -7 p.m., grades 3-6. Like jedi learning to harness the force, participants of the Cade's Codebotics Club will wield the powerful language of code to command robots through exciting challenges. Participants will be placed into teams to work through puzzles together, and each week, new coding concepts will be introduced to them using kid-friendly coding apps. As their coding vocabulary grows, so will their ability to command their robots. Teams will put their skills to the ultimate test in a public exhibition competition at the end of the program. Register: cademuseum.org/calendar

■ **Thursdays: Waldo Dinner Church Serves Free Dinners.** At 6 p.m. Thursday evenings, the new Dinner Church, located at the old Waldo Library, 14257 Cole Street, Waldo, is serving free dinners to go. People can pick up a dinner for themselves unless other arrangements have been made in advance with the Dinner Church. Anyone needing to have dinner delivered or who

This market runs every

City of ALACHUA

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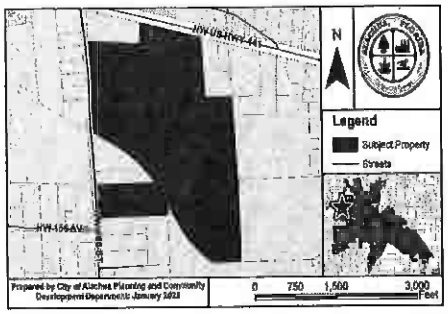

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(Published: Alachua County Today - April 14, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen, POSTED THE LAND USE
(name)
SIGN ON 2/17/22 FOR THE NW 188th Street LSCPA/Rezoning - PZB & CCOM1
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Debbie Wallen
(signature)

8 (eight)
(number of signs)

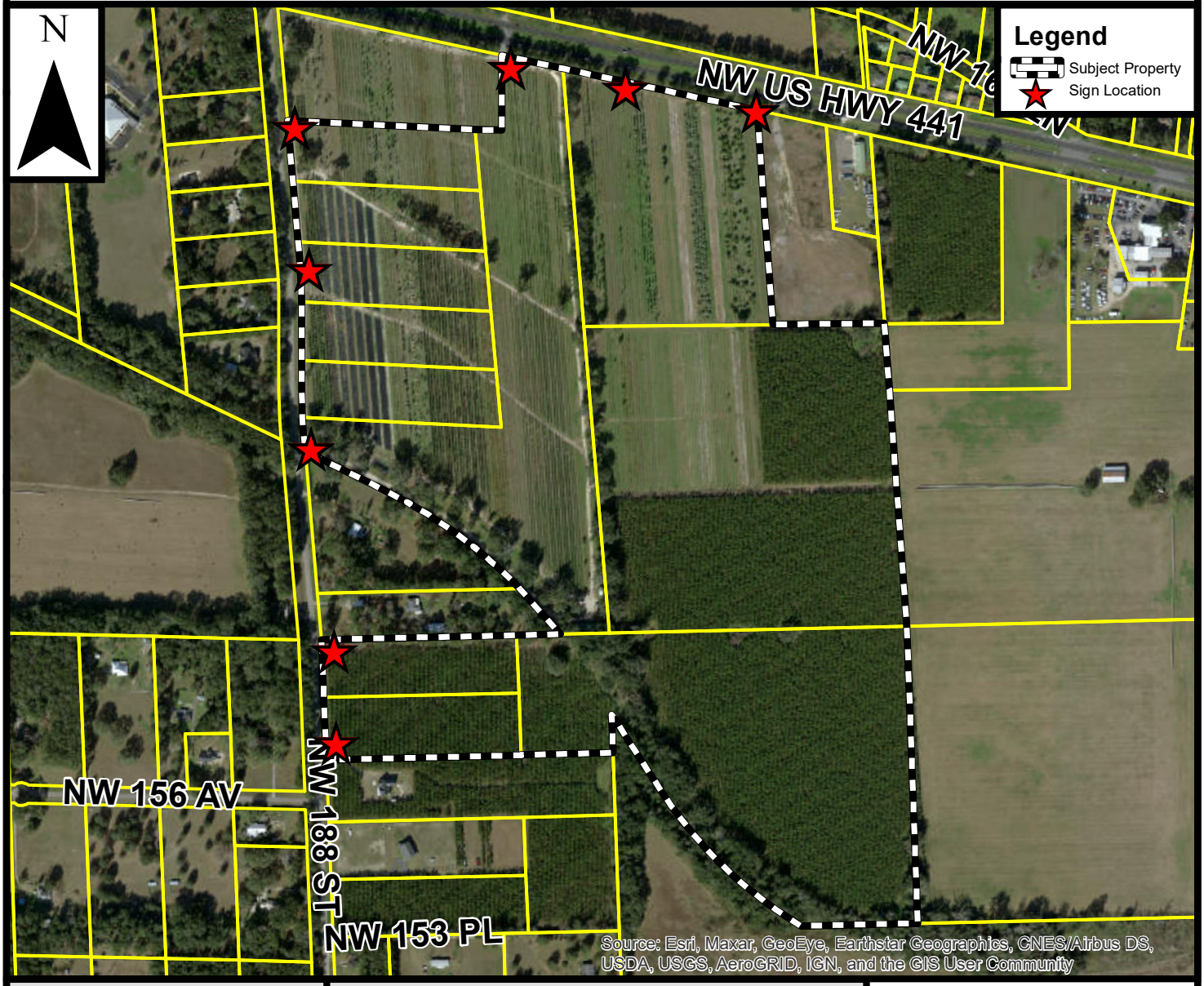
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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

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

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

NW 188th Street/US 441
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 2022

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

0 250 500 1,000 Feet

Mailed 4/11/22 KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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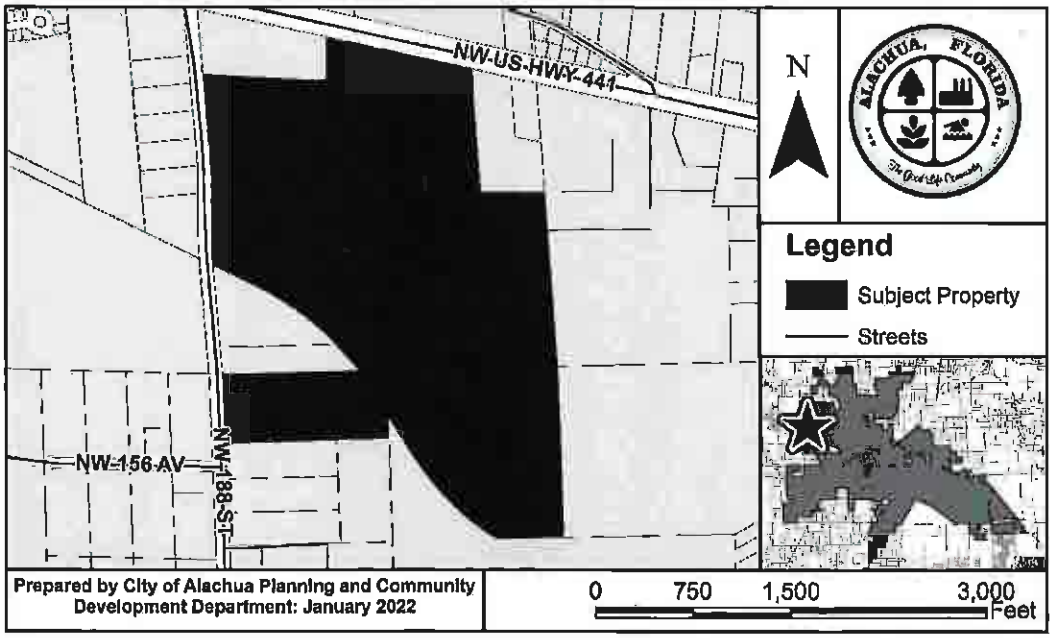

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
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FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

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Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

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

Sharon Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

David/Nancy Gillespie
14107 NW 151st Ave
Alachua, FL 32615

Barb Kerkhoff
4923 NW 69th Pl
Gainesville, FL 32653

Cheryl Curington
10015 NW 52nd Ter
Gainesville, FL 32653

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TAMPA, FL 33626

03046-003-004
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7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Rush Sharon D Trustee
18805 NW 156th Ave
Alachua, FL 32615

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Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com> Mon, Jan 10, 2022 10:48 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Adam Hall <ad_hall@cityofalachua.org>, Nancy Stevens <ngcd@msn.com>

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

> On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
>
> Mr. Pappas,
>
> The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.
>
> As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.
>
> If I can be of further assistance, please do not hesitate to contact me.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

> From: **Justin Tabor** <jtabor@cityofalachua.org>
> Date: Thu, Jan 6, 2022 at 12:13 PM
> Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
> To: <al.tilly.25@gmail.com>
>
> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616

386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Al Tilly <al.tilly.25@gmail.com> Fri, Jan 14, 2022 09:36 AM
Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Clay Sweger <csweger@edafl.com>

Good morning,

We had a productive workshop last night. I appreciated the opportunity to hear about the project and how it respects the concerns of the area residents. I hope this can get approved and completed as planned. It will be appropriate for the gateway into Alachua.

Thanks all

Al Tilly
nearby City of Alachua resident

On Thu, Jan 6, 2022 at 12:13 PM Justin Tabor <jtabor@cityofalachua.org> wrote:

> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
> 386.418.6100 x 1602 | fax: 386.418.6130
> jtabor@cityofalachua.com
>
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FW: Comments on 1/13/22 Neighborhhood Meeting

From : Clay Sweger <csweger@edafl.com> Mon, Jan 24, 2022 01:28 PM
Subject : FW: Comments on 1/13/22 Neighborhhood Meeting 1 attachment
To : Adam Hall <ad_hall@cityofalachua.org>, Justin Tabor <jtabor@cityofalachua.org>

Adam/Justin:

I received this email from a resident in the County that lives just over a mile south of the project site. I indicated that I would provide the City his comments as part of the backup information.

Thank you,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: rustybeeranch@aol.com <rustybeeranch@aol.com>
Sent: Friday, January 21, 2022 1:32 PM
To: Clay Sweger <csweger@edafl.com>
Subject: Comments on 1/13/22 Neighborhhood Meeting

Dear Mr. Sweger:
I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

On the community/commercial, it was stated that there is a shortage of professional/medical office space in the Alachua area. The owner's model is Arbor Greene on Newberry Road, a highly developed conduit linking directly to Gainesville. Are there studies or assessments documenting the lack of professional office space, or is this simply anecdotal? The doctors' offices, gyms, or other types of storefront businesses *might* serve the new residents of the proposed subdivision but it's a stronger likelihood they will attract people from elsewhere. It's very unlikely that they will serve the current residents of the neighborhood. I also don't think that the neighborhhood will access the proposed development to use the park or other recreational facilities. Despite the

owner's claims, I see little or no value coming to the existing neighborhood. The owner also implied that he would have control over the actual development and landscaping. How will this work? Will he individually approve plans for each house and supervise construction? Will the developers scrape the soil bare, removing all trees, then bring in trees and shrubs for landscaping? Why will this development be any different from the dozens of others going up in the County? The owner implied that his would be special, but how exactly? Again, because the subdivision will extend so far south of US 441 it will impact the rural character of our community.

I was also not assured by the comments about impacts to traffic on US 441. This was said to be a FDOT decision, but since they only have to make the decision because of the likely increase in traffic brought about by the development, I think the owner should show some responsibility for responding to this concern Look at Arbor Greene. We don't want a traffic light and added access lanes northbound and southbound might also cause jams. Impacts on the local public schools wasn't addressed

I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

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Proposed rezoning of ag land

From : City of Alachua <website@cityofalachua.com> Mon, Jan 24, 2022 09:58 AM
Sender : website@cityofalachua.com
Subject : Proposed rezoning of ag land
To : Tabor, Justin <planning@cityofalachua.org>
Reply To : Brent Weisman <Rustybeeranch@aol.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: Brent Weisman
Site Visitor Email: Rustybeeranch@aol.com

Mr. Tabor,
I am sending you by regular mail a copy of my comments in response to the neighborhood workshop hosted by eda on 1/13 on behalf of property owner for tree farm on US 441/NW 188 st.
My main concern is that the underlying assumption of the consultant and property owner (and judging by comments, the participants) is that the rezoning is a “done deal,” that the only issues remaining to be discussed relate to the specifics of the development—lot sizes, entrance gates, landscaping, etc. I’m hoping that the formal rezoning process has yet to take place and that the decision has yet to be made. My email comments coming to you list other concerns as well.
Sincerely,
Brent Weisman
14423 NW 193rd Street
Alachua

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

From: rustybeeranch@aol.com
Subject: Comments on 1/13/22 Neighborhhood Meeting
Date: Jan 21, 2022 at 1:32:28 PM
To: csweger@edafl.com

Dear Mr. Sweger:
I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

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I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com> Thu, Feb 03, 2022 08:54 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>

Cc : Nancy Stevens <ngcd@msn.com>

Mr. Tabor and Mr. Hall,

Thank you for taking the time to meet with us yesterday afternoon regarding the subject application for amending the City's Comprehensive Plan and rezoning of the Southeastern Tree Farm property across the street from our house.

As we stated at the outset of the meeting, we enthusiastically support the proposal of EDA, the developer's consultant, to limit the access from the proposed housing development onto NW 188th Street to emergency vehicles only with an appropriate "crash gate". We also appreciate your endorsement EDA's proposal to limit access to emergency vehicles only. The traffic on NW 188th Street was the most prevalent issue discussed at the two community meetings EDA conducted on December 23rd and January 13th. Therefore, we know that our neighbors also support the limitation of access to emergency vehicles as well. If you would like to have additional emails or letters from the neighbors to bolster your position on EDA's proposal on this issue, please let us know.

Some of the other issues we discussed during our meeting are:

a. moving the emergency vehicle access road and "crash gate" on NW 188th Street from the location in EDA's current PD Master Plan — which is almost directly across from the driveway into our property — to the existing location of the Tree Farm access gate and dirt road across from the southern border of our property following the abandoned railroad line;

b. installing appropriate "emergency vehicle use only" signage at the gate on NW 188th Street;

c. preventing construction vehicles from using NW 188th Street to access the property during construction;

d. preventing the staging of construction vehicles or materials along NW 188th Street during construction;

e. installing a fence with appropriate screening cloth for dust and debris along NW 188th Street during construction — as opposed to simply low plastic "skirt";

f. discouraging or preventing public parking along NW 188th Street for access to the development by foot once the construction is completed; and

g. encouraging DOT to reduce the speed limit on 441 and/or install a traffic light somewhere along 441 in light of the numerous new housing developments that have been constructed, approved and/or are under consideration, such as the subject application by the Tree Farm.

Finally, please send us a copy of the City's comments to EDA's initial application as we requested yesterday.

Once again, we thank you for meeting with Nancy and me to discuss these important issues. We did not get Kathy's last name, but please thank her as well. Have a good day.

Gary Pappas & Nancy Stevens
16104 NW 188th Street, Alachua, FL 32615
gmpfish@outlook.com
305-213-1121

On Jan 27, 2022, at 11:26 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

Confirming Wednesday, 2/2 at 3 PM. We are located in Alachua City Hall, 15100 NW 142nd Terrace. When you arrive, please let the receptionist know you are here for a meeting with us.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Adam Hall" <ad_hall@cityofalachua.org>, "Nancy Stevens" <ngcd@msn.com>

Sent: Thursday, January 27, 2022 10:07:20 AM
Subject: Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Thank you for the offer. We'd like to lock in Wed. 2/2 at 3 p.m. Please let us know where the meeting will occur. Thanks again.

Gary Pappas
gmpfish@outlook.com
305-213-1121

> On Jan 27, 2022, at 9:46 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
>
> Mr. Pappas,
>
> We are available to meet on Wednesday, 2/2, at 3 PM or on Monday, 2/7 at 11 AM or in the afternoon after 2 PM. Please let me know what day and time work best for your schedule.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
> 386.418.6100 x 1602 | fax: 386.418.6130
> jtabor@cityofalachua.com
>
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>
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>
> ---
>
> **From:** "Gary Pappas" <gmpfish@outlook.com>
> **To:** "Justin Tabor" <jtabor@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>
> **Cc:** "Nancy Stevens" <ngcd@msn.com>
> **Sent:** Tuesday, January 25, 2022 9:10:24 AM
> **Subject:** Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Good morning. I would appreciate a response to my emails below. Thank you.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 20, 2022, at 8:48 AM, Gary Pappas <gmpfish@outlook.com> wrote:

Good morning Mr. Tabor and Mr. Hall. I am following up on my January 10th email below. Please let me know when my wife and I can meet with you to discuss the developer's application for rezoning at the tree farm across the street from our home. Please respond with some day/time slots that work for you. Thanks very much.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 10, 2022, at 10:48 AM, Gary Pappas <gmpfish@outlook.com> wrote:

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.

As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

> From: **Justin Tabor** <jtabor@cityofalachua.org>
> Date: Thu, Jan 6, 2022 at 12:13 PM
> Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
> To: <al.tilly.25@gmail.com>
>
> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of

further assistance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
| PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 |
fax: 386.418.6130
jtabor@cityofalachua.com

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

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

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning -- OBJECTION to lift station location

From : Gary Pappas <gmpfish@outlook.com> Fri, Mar 04, 2022 09:01 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning -- OBJECTION to lift station location

To : Justin Tabor <jtabor@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>

Cc : Nancy Stevens <ngcd@msn.com>, kwinburn <kwinburn@cityofalachua.org>

Good morning, Mr. Tabor and Mr. Hall. We have reviewed the developer's amended applications and have one significant objection. The developer has located a sewage lift station directly across the street from our house next to the emergency access gate on 188th Street. In the City's comments to the initial application, the public works engineer suggested placing the lift station in the north west corner of the property along 441, near where the new City of Alachua sign is located.

We contacted Mr. Sweger and voiced our objection to the proposed lift station location. As always, Mr. Sweger was professional and cooperative, which we greatly appreciate. He stated that the lift station location was an engineering decision and agreed to speak with Mr. Reyes about it. Mr. Sweger called us back after speaking with Mr. Reyes and indicated that EDA would revise the application again to remove the lift station placement for the time being and that the lift station location would be determined at a later date in the development process.

Please let us know if you have received another revision to the application removing the lift station location.

We do not want a lift station across the street from our house. It would be inconsistent with the residential nature of the properties along 188th Street and the proposed residences inside the development near that location. The lift station should be located in the commercial area where the City suggested. Any elevation issues can be engineered to accommodate that location.

Please make sure our objection to the lift station location is noted in the City's file. Furthermore, assuming the City approves the applications at some point in the future, we want to be notified as to when in the design process the location of the lift station will be decided so we can participate and provide comment.

Thank you for your continuing cooperation with us in this process.

Gary Pappas & Nancy Stevens

Re: Comment on rezoning app

From : Brent Weisman <rustybeeranch@aol.com> Mon, Apr 11, 2022 09:21 AM
Subject : Re: Comment on rezoning app
To : Justin Tabor <jtabor@cityofalachua.org>

Mr. Tabor,
We are contacting you to state again our opposition to the rezoning application for the property at the corner of US 441 and NW 188 Street, currently a tree farm. The proposed development has no benefit for the existing neighborhood and will increase the deterioration of infrastructure and quality of life. Most importantly, a rezoning will irreversibly remove yet another parcel of agricultural Alachua County. Here is an opportunity to prevent Alachua from becoming another Jonesville if you and the Board consider carefully the consequences of rezoning.
Sincerely,
Brent Weisman
Barbara Cloud-Weisman
14423 NW 193 Street
Alachua

Sent from my iPad

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Ordinance 22-07, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)- NW 188th Street/ US 441: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission approve Ordinance 22-07 on first reading, upon making the following motion:

> *Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, Staff's recommendation, and the recommendation by the Planning and Zoning Board, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and I therefore move that this Commission approve Ordinance 22-07 on first reading.*

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of JTFA, LLC and Kevin and Shima Carter, property owners, for the consideration of rezoning the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") and Community Commercial ("CC").
The subject property is comprised of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 and is approximately 162.5 acres in size. The subject property is located southwest of the intersection of US 441 and NW 188th Street. The subject property is currently used as

a production nursery.

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

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

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

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

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) Quality Design Through Density Increases

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

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

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

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

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

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

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- PD Master Plan
- Ordinance 22-07
- PD Agreement
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting
- Public Notice Materials for the 04/25/22 City Commission Meeting
- Public Comment Received

City of Alachua

Planning & Community Development Department

Staff Report

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

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

SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXISTING USES

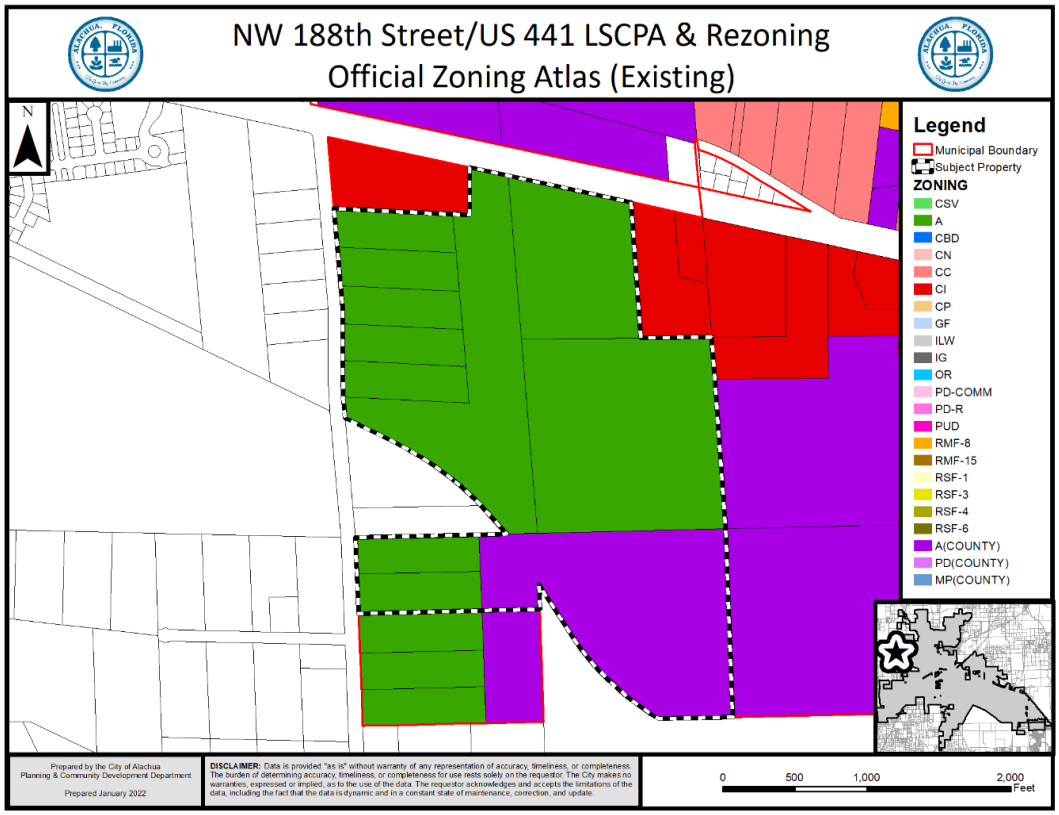
The subject property is currently used a production nursery (tree farm).

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

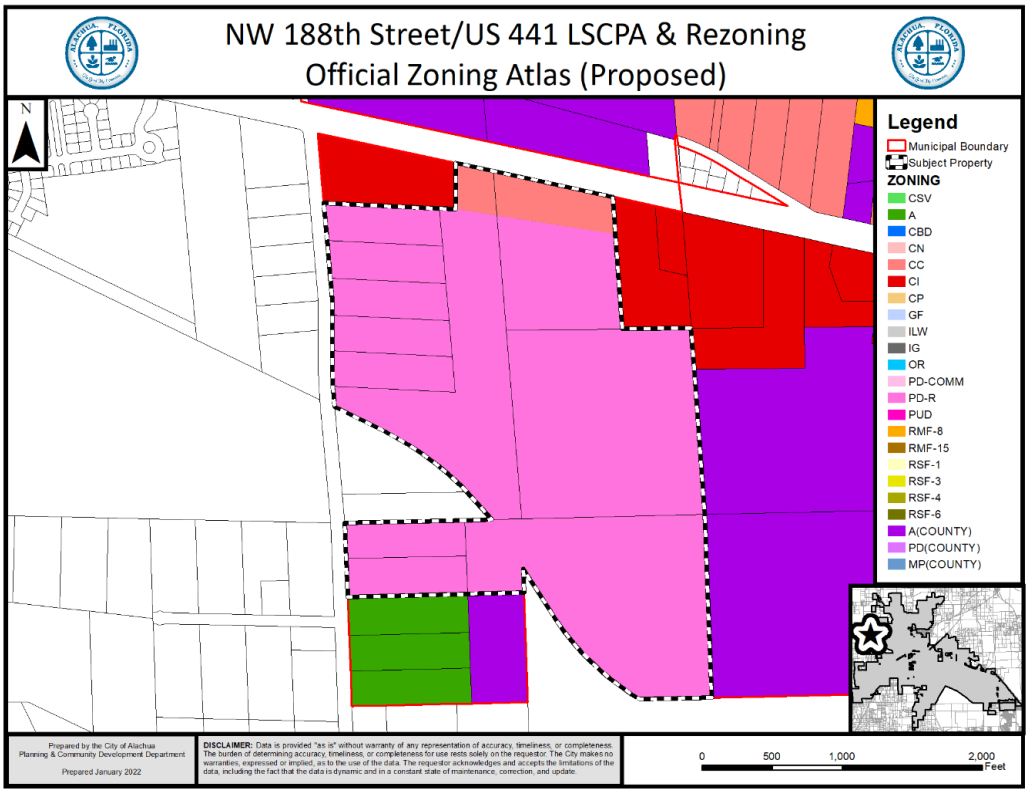
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

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

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

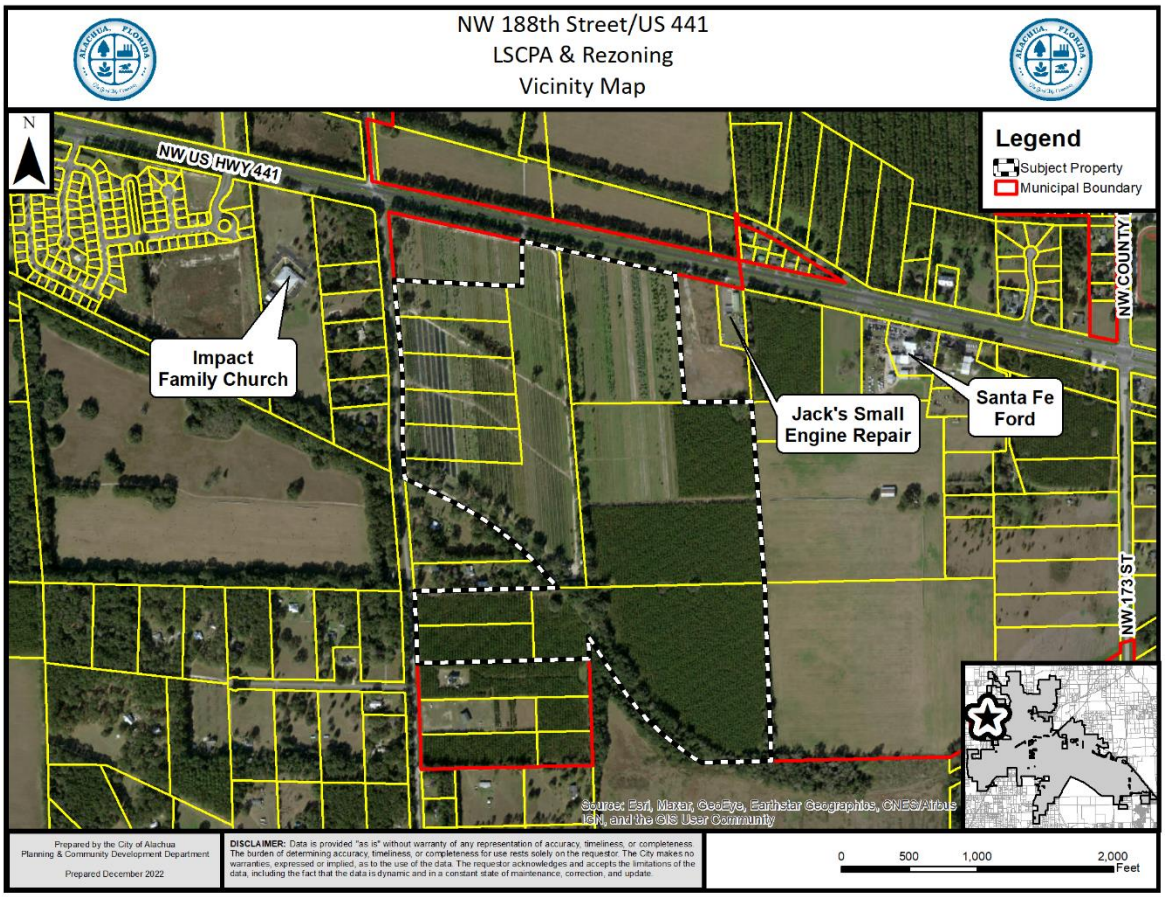
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agricultural/ Vacant Commercial	Community Commercial/ Commercial	CI, A
East	Agricultural/ Vacant Commercial	Rural/ Agriculture (Alachua County)/ Commercial	A (Alachua County)/ CI
West	Residential	Rural/ Agriculture (Alachua County)	A (Alachua County)
South	Residential / Vacant	Rural/ Agriculture (Alachua County)/ Agriculture	A (Alachua County)/ A

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on December 23, 2021, at the Legacy Park Multipurpose Building, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by approximately 11 members of the public. An additional neighborhood meeting was held virtually on January 13, 2022.

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

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

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

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

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

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

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

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

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

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

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

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

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

Objective 2.1: Planned Development (PD) Standards

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

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

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

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

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

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

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

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

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

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

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

and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development.

GOAL 9: Water and Wastewater Service:

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

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

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, applicable Comprehensive Plan policies and Land Development Regulations would be conformed to. A listed species and habitat survey will be required to be included with any Final PD plan (preliminary plat).

Objective 1.4: Air Quality

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Policy 1.4.a: The City shall, where possible, support the Florida Department of Environmental Protection (FDEP) in enforcing air quality standards.

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Analysis of Consistency with Objective 1.4, and Policies 1.4.a, 1.4.c, and 1.4.f: The proposed PD-R zoning requires provision for pedestrian pathways. The proposed CC zoning in close proximity to the PD-R zoning will allow for a potential reduction in vehicle miles traveled as goods or services will be located near residential uses.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and

ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
b. All support buildings and other support facilities shall be constructed outside the wetland.
c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
e. All residences shall be connected to a central sewage system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
    i. Clustering of units shall be located along the perimeter area of the wetland; and
    ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site

mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than

35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10: There are no known wetlands on the subject property. If wetlands are discovered, the applicable requirements of the City's Comprehensive Plan and Land Development Regulations would be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

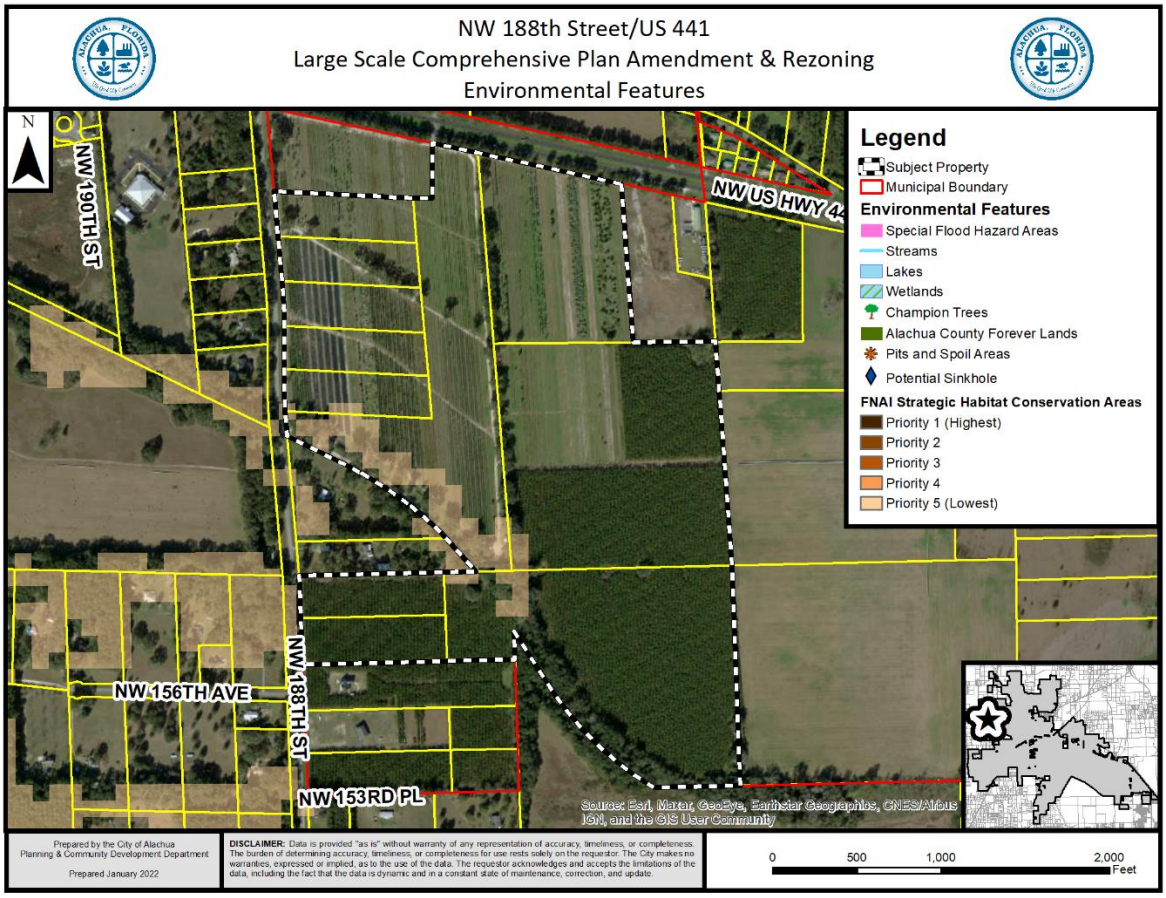
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Map 3. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within a Strategic Ecosystem, however, the subject property is located to the east of the North San Felasco Hammock Strategic Ecosystem, which is partially located on the parcel adjacent to the subject property. A portion of the North San Felasco Hammock Strategic Ecosystem was acquired by Alachua County in 2011, and includes a portion of the land adjacent to the east of the subject property.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned

lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A small portion of the subject property is identified as Priority 5 on the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A

> This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Arredondo Fine Sand (5% - 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Norfolk Loamy Fine Sand (5-8% slopes)
Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicates that the subject property is in Flood Zones X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.) Map 4 indicates the areas of special flood hazard.

Evaluation: Any development which occurs on the subject property within areas identified as Flood Zone A will be required to comply with the applicable provisions of the City's Comprehensive Plan and Land Development Regulations, which may require the determination of a Base Flood Elevation. All development within these areas must comply with Section 6.9 of the LDRs, which requires structures to be elevated above the Base Flood Elevation.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System. Best available data indicates there are no known geologic features on the subject property.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential and commercial uses.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Lands in the vicinity to the north, east, west, and south are all developed.

(e) *Incompatible with Adjacent Lands* – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the PD-R Zoning and CC zoning district are not incompatible with adjacent lands. The residential uses transition in size such that the larger lots are adjacent to existing residential development of similar size, and the proposed smaller lots are internal to the project. The CC zoning district is adjacent to existing CI zoning districts. Additionally, the City has use-specific standards within the LDRs that limit certain uses near residential development.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would not cause an adverse impact on the local character, which is generally residential. The residential uses transition in size such that the larger lots are adjacent to existing residential development of similar size, and the proposed smaller lots are internal to the project. The CC zoning district is adjacent to existing CI zoning districts. Additionally, the City has use-specific standards within the LDRs that limit certain uses near residential development.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use

designations support this development pattern and provide adequate protections existing residential development.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located in the vicinity of developed residential and commercial properties.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R and allowed under the CC zoning district are consistent with surrounding area, which consists primarily of residential and commercial uses.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the south, north, and west are all developed residential areas; the lands to the east are non-residential (commercial and major utility). The proposed zoning application provides for commercial uses along US 441 and decreasing residential density as development moves away from US 441.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: As demonstrated in the Environmental Analysis above

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) ***Master Plan***
The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies six (6) development areas: Commercial (A), Mixed- Use (B), Single Family Residential (C), Circulation (D), Common Area/ Open Space (E), Single Family Residential (F). The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has submitted a map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. This area is marked as Area E in the PD Master Plan. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. This includes larger lots and or landscape buffers along affected perimeters.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in up to five phases. A connection to US 441 must be made with first phase.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: No conversion schedule proposed.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the four (4) roadway segments affected by this project and monitored for concurrency as evaluated in the

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary

sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities are permitted on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area.

(7) ***Planned Development Agreement***

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be

incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: There are no known special conditions that would require additional environmental protection and monitoring.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to general environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8). Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(f) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 155.50 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Low Density Residential, Moderate Density Residential, and Community Commercial Future Land Use Designations concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and

the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*
The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*
Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. The proposed PD creates a buffer through use of larger lot sizes and provision for 10' Type C buffer along affected property boundaries.

(5) ***Development Standards***
Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*
Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1, other than to Section 6.5 regarding signage. As

part of an alternate signage plan, the PD-R would be permitted to place a sign visible from US 441 within future right of way created to access the development. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a.i of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed zoning designations.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant

will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
17	CR235A (from US 441 to CR235)	2/U	Major Collector	Comm	D
16	CR235A (from US 441 to NCL)	2/U	Major Collector	Comm	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning Amendment	Single Family Residential (ITE Code 210) [1]	2,596 (1,298/1,298)	211 (55/156)	275 (176/99)
	Community Commercial (ITE Code 820)[2]	5,755 (2,877/2,877)	457 (246/211)	581 (278/303)
Pass By Reduction		1,957 (978/978)	155 (83/72)	198 (95/103)
Potential Net Trips		**6,394 (3,197/3,197)**	**513 (218/295)**	**658 (359/299)**

1 *ITE Trip Generation for Single Family Residence (ITE 210): AADT: 9.44 trips per unit = 275 x 9.44 = 4,493 (50% enter/50% exit). PM 1.0 trips per unit = 275 x 1.00 = 275. (64% enter/36% exit). AM: .77 trips per unit = 275 x .77=211 (26% enter/74% exit).*
2 *ITE Trip Generation for Shopping Center (ITE 820): AADT 37.75 trips per 1 ksf = 152.46 x 37.75 = 5,755 (50% enter/ 50% exit). PM Peak: 3.81 trips per 1 ksf = 3.81 x 152.46 = 581 (48% enter/ 52% exit). AM Peak: 3.00 trips per 1 ksf = 3.00 x 152.46 = 457 (54% enter/ 46% exit)*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	7 (14) US 441 (from CR235A to NW 188th Street)[1]	6 (4107) US 441 (from I-75 to CR235A)[1]	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume[2]	43,000	39,000	15,120	15,120
Existing Traffic[3]	22,250	30,111	5,209	1,380
Reserved Trips[4]	1,565	1,927	287	816
Available Capacity[4]	19,421	6,962	9,624	12,924
Potential Impact Generated by Proposed Zoning Amendment[5]	6,394	2,462	1,343	671
Residual Capacity after Proposed Zoning Amendment[6]	**13,027**	**4,500**	**8,281**	**12,253**
PM Peak Hour Traffic Analysis	7 (14) US 441 (from CR235A to NW 188th Street)[1]	6 (4107) US 441 (from I-75 to CR235A)[1]	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume[2]	3,870	3,510	1,359	1,359
Existing Traffic[3]	2,114	2,861	495	131
Reserved Trips[4]	129	154	31	85
Available Capacity[4]	1,627	495	833	1,143
Potential Impact Generated by Proposed Zoning Amendment [5]	658	253	138	69
Residual Capacity after Proposed Zoning Amendment[6]	**969**	**242**	**695**	**1,074**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021*
4 *Source: City of Alachua January 2022 Development Monitoring Report.*
5 *Trip Assignment: 70% of total trips assumed to be eastward bound (EB). Segment 7 :100%, Segment 6: 55% of EB trips, Segment 17: 30% of EB trips, Segment 16: 15% of EB trips*
6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

Evaluation: As shown in Table 5, affected segments 6,7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	90,871
Residual Capacity	**707,972**
Percentage of Permitted Design Capacity Utilized	**69.21%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 90,871 gallons per day at build out. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	83,996
Residual Capacity	**558,903**
Percentage of Permitted Design Capacity Utilized	**62.74%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 83,996 gallons per day. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	3.80
Residual Recreational Capacity After Impacts	**74.87**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 275 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.76 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.44 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**32.84 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (3.80 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 7.09 recreational acres, and for passive park space by 1.42 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	4,356	795
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 275 dwellings x 2.3 persons per unit +12 lbs per/1ksf nonresidential/ day)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 795 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 78 total student stations (39 for elementary, 17 for middle, and 22 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

to

JTFA, LLC; KEVIN AND SHIMA CARTER

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

NW 188th ST/ US 441 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R) COMMUNITY COMMERCIAL (CC)

STAFF REPORT

1. The development shall consist of single-family detached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Lot Development Area 3.16 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	275 dwelling units	±87.00	*Minimum Lot Area* • 10,000 square feet • 14,520 square feet where noted on PD Master Plan • 21,780 square feet where noted on PD Master Plan *Minimum Lot Width* 50 feet *Setbacks* Front (Primary) = 20' Side = 7.5' Rear=15' *Maximum Building Height* 65 feet *Maximum Lot Coverage* 40% *Minimum Parking Spaces* Residential: 2 per unit for dwelling units *Minimum Separation*	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188th Street property boundary	
Common Area/ Stormwater/ Open Space 0 du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	*Setbacks* Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Minimum Parking Spaces* Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area *c*	±31.00%
Right-of-Way 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements

approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.

g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

        i. Block lengths may exceed 600 feet when all of the following conditions are met:

            1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

            2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

            3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

            4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

        ii. Pavement widths may not be less than 24 feet.

        iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

    b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.

    c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.

    d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

JTFA, LLC; KEVIN AND SHIMA CARTER

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

NW 188th ST/ US 441 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)
COMMUNITY COMMERCIAL (CC)

STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 22, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 2/22/2022

RE: **NW 188th St US 441 LSCPA Rezoning**

Public Services has reviewed the subject project (Feb 10, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 29, 2021 Submittal** **Potable Water Infrastructure Availability** An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained. Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling. **FYI:** See Attachment 1, which is the markup of the GIS map of water piping.

NO.	COMMENTS
2.	**Comment on Dec 29, 2021 Submittal** **Wastewater Infrastructure Availability** There is no gravity wastewater piping in the area to which the development can connect. There is an existing 8-inch force main segment along US 441 to which the development can connect. This would require installing a lift station and force main that connects to the existing force main along US 441. **FYI** - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure. A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.
3	**Comment on Dec 29, 2021 Submittal** **Electric Service Infrastructure Availability** The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability. **FYI**
4.	**Comment on Feb 10, 2022 Submittal** Public Services has no additional comments, and thus rate this submittal as: **No Exceptions Noted.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary
NW 188th/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On December 29, 2021, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163-acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to discuss these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, February 22, 2022**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

5. *Conditions of Approval (REVISED in Italics)*
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. Traffic impact analysis will be required to be provided at time of Final PD plan.
      ii. Easement or deed restriction on properties between subject property and US 441 must be provided prior to scheduling Final hearing for PD rezoning. At least one connection to US 441 must be provided and shown on the first final PD plan. Access point(s) to NW 188th St shall be designated as emergency access only, but shall be paved and designed to have a minimum with of 20' paved. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire or similar materials.
      iii. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.
      iv. A 10' Type C buffer shall be provided along the western property boundary between any stormwater facilities and the right-of-way for NW 188th Street.

Comment: Please display on PD Master Plan.

      v. No construction vehicles shall access the site from NW 188th Street during development of property.

Comment: Please add note to PD Master Plan.

      vi. Amenity Center and any associated parking or outdoor component shall be setback from NW 188th Street right-of-way a minimum of 250'.

Comment: Please add note to PD Master Plan.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 25, 2022

RE: ACPS – NW 188th St / US 441

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 162.5 acres identified as Parcels 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 030442-050-004, 030442-060-005, 03875-001-001, and 03875-010-001. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.* The proposed amendment will entitle 275 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 25 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 17 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this project is projected to generate 33 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

Carlee Simon, Ph.D. for Supt.
Superintendent
Encl.
cc: ACPS Director of Community Planning

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

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March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Lofton (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	746	746	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	**40%**
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	**80%**

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary
NW 188th/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163-acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to discuss these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, February 7, 2022**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *General*
   a. Page 2 of Justification Report identifies existing zoning designations of subject property. Please identify parcel 03875-001-001 as being zoned Agricultural (Alachua County).
   b. Page 11 of Justification Report states that the proposed project is located within core of City and represents "infill development". Please clarify or amend statement.
   c. Page 26 of Justification Report states in the evaluation with Section 2.4.2(E)(1)(f) that the immediate area has been "well planned" by the City. Please clarify. Much of the immediate area is within unincorporated Alachua County or City of High Springs.
   d. Page 24 of Justification Report includes analysis of "logical development pattern" per Section 2.4.2(E)(1)(c). Please provide analysis of typical development pattern in area and proposed project's consistency with that pattern.
   e. Delineate City of Alachua City Limits on PD Master Plan.

2. *Public Facilities Impact Analysis*
   a. Provided Public Facilities Impact Analysis separates and evaluates the impacts of each zoning designation separately. These impacts should be combined into a single evaluation.
   b. Provided Public Facilities Impact Analysis does not include evaluation of impacts to potable water, wastewater, solid waste, public school facilities, and recreation facilities.
   c. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.
   d. Project trips identified in the "Level of Service Analysis/Affected Roadway Segment" tables do not appear to be consistent with the trip distribution shown under "Trip Distribution on Affected Roadway Segments". Please review and revise accordingly.

3. *PD and PD-R Standards (Section 3.6.2 and Section 3.6.3)*
   a. Per Section 3.6.2 (A)(1)(b), the PD Master Plan must provide residential density calculations for each development area.
   b. Per Section 3.6.2 (A)(3), development along the perimeter of PD district must be compatible with adjacent existing or proposed future development. There are areas designated as "Common area/ stormwater/ open space" along perimeter of PD district. Allowable uses appear to allow recreation uses typically accessory to residential development such as a pool, playground, and clubhouse to occur within this development area. Not all of the development area designated as "common area/ stormwater/ open space" may be compatible with adjacent uses. Consider further limitations or creation of additional development area interior to the subject property for such uses. Additionally, provide maximum square foot size, setbacks, parking minimum, etc.
   c. Page 29 of Justification Report and Note 8 indicate variation from required subdivision standards regarding block length. Please provide evaluation of standards of variation per Section 3.6.3 (A)(5)(b)(iii).
   d. Provided street cross section states the required travel lane length varies per the City of Alachua LDRs. Please clarify if proposed roadways will meet the Article 7 standards or if they are being varied under Section 3.6.3 (A)(5)(b)(iii). If so, please provide additional information regarding proposed travel lane widths.
   e. Per Section 3.6.2 (A)(1)(f), general location of utilities within development are required. Please verify with the City of Alachua Public Services if looping of water system will be required. Please confirm if a wastewater lift station will be necessary. If so, please verify with Public Services regarding lift station requirements for general vicinity.
   f. To accomplish computability with adjacent property uses, the 1/2 acre lots should also be provided along southwestern tier of development adjacent to parcels 3046-1 and 3046-2.
   g. Provide general phasing schedule for project.
   h. Applicant may wish to consider alternative signage plan as the project does not have any US 441 frontage. A sign may not be permittable along this right of way.

4. *Public Services Comments*
   a. Please refer to the memorandum from the Public Services Department, dated January 20, 2022 for information concerning the availability of potable water, wastewater, and electric service infrastructure availability.

5. *Conditions of Approval*
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. Traffic impact analysis will be required to be provided at time of Final PD plan.
      ii. Easement or deed restriction on properties between subject property and US 441 must be provided prior to scheduling Final hearing for PD rezoning. At least one connection to US 441 must be provided and shown on the first final PD plan. Access point(s) to NW 188th St shall be designated as emergency access only, but shall be paved and designed to have a minimum with of 20' paved. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire or similar materials.
      iii. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 20, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/20/2022

RE: **NW 188th St US 441 LSCPA Rezoning**

Public Services has reviewed the subject project (Dec 29, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Dec 29, 2021 Submittal** **Potable Water Infrastructure Availability** An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained. Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling. **FYI:** See Attachment 1, which is the markup of the GIS map of water piping.

NO.	COMMENTS
2.	**Comment on Dec 29, 2021 Submittal** **Wastewater Infrastructure Availability** There is no gravity wastewater piping in the area to which the development can connect. There is an existing 8-inch force main segment along US 441 to which the development can connect. This would require installing a lift station and force main that connects to the existing force main along US 441. **FYI** - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure. A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.
3	**Comment on Dec 29, 2021 Submittal** **Electric Service Infrastructure Availability** The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

NW 170TH LN

NW 166TH AVE

NW 165TH LN

NW 164TH PL

NW 164TH RD

NW 163RD TER

NW 161ST WAY

NW 160TH ST

US 441

POSSIBLE EXTENSION OF 12-INCH WATER MAIN

NW 164TH LN

EXISTING 12-INCH WATER MAIN

NW 175TH TER

NW 174TH TER

NW 168TH AVE

NW 173RD TER

NW COUNTY RD 235A

NW 174TH DR

NW 167TH ST

NW 166TH LN

NW 168TH TER

NW 167TH TER

NW 167TH BLVD

NW 166TH TER

NW 165TH TER

NW 163RD LN

NW US HWY 441

NW 162ND LN

NW 161ST TER

EXISTING 8-INCH WATER MAIN

NW 156TH AVE

NW 155TH ST

NW 153RD PL

NW 173RD ST

ATTACHMENT 1
MODIFIED GIS WATER INFRASTRUCTURE MAP?

N

NW 170TH LN
NW 164TH LN
NW 175TH TER
NW 174TH TER
NW 168TH AVE
NW 168TH TER
NW COUNTY RD 235A
NW 174TH DR
NW 165TH AVE
NW 165TH LN
NW 164TH PL
NW 164TH RD
NW 161ST WAY
NW 160TH ST
NW 164TH TER
NW US HWY 441
NW 162ND LN
NW 156TH AVE
NW 153RD PL
NW 180TH ST
NW 173RD ST
POSSIBLE LOCATION OF PROPOSED FORCE MAIN
EXISTING 6-INCH FORCE MAIN
POSSIBLE LOCATION OF PROPOSED LIFT STATION 2
ATTACHMENT 2
MODIFIED GIS WASTEWATER INFRASTRUCTURE MAP 2
Top 153.4 Invert
Top 152.05 Invert 145.06 MH-HO-SW-29
Top 140.7 Invert 134.7 MH-HO-SW-14
Top 127 Invert 119 MH-SFHS-15
Top 127 Invert 119 MH-SFHS-14
Top 122 Invert 119 MH-SFHS-13
Top 126 Invert
Top 124 Invert
Top Invert MH-PUB-4
Top Invert MH-PUB-1
Top 117 Invert 108.5 MH-SFHS-20
Top 114 Invert 107 MH-SFHS-19
Top 110.4 Invert
Top Invert 120 MH-SFHS-26
Top 104.14 Inve
Top 124.8 Invert 116.93 MH-SFHS-23
Top 109 Invert 104 MH-SFHS-7
Top 118.9 Invert 114.9 MH-SFHS-22
Top 97 Invert
Top 85.5
Top 85.6 Invert 78.15 MH-AW-
Top 93.19 Inve
Top 87.8
Top 82.76 Invert 74.32 MH-AW-4
N

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
eda consultantas, inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review of NW 188th Street/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Community Commercial

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **complete**, conditional upon the receipt of certain revised materials. Please submit these materials no later than Thursday, January 13, 2022. Failure to provide the following information may result in the application begin deemed incomplete. After receipt of the information below, detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

Please provide the following by Thursday, January 13, 2022:

1. Application Attachment D.6 -Mailing labels. Submitted mailing labels did not include those individuals and organizations on file with the City to receive notice. Please provide three (3) sets of mailing labels with those individual and organizations on file with the City to receive notice. Please contact project planner to obtain this list if needed.
2. Application Attachment D.8 - Public School Generation Form. Submitted form appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. Application Attachment D.7 – Neighborhood workshop materials. Submitted neighborhood workshop materials did not include proof of publication of notice (tearsheet or publishers affidavit). Please provide proof of publication of advertisement.

4. Application Attachment D.11 - Proof of Payment of Taxes. Submitted materials indicate that the property taxes are unpaid for some of the subject property parcels, however, a review of the Alachua County Tax Collector website indicates that the property taxes are paid. Please confirm and submit revised materials.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

// attachment

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) □ Agent

2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): _____

   Mailing Address:_____

   City: _____ State: _____ ZIP:_____

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name:_____
2. Address of Subject Property:_____
3. Parcel ID Number(s):_____
4. Section_____ Township_____ Range_____ Grant_____ Acreage:_____
5. Existing Use of Property:_____
6. Future Land Use Map Designation:_____
7. Zoning Designation:_____
8. Development Data (check all that apply):

   □ Single Family Residential Number of Units _____

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary:_____

Middle:_____

High:_____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- □ Existing legal lots eligible for a building permit.
- □ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- □ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- □ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- □ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

Typed or printed name and title of applicant Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ Local Government Certification

Approved by:_____

Date:_____

□ School Board Staff Certification

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 10, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
eda consultantas, inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

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Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
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Project File

// attachment

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
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2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): _____

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   City: _____ State: _____ ZIP:_____

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

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4. Section_____ Township_____ Range_____ Grant_____ Acreage:_____
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6. Future Land Use Map Designation:_____
7. Zoning Designation:_____
8. Development Data (check all that apply):

   □ Single Family Residential Number of Units _____

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   □ Exempt (*see exempt developments on page 2*)

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□ Comprehensive Plan Amendment	□ Preliminary Plat
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Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- □ Existing legal lots eligible for a building permit.
- □ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- □ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- □ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- □ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

Typed or printed name and title of applicant Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ Local Government Certification

Approved by:_____

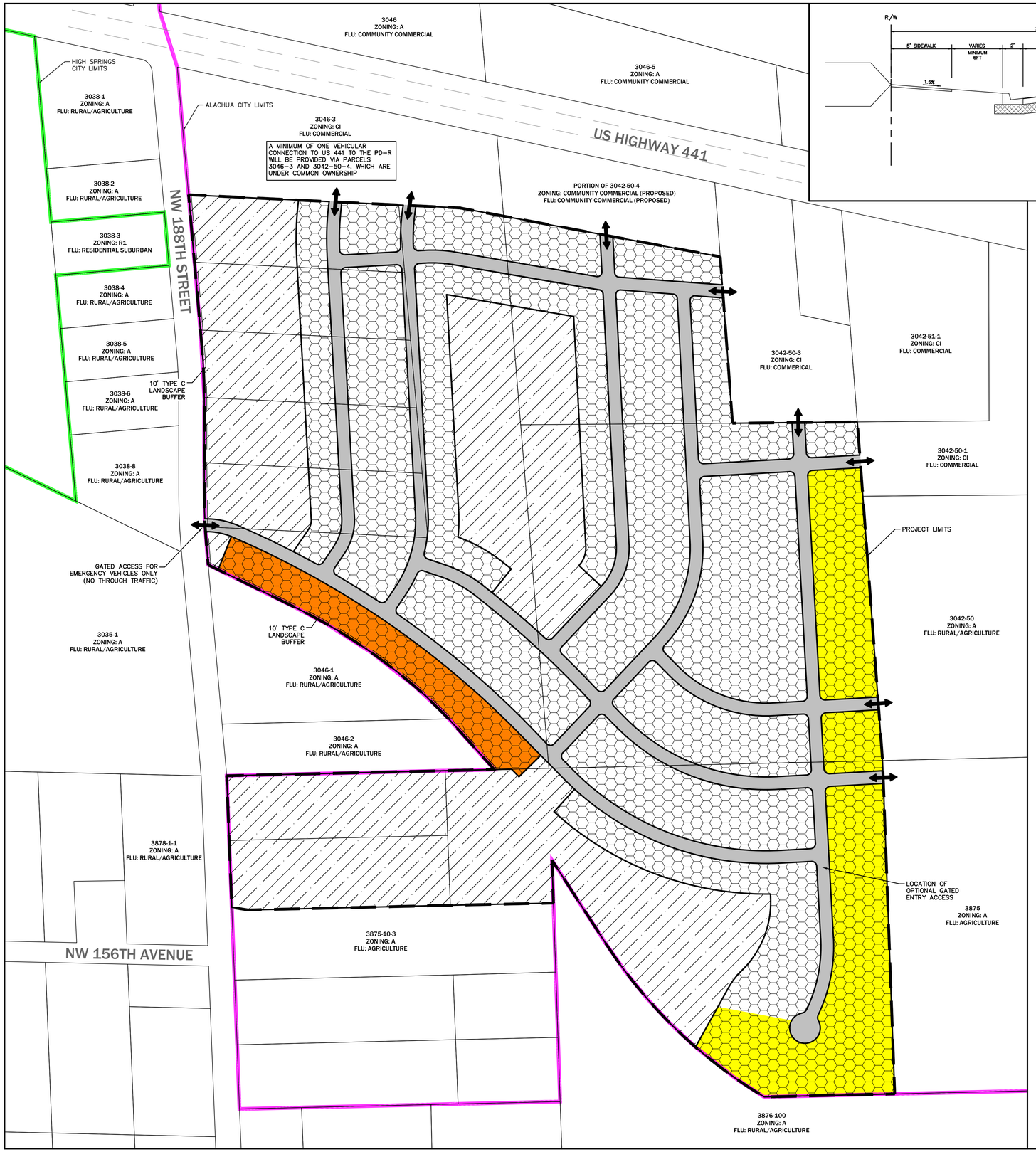
Date:_____

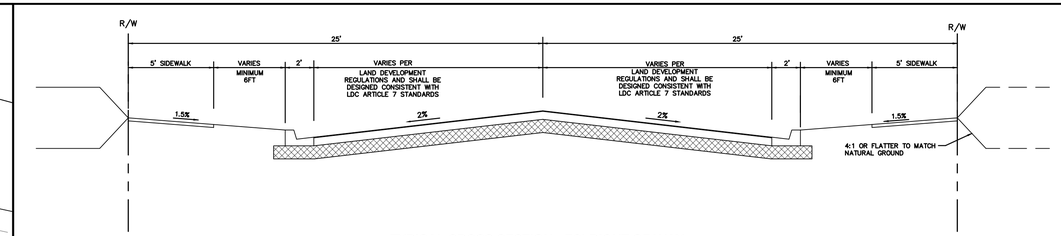
□ School Board Staff Certification

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____





TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.

GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE ½ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE ⅓ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS. AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
¾ Ac. (MIN) LOT AREA	10-15
½ Ac. (MIN) LOT AREA	15-20
TOTAL	200-275

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

MINIMUM LOT SIZE 1/2 ACRE
MINIMUM LOT SIZE 1/3 ACRE
ALACHUA CITY LIMITS
HIGH SPRINGS CITY LIMITS

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: PD MASTER PLAN

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/07/22
Sheet No.: P100

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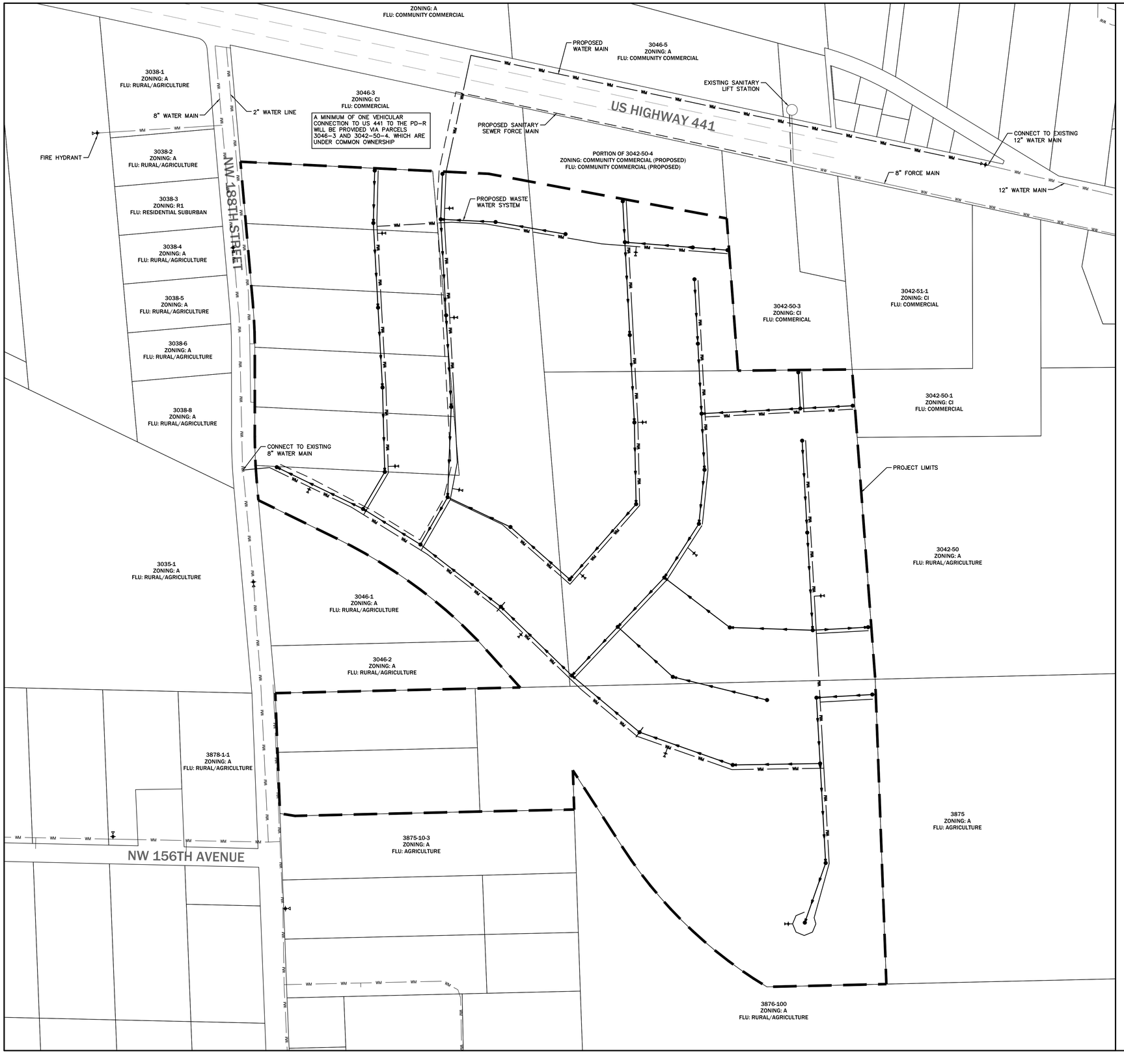

UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
6. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE

NORTH

SCALE: 1" = 200'

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GRAPHIC SCALE

No.	Date	Comment

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Project No: 21-176

Project phase: ZONING

Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: UTILITY PLAN

Designed:	CBS	Sheet No.: P200
Drawn:	LBO	
Checked:	TAR	
Date:	04/07/22	

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596

ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFF
210	275	Single Family	1.0 / Unit	275

Affected Roadway Segments (Above 5% MSV)
- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
  - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	2,596
Available Capacity	16,589

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	275
Available Capacity	1,352

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	1,000
Available Capacity	5,962

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	106
Available Capacity	389

Sanitary Sewer:

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	68,750
Residual Capacity	574,149

1. *Source: City of Alachua Public Services Department, January 2022*

Potable Water:

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	75,625
Residual Capacity	723,218

1. *Source: City of Alachua Public Services Department, January 2022*

Solid Waste:

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

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No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: NOTES AND TABLES
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/16/22
Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES).

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NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

NW 188TH STREET/ US 441
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

EXISTING CONDITIONS MAP

Designed: CBS	Sheet No.: P300
Drawn: LBO	
Checked: TAR	
Date: 02/16/22	

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ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRILCULUTRAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by JTFA, LLC , a Florida corporation, and Kevin and Shima Carter, ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as NW 188th Stree/US 441 Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 275 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on _____; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____ , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and on _____ and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____ , and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development–Residential ("PD-R") and Community Commercial ("CC") for Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development within the Area zoned PD-R shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family detached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Lot Development Area 3.16 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	275 dwelling units	±87.00	*Minimum Lot Area* • 10,000 square feet • 14,520 square feet where noted on PD Master Plan • 21,780 square feet where noted on PD Master Plan *Minimum Lot Width*	±56.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				50 feet *Setbacks* Front (Primary) = 20' Side = 7.5' Rear=15' *Maximum Building Height* 65 feet *Maximum Lot Coverage* 40% *Minimum Parking Spaces* Residential: 2 per unit for dwelling units *Minimum Separation* Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188th Street property boundary	
Common Area/ Stormwater/ Open Space 0 du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	*Setbacks* Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Minimum Parking Spaces* Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area *c*	±31.00%
Right-of-Way 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian	N/A	±15.9	**Streets**	13.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Pathways, Signage, and Supportive Infrastructure Improvements			Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of

noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

    d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable

proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.

g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.

c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paced and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.

d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ th day of _____, 20__.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____, 20__.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION (PD-R):

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 30.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'33" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.50 Acres (6,773,565 Square Feet), more or less.

EXHIBIT "A"

LEGAL DESCRIPTION (CC):

LEGAL DESCRIPTION

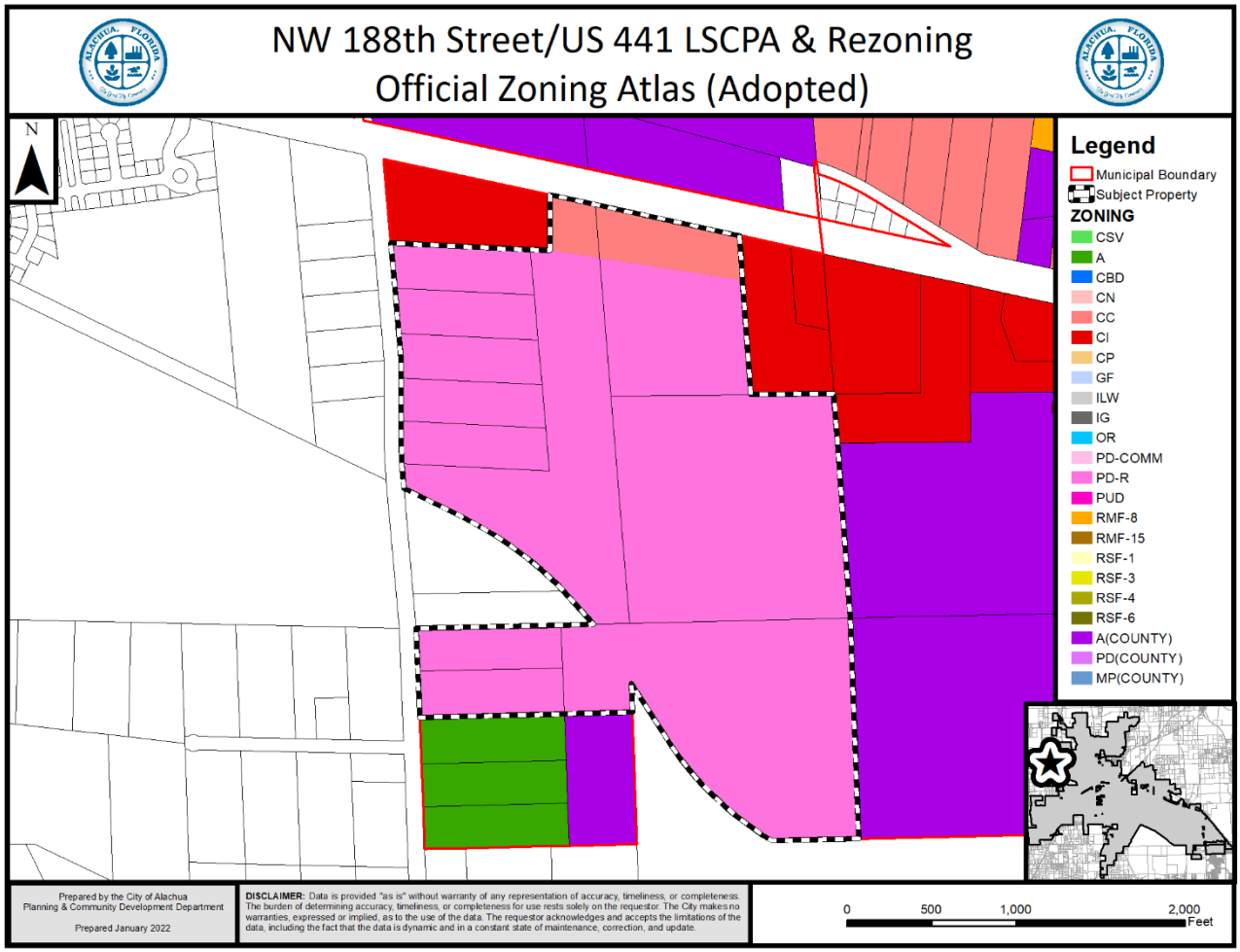
Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

EXHIBIT "B"


NW 188th Street/US 441 LSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Municipal Boundary
Subject Property
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared January 2022
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
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PLANNED DEVELOPMENT AGREEMENT
FOR NW 188TH STREET/US 441 PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of _____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **JTFA, LLC., a Florida corporation, and Kevin and Shima Carter,** their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **NW 188th Street/ US 441 ("PD-R" or "Project")**, which is proposed to consist of ±155.5 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, an application to rezone the Property from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A")(Alachua County) and Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on _____;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-XX;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf,

from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-XX.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owners/Developers:

JTFA, LLC
4881 NW 8th Avenue
Ste 4
Gainesville, FL 32605

Carter, Kevin L. & Shima
7853 Gunn Highway
Tampa, FL 33626

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City

and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies and thereafter shall be limited only to action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
JTFA, LLC.

_____

By:_____

_____
(NAME)

_____, _____
(NAME) (TITLE)
of JTFA, LLC.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL)
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

OWNER/DEVELOPER:
Kevin L. Carter

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

Witnesses:

OWNER/DEVELOPER:
Shima Carter

_____

By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

LEGAL DESCRIPTION:

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 30.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 32°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 356.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 363.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'33" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 316.54 feet to the Point of beginning.

Containing 155.30 Acres (6,773,565 Square Feet), more or less.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-XX]

EXHIBIT "C"

[PD MASTER PLAN]

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: NW 188th Steet / US 441 Rezoning
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcels
4. Existing Use of Property: Tree Farm / Timberland
5. Future Land Use Map Designation : Community Commercial, Moderate & Low Density Residential (Proposed)
6. Existing Zoning Designation: Agriculture
7. Proposed Zoning Designation: Community Commercial & PD-R
8. Acreage: 163 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See Attached Owner Information
   Mailing Address: --
   City: -- State: -- ZIP: --

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: --
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 17th day of December, 2021, by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919661
Expires 12/01/2023

Audra Burrell

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Dir. of Planning

   Company (if applicable): eda consultants, inc.

   Mailing address: 720 SW 2nd Avenue, South Tower, Ste. 300

   City: Gainesville State: FL ZIP: 32601

   Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): See Attached Owner Information

   Mailing Address: --

   City: -- State: -- ZIP: --

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: NW 188th Street / US 441 Planned Development
2. Address of Subject Property: 16600 block of US Highway 441
3. Parcel ID Number(s): See Attached List of Parcel Numbers
4. Section 8 & 17 Township 8 Range 18 Grant N/A Acreage: 155 (+/-)
5. Existing Use of Property: Tree Farm / Timberland
6. Future Land Use Map Designation: Moderate & Low Density Residential
7. Zoning Designation: Planned Development - Residential (PD-R)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 275

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
■ Comprehensive Plan Amendment	□ Preliminary Plat
■ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary: Irby

Middle: Mebane

High: Sante Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

** Student generation multipliers may be obtained from SBAC at:*
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
*** Round to the nearest whole number*

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 10th day of January, 2022 by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL

Debbie Wallen
Signature of Notary Public, State of Florida

DEBBIE WALLEN
Notary Public - State of Florida
Commission # GG 201085
My Comm. Expires Jul 22, 2022
Bonded through National Notary Assn.

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

List of Parcel Numbers Included in Application

03046-003-000 (portion of)

03046-003-001

03046-003-002

03046-003-003

03046-003-004

03046-003-005

03042-050-004

03042-050-005

03875-001-001

03875-010-001

03875-010-002

Property Owners

JTFA LLC

4881 NW 8th Avenue, Ste. 4

Gainesville, FL 32605

Carter, Kevin L. & Shima

7853 Gunn Highway

Tampa, FL 33626

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3042-50-5, 3875-1-1, 3875-10-1, 3875-10-2

Acreage: 89 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC

Mailing Address: 4881 NW 8th Avenue, Ste. 4

City: Gainesville State: FL ZIP: 32605

Telephone: 352-373-3000 FAX: e-mail: total_planning@hotmail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Keith Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 10 day of December, 2021, by Keith Lerner

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

GUSTAAF LAMBERT VAES
Notary Public – State of Florida
Commission # GG 181702
My Comm. Expires Mar 8, 2022
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16600 block of US Highway 441

Parcel ID Number(s): 3046-3, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4

Acreage: 74 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Carter, Kevin L & Shima Title: owner

Company (if applicable): N/A

Mailing Address: 7853 Gunn Hwy.

City: Tampa State: FL ZIP: 33626

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment & Rezoning

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Kevin L. Carter

Typed or printed name and title of applicant

Signature of Co-applicant

Shima Carter

Typed or printed name of co-applicant

State of Florida County of Hillsborough

The foregoing application is acknowledged before me this 15th day of Dec, 2021, by _____, who is known to me, or who has/have produced _____ as identification.

NOTARY SEAL

TIM CURTIS
MY COMMISSION #GG329967
EXPIRES: July 6, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2431513 7 PGS
2008 MAY 30 04:05 PM BK 3792 PG 1164
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#373621
Doc Stamp-Deed: 11,576.60

2431513

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **08-099**
Grantee S.S. No.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **May, 2008** between **PARKER LAND CO., a Florida corporation** whose post office address is **Post Office Box 357133, Gainesville, FL 32635**, grantor, and **KEVIN L. CARTER and SHIMA CARTER, husband and wife** whose post office address is **7853 Gunn Highway , Tampa, FL 33626**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

SEE ATTACHED LEGAL DESCRIPTIONS AS HEREIN REFERRED TO AND MADE A PART HEREOF.

Parcel Identification Number: 03046-003-000, 03046-003-00, 03046-003-002, 03046-003-003, 03046-003-004 and 03046-003-005

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Carl L. Johnson

Witness Name: Lisa Taylor

PARKER LAND CO., a Florida corporation

By: Eric J. Parker
ERIC J. PARKER, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 22nd day of May, 2008 by ERIC J. PARKER, President of PARKER LAND CO., a Florida corporation, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CARL L. JOHNSON
MY COMMISSION # DD 485127
EXPIRES: November 13, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

INSTRUMENT # 2431513
7 PGS

Portion of Tax parcel No. 03046-003-000

REMAINDER: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-001

PARCEL 1: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-002

PARCEL 2: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-003

PARCEL 3: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-004

PARCEL 4: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

INSTRUMENT # 2431513
7 PGS

Tax parcel No. 03046-003-005

PARCEL 5: DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

$0.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2774306 2 PG(S)
February 26, 2013 03:57:47 PM
Book 4175 Page 1935
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and return to:
CARL L. JOHNSON
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue, Bldg. 1, Suite 2
Gainesville, FL 32606

Parcel No.
Grantee(s) TIN:

THIS SPECIAL WARRANTY DEED, made this 18th day of January, 2013, by PARKER LAND CO., a Florida corporation, hereinafter called the Grantor, whose post office address is: P.O. Box 357133, Gainesville, FL 32635, to KEVIN L. CARTER and SHIMA CARTER, husband and wife, hereinafter called the Grantee, whose post office address is: 7835 Gunn Highway, Tampa, FL 33626.

(Wherever used herein the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Alachua County, State of Florida, viz:

Property described in the legal description attached as Exhibit "A" and made a part hereof.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
CARL L. JOHNSON
Printed Name

Witness Signature
Printed Name

PARKER LAND CO.
By: _____
ERIC J. PARKER, Pres.

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ERIC J. PARKER, as President of PARKER LAND CO., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. Said person is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of January, 2013.

NOTARY PUBLIC
My commission expires:

CARL L. JOHNSON
MY COMMISSION # DD 939270
EXPIRES: November 13, 2013
Bonded Thru Notary Public Underwriters

Exhibit "A"

All of Grantor's right , title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on or under, or that may be produced from, the following described property:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County**, **Florida** to-wit:

A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon M-Cre

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03042-050-004
Prop ID	12470
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 3880/360 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	19.930
Homestead	N

View Map

Owner Information

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$25,900	$25,900	$25,900	$25,900	$25,900
Agricultural (Market) Value	$199,300	$199,300	$199,300	$199,300	$199,300
Just (Market) Value	**$199,300**	**$199,300**	**$199,300**	**$199,300**	**$199,300**
Assessed Value	$25,900	$25,900	$25,900	$25,900	$25,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$25,900	$25,900	$25,900	$25,900	$25,900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	19.93	868150.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2013	$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER KEVIN L	Link (Clerk)
1/18/2013	$100	SD	4175	1935	11 - CORRECTIVE DEED	Vacant	* CARTER //CLEARING TITL	CARTER SHIMA	Link (Clerk)
5/11/2009	$578,100	WD	3880	360	37 - NOT EXPOSED TO OPEN MKT	Vacant	* GOLDEN POND FARMS INC	* CARTER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* GOLDEN POND FARMS INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03042-050-005
Prop ID	12471
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	40.000
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$14,600	$14,600	$15,600	$15,600	$9,000
Agricultural (Market) Value	$116,000	$116,000	$116,000	$116,000	$116,000
Just (Market) Value	**$116,000**	**$116,000**	**$116,000**	**$116,000**	**$116,000**
Assessed Value	$14,600	$14,600	$15,600	$15,600	$9,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$14,600	$14,600	$15,600	$15,600	$9,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	40.00	1742400	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	U - UNQUALIFIED	Vacant	* HELEN SMYDER FAMILY INC	* SMYDER GEORGE	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-000
Prop ID	12617
Location Address	16650 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	38.490
Homestead	N

View Map

Owner Information

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$2,994	$3,168	$3,344	$3,100	$3,500
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$50,100	$50,100	$50,100	$50,100	$50,100
Agricultural (Market) Value	$335,248	$335,248	$335,248	$335,200	$335,200
Just (Market) Value	**$338,242**	**$338,416**	**$338,592**	**$338,300**	**$338,700**
Assessed Value	$53,094	$53,268	$53,444	$53,200	$53,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$53,094	$53,268	$53,444	$53,200	$53,600
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	8.51	370695.6	0	0	CI
6905	TREE FARM	29.98	1305928.8	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	888	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2013

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0241	BARN POLE 1	132	2013		R2	RES	$195
0661	CP 1	240	2013		R2	RES	$737
0661	CP 1	240	2013		R2	RES	$737
2021	SHED 1	36	2013		R2	RES	$69
2221	STG 1	240	2013		R2	RES	$1,083

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
12/15/1993	$175,000	WD	1940	1177	Q - QUALIFIED	Vacant	* BARBARA FENN KIRBY & FLORENC	* PARKER LAND CO	Link (Clerk)
9/1/1979	$140,000	WD	1238	109	U - UNQUALIFIED	Vacant		* BARBARA FENN KIRBY & FLORENC	Link (Clerk)

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Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P04-21-8316	SIGN PERMIT	Yes	Yes	4/20/2021	$40,000
6-09-1377	RES. CARPT/GAR. ADDN.	Yes	No	6/1/2009	$8,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

Photos

No data available for the following modules: Extra Features, Sketches.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-001
Prop ID	12618
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS) OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-002
Prop ID	12619
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 (LESS MINERAL RIGHTS)OR 3792/1164 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-003
Prop ID	12620
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (LESS (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-004
Prop ID	12621
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (LESS MINERAL RI (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$30,000**	**$30,000**	**$30,000**	**$30,000**	**$30,000**
Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2021, 5:23:58 AM

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03046-003-005
Prop ID	12622
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (L (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$4,690	$4,690	$4,690	$4,800	$4,900
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$6,500	$6,500	$6,500	$6,500	$6,500
Agricultural (Market) Value	$30,000	$30,000	$30,000	$30,000	$30,000
Just (Market) Value	**$34,690**	**$34,690**	**$34,690**	**$34,800**	**$34,900**
Assessed Value	$11,190	$11,190	$11,190	$11,300	$11,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$11,190	$11,190	$11,190	$11,300	$11,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	3	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2008

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
1020	GATE EL OP	2	2008		R7	RES	$1,190
2402	WELL IRR	1	2008		R5	RES	$3,500

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER KEVIN L	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	U - UNQUALIFIED	Vacant	* PARKER LAND CO	CARTER SHIMA	Link (Clerk)

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Map

No data available for the following modules: Extra Features, Permits, Sketches, Photos.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-001-001
Prop ID	500834
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	37.210
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values
Improvement Value	$0	$0
Land Value	$0	$0
Land Agricultural Value	$13,582	$13,582
Agricultural (Market) Value	$130,235	$130,235
Just (Market) Value	**$130,235**	**$130,235**
Assessed Value	$13,582	$13,582
Exempt Value	$0	$0
Taxable Value	$13,582	$13,582
Maximum Save Our Homes Portability	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	37.21	1885276.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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User Privacy Policy
GDPR Privacy Notice

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Version 2.3.164

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-010-001
Prop ID	15097
Location Address	
Neighborhood/Area	SANDY ACRES (233218.11)
Subdivision	
Brief Legal Description*	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (LESS MINERAL RIGHTS OR 3320/476) (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,825	$1,825	$2,000	$2,000	$1,100
Agricultural (Market) Value	$45,000	$35,000	$35,000	$35,000	$35,000
Just (Market) Value	**$45,000**	**$35,000**	**$35,000**	**$35,000**	**$35,000**
Assessed Value	$1,825	$1,825	$2,000	$2,000	$1,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,825	$1,825	$2,000	$2,000	$1,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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Map

Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03875-010-002
Prop ID	15098
Location Address	
Neighborhood/Area	SANDY ACRES (233218.11)
Subdivision	
Brief Legal Description*	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.390
Homestead	N

View Map

Owner Information

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$1,884	$1,884	$1,884	$1,900	$1,900
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,967	$1,967	$2,100	$2,100	$1,200
Agricultural (Market) Value	$48,510	$37,730	$37,800	$37,800	$37,800
Just (Market) Value	**$50,394**	**$39,614**	**$39,684**	**$39,700**	**$39,700**
Assessed Value	$3,851	$3,851	$3,984	$4,000	$3,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,851	$3,851	$3,984	$4,000	$3,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.39	234788.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1999

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1	1999		R5	RES	$1,884

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	05 - QUALIFIED, MULTI TRANS	Improved	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	U - UNQUALIFIED	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	U - UNQUALIFIED	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	U - UNQUALIFIED	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	U - UNQUALIFIED	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	U - UNQUALIFIED	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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Map

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Last Data Upload: 12/8/2021, 5:23:58 AM

Version 2.3.164

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12470

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 004	UNASSIGNED LOCATION RE	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	25,900	0	25,900	203.73
LIBRARY GENERAL	1.0856	25,900	0	25,900	28.12
SCHOOL CAP36 PROJECT	1.5000	25,900	0	25,900	38.85
SCHOOL DISCRNRY & CN	0.7480	25,900	0	25,900	19.37
SCHOOL GENERAL	3.5950	25,900	0	25,900	93.11
SCHOOL VOTED	1.0000	25,900	0	25,900	25.90
CHILDREN'S TRUST	0.5000	25,900	0	25,900	12.95
SUWANNEE RIVER WATER MGT DIST	0.3615	25,900	0	25,900	9.36
CITY OF ALACHUA	5.3900	25,900	0	25,900	139.60

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $570.99

LEGAL DESCRIPTION

COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $570.99

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12470
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 004	UNASSIGNED LOCATION RE

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062229 $548.15 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 005	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	14,600	0	14,600	114.85
LIBRARY GENERAL	1.0856	14,600	0	14,600	15.85
SCHOOL CAP36 PROJECT	1.5000	14,600	0	14,600	21.90
SCHOOL DISCRNRY & CN	0.7480	14,600	0	14,600	10.92
SCHOOL GENERAL	3.5950	14,600	0	14,600	52.49
SCHOOL VOTED	1.0000	14,600	0	14,600	14.60
CHILDREN'S TRUST	0.5000	14,600	0	14,600	7.30
SUWANNEE RIVER WATER MGT DIST	0.3615	14,600	0	14,600	5.28
CITY OF ALACHUA	5.3900	14,600	0	14,600	78.69

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $321.88

LEGAL DESCRIPTION

THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $321.88

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12471

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 050 005	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0037319 $309.00 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 000	16650 NW US HWY 441	1700

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	53,094	0	53,094	417.65
LIBRARY GENERAL	1.0856	53,094	0	53,094	57.64
SCHOOL CAP36 PROJECT	1.5000	53,094	0	53,094	79.64
SCHOOL DISCRNRY & CN	0.7480	53,094	0	53,094	39.71
SCHOOL GENERAL	3.5950	53,094	0	53,094	190.87
SCHOOL VOTED	1.0000	53,094	0	53,094	53.09
CHILDREN'S TRUST	0.5000	53,094	0	53,094	26.55
SUWANNEE RIVER WATER MGT DIST	0.3615	53,094	0	53,094	19.19
CITY OF ALACHUA	5.3900	53,094	0	53,094	286.18

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,170.52

LEGAL DESCRIPTION

COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,170.52

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12617

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 000	16650 NW US HWY 441

CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062241 $1,123.70 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 001	16427 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12618

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 001	16427 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 002	16319 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12619

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 002	16319 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 003	16303 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 103
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12620

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 003	16303 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 004	16205 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	6,500	0	6,500	51.13
LIBRARY GENERAL	1.0856	6,500	0	6,500	7.06
SCHOOL CAP36 PROJECT	1.5000	6,500	0	6,500	9.75
SCHOOL DISCRNRY & CN	0.7480	6,500	0	6,500	4.86
SCHOOL GENERAL	3.5950	6,500	0	6,500	23.37
SCHOOL VOTED	1.0000	6,500	0	6,500	6.50
CHILDREN'S TRUST	0.5000	6,500	0	6,500	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	6,500	0	6,500	2.35
CITY OF ALACHUA	5.3900	6,500	0	6,500	35.04

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $143.31

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.5
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $143.31

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12621

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 004	16205 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $137.58 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 003 005	16121 NW 188TH ST	1700

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	11,190	0	11,190	88.02
LIBRARY GENERAL	1.0856	11,190	0	11,190	12.15
SCHOOL CAP36 PROJECT	1.5000	11,190	0	11,190	16.79
SCHOOL DISCRNRY & CN	0.7480	11,190	0	11,190	8.37
SCHOOL GENERAL	3.5950	11,190	0	11,190	40.23
SCHOOL VOTED	1.0000	11,190	0	11,190	11.19
CHILDREN'S TRUST	0.5000	11,190	0	11,190	5.60
SUWANNEE RIVER WATER MGT DIST	0.3615	11,190	0	11,190	4.05
CITY OF ALACHUA	5.3900	11,190	0	11,190	60.31

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $246.71

LEGAL DESCRIPTION

COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 20
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $246.71

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12622

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 003 005	16121 NW 188TH ST

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0062241 $236.84 Paid 12/13/2021
11/30/2021 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 001 001	UNASSIGNED LOCATION RE	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	13,582	0	13,582	106.84
LIBRARY GENERAL	1.0856	13,582	0	13,582	14.74
SCHOOL CAP36 PROJECT	1.5000	13,582	0	13,582	20.37
SCHOOL DISCRNRY & CN	0.7480	13,582	0	13,582	10.16
SCHOOL GENERAL	3.5950	13,582	0	13,582	48.83
SCHOOL VOTED	1.0000	13,582	0	13,582	13.58
CHILDREN'S TRUST	0.5000	13,582	0	13,582	6.79
SUWANNEE RIVER WATER MGT DIST	0.3615	13,582	0	13,582	4.91
CITY OF ALACHUA	5.3900	13,582	0	13,582	73.21
TOTAL MILLAGE	22.0463			AD VALOREM TAXES	$299.43

John Power TAX COLLECTOR Serving Alachua County

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 F
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$299.43

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 500834

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 001 001	UNASSIGNED LOCATION RE

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0037322 $287.45 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15097

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 001	15715 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	1,825	0	1,825	14.36
LIBRARY GENERAL	1.0856	1,825	0	1,825	1.98
SCHOOL CAP36 PROJECT	1.5000	1,825	0	1,825	2.74
SCHOOL DISCRNRY & CN	0.7480	1,825	0	1,825	1.37
SCHOOL GENERAL	3.5950	1,825	0	1,825	6.56
SCHOOL VOTED	1.0000	1,825	0	1,825	1.83
CHILDREN'S TRUST	0.5000	1,825	0	1,825	0.91
SUWANNEE RIVER WATER MGT DIST	0.3615	1,825	0	1,825	0.66
CITY OF ALACHUA	5.3900	1,825	0	1,825	9.84

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $40.25

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 D
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $40.25

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15097
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 001	15715 NW 188TH ST

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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Receipt # 21-0037314 $38.64 Paid 11/23/2021

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03875 010 002	15603 NW 188TH ST	1700

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	3,851	0	3,851	30.29
LIBRARY GENERAL	1.0856	3,851	0	3,851	4.18
SCHOOL CAP36 PROJECT	1.5000	3,851	0	3,851	5.78
SCHOOL DISCRNRY & CN	0.7480	3,851	0	3,851	2.88
SCHOOL GENERAL	3.5950	3,851	0	3,851	13.84
SCHOOL VOTED	1.0000	3,851	0	3,851	3.85
CHILDREN'S TRUST	0.5000	3,851	0	3,851	1.93
SUWANNEE RIVER WATER MGT DIST	0.3615	3,851	0	3,851	1.39
CITY OF ALACHUA	5.3900	3,851	0	3,851	20.76

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $84.90

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DE
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$84.90

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15098

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03875 010 002	15603 NW 188TH ST

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
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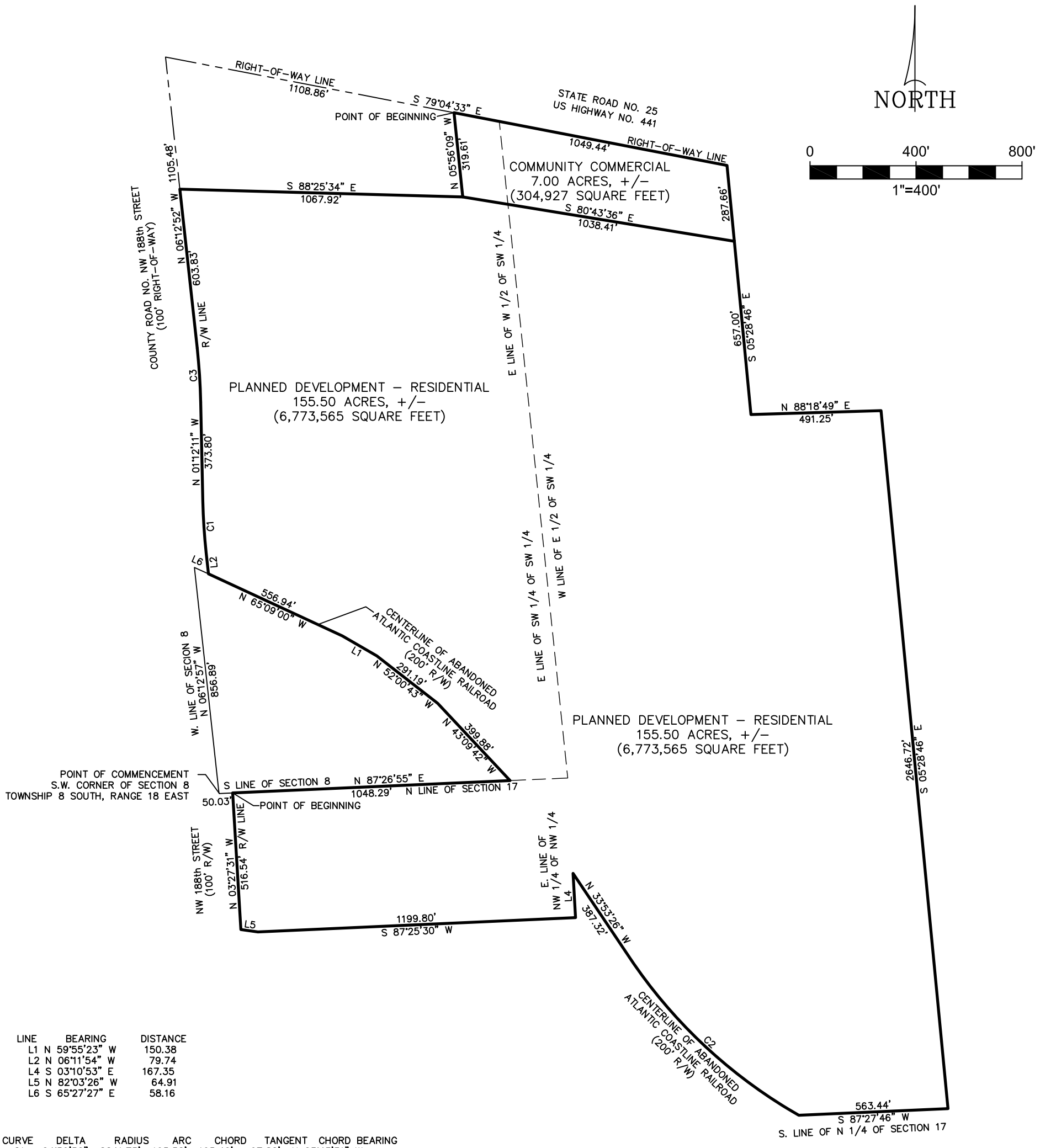
Receipt # 21-0037317 $81.50 Paid 11/23/2021



LINE	BEARING	DISTANCE
L1	N 59°55'23" W	150.38
L2	N 06°11'54" W	79.74
L4	S 03°10'53" E	167.35
L5	N 82°03'26" W	64.91
L6	S 65°27'27" E	58.16

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	04°59'50"	2241.75'	195.52'	195.46'	97.82'	N 03°43'31" W
C2	26°22'58"	1903.25'	876.38'	868.66'	446.10'	N 47°05'05" W
C3	05°00'03"	2341.75'	204.38'	204.32'	102.26'	N 03°43'11" W

SKETCH OF LEGAL DESCRIPTIONS

IN A PORTION OF SECTIONS 8 AND 17
TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

FOR: KEITH LERNER

DRN. B.G.	CHKD.B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			12/10/21	2021-176		

R/W = RIGHT-OF-WAY

THERE MAY BE RESTRICTIONS OTHER THAN AS SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SCALE: 1" = 400'

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PREPARED FOR: KEITH LERNER

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

J:\BOB\2021-176Zoning.DWG

eda consultants inc.
LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

LEGAL DESCRIPTION

Community Commercial (CC)

A portion of Section 8, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 06°12'57" West, along the West line of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 856.89 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence South 65°27'27" East, along said centerline, 58.16 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 1105.48 feet to a point on the South Right-of-Way line of State Road No. 25 (U.S. Highway No. 441); thence South 79°04'33" East, along said South Right-of-Way line, 1108.86 feet to the Point of Beginning; thence continue South 79°04'33" East, along said South Right-of-Way line, 1049.44 feet; thence South 05°28'46" East, 287.66 feet; thence North 80°43'36" West, 1038.41 feet; thence North 05°56'09" West, 319.61 feet to the Point of Beginning.

Containing 7.00 Acres (304,927 Square Feet), more or less.

LEGAL DESCRIPTION

Planned Development – Residential (PD-R)

A portion of Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida and run thence North 87°26'55" East, along the South line of said Section 8, a distance of 50.03 feet to the Point of Beginning; thence continue North 87°26'55" East, along said South line, 1048.29 feet to a point on the centerline of the abandoned Atlantic Coastline Railroad 200' Right-of-Way; thence northwesterly along said centerline through the following 4 courses: 1) North 43°09'42" West, 399.88 feet; 2) North 52°00'43" West, 291.19 feet; 3) North 59°55'23" West, 150.38 feet; 4) North 65°09'00" West, 556.94 feet to a point on the East Right-of-Way line of N.W. 188th Street (100' Right-of-Way); thence North 06°11'54" West, along said East Right-of-Way line, 79.74 feet to a point lying on the arc of a curve, concave easterly, having a radius of 2241.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 04°59'50", an arc distance of 195.52 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'31" West, 195.46 feet; thence North 01°12'11" West, along said East Right-of-Way line, 373.80 feet to a point lying on the arc of a curve, concave westerly, having a radius of 2341.75 feet; thence northerly, along said East Right-of-Way line and along the arc of said curve, through a central angle of 05°00'03", an arc distance of 204.38 feet, said arc being subtended by a chord, having a bearing and distance of North 03°43'11" West, 204.32 feet; thence North 06°12'52" West, along said East Right-of-Way line, 603.83 feet; thence South 88°25'34" East, 1067.92 feet; thence South 80°43'36" East, 1038.41 feet; thence South 05°28'46" East, 657.00 feet; thence North 88°18'49" East, 491.25 feet; thence South 05°28'46" East, 2646.72 feet to a point on the South line of the North 1/4 of Section 17, Township 8 South, Range 18 East; thence South 87°27'46" West, along said South line of the North 1/4, a distance of 563.44 feet to a point on said centerline of the abandoned Railroad Right-of-Way, said point lying on the arc of a curve, concave northeasterly, having a radius of 1903.25 feet; thence northwesterly, along said centerline of the abandoned Railroad Right-of-Way and along the arc of said curve, through a central angle of 26°22'58", an arc distance of 876.38 feet, said arc being subtended by a chord having a bearing and distance of North 47°05'05" West, 868.66 feet; thence North 33°53'26" West, along said centerline of the abandoned Railroad Right-of-Way, 387.32 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence South 03°10'53" East, along said East line of the Northwest 1/4 of the Northwest 1/4, a distance of 167.35 feet; thence South 87°25'30" West, 1199.80 feet; thence North 82°03'26" West, 64.91 feet to a point on said East Right-of-Way line of N.W. 188th Street; thence North 03°27'31" West, along said East Right-of-Way line, 516.54 feet to the Point of beginning.

Containing 155.50 Acres (6,773,565 Square Feet), more or less.

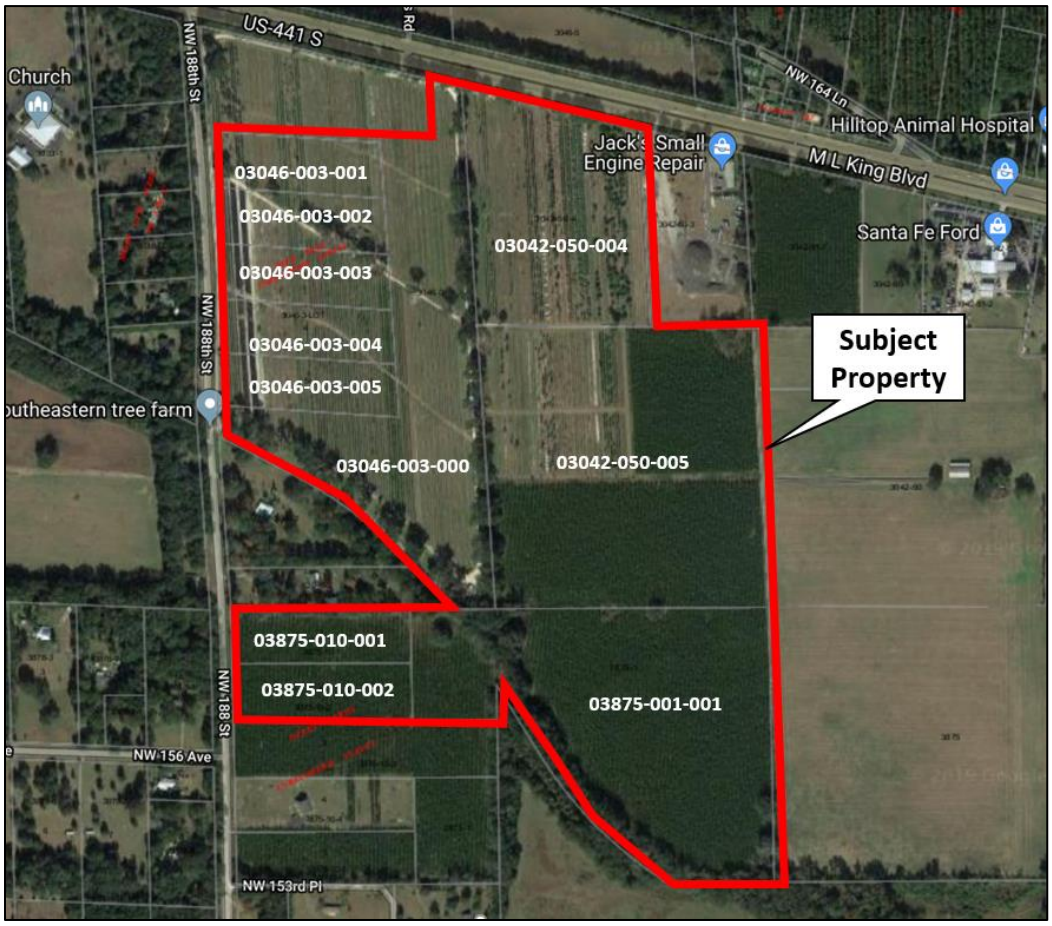
NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, December 23, 2021

Time: 6:00 p.m.

Place: Legacy Park Multi-Purpose Center
Meeting Room 2
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approximately 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.



Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN &
CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY
DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER
TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-000
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-001
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-002
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-003
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19th day of December 2021 by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed land use change and rezoning of approx. 163 (+/-) acres located at the 16600 block of US Highway 441 (south side) on 11 tax parcels (a portion of 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The proposal is to change the future land use map from Agriculture to Community Commercial (CC), Low Density Residential (LDR) and Moderate Density Residential (MDR) and change the zoning map from Agriculture (A) to Community Commercial (CC) and Planned Development - Residential (PD-R).

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Thursday, December 23, 2021 in Meeting Room 2 of the Legacy Park Multi-Purpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
of eda consultants inc.
Phone: (352) 373-3541

E-mail: csweger@edafl.com

(Published: Alachua County Today - December 09, 2021)

Neighborhood Meeting - Sign-in Sheet

Project: Rezoning & Land Use Change

Date & Time: Thursday, December 23, 2021

Location: Legacy Park Multipurpose Center

NAME	ADDRESS	PHONE	EMAIL
Gary Pappas	16104 NW 188th St.	305-213-1121	GMPFISH@Outlook.com
Whitney Stevens	" " " "	" " "	WGSD@MSN.com
Nancy Gillespie	19107 NW 151 Ave	352.318.0871	sundayacres82@gmail.com
Sharon Rush	18805 NW 156 AVE	352-318 4227	sharondr442yahoo.com
S. Conyard	19111 NW 156 Av.		Conyard5719@att.com
Donna Hewett	19202 NW 151st Ave	386 454 3760	donnahewett@gmail.com
Buddy Register	" "	"	Register8549windstream.net
Steve Lang	16320 NW 188 th ST	3864543127	sjlang@Windstream.net
Sarah Kramme	14931 NW 193rd St.	352-318-0195	sarahjpa@gmail.com
Jevon Saunders	14807 NW 193rd st	954-464-1774	JAYJEV@AOL.COM
Jay Horton	19005 NW 138th Ave	386.418.1346	bluemoonfarm@yahoo.com
C			

Neighborhood Meeting Minutes

Project: US 441 & NW 188th Street - Land Use Change & Rezoning

Meeting Date & Time: December 23, 2021 at 6:00 pm

Meeting Location: Legacy Park Multi-Purpose Room

Community Participants: See attached sign-in sheet

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger opened the meeting and gave a brief presentation regarding the proposed land use change from Agriculture to Community Commercial, Moderate Density Residential & Low Density Residential and rezoning from Agriculture to Community Commercial & Planned Development – Residential (PD-R). He detailed the permitted uses and density / intensity allowed and the proposed PD master plan in detail, which includes a single family residential development with a maximum number of units (275), open space area, road network, connection points, etc.

The following is a summary of the discussion with those in attendance:

Q: What are the permitted uses in the CC land use and zoning area?
A: They are fully indicated in the City code but in short, some of the more intensive automotive-oriented uses are not allowed in CC like they are in CI.

Comment: More people should have gotten notice than what was required by City. More people are interested.

Comment: 188th has a lot of existing traffic and the intersection at US 441 is unsafe. There have been bad accidents at the intersection.

Q: The proposed land use map – is this a blending of density over the residential portion of the project?
A: Yes, the land use designations allow 275 maximum units and that what is proposed in the PD-R zoning area. Minimum lot sizes are indicated on the PD Master Plan.

Comment: I want the road access to NW 188th removed and the 4 lots that are closest to it.

Q: Why are you proposing a connection to NW 188th?
A: Our master plan shows a connection to NW 188th because we believe that the City of Alachua will request such a connection.

Comment: There is existing groundwater contamination and radon issues in the area.

Q: Are you connecting to City water and sewer in the project?
A: Yes, we will connect to City water and sewer.

Comment: That is good that you are connecting.

Q: Why are you proposing this land use & zoning?
A: Our property is essentially the last property in the City of Alachua along US 441 with utility access that is not designated commercial or residential. Our proposed map is consistent with the existing pattern in the area.

Comment: I like that there is a large landscaped stormwater basin along the west side of the property. I also would like to see the density clustered more into the center of the project with smaller houses on the eastern side.

Comment: I am glad that the commercial land is only limited to along the northern portion along US 441.

Comment: There is a 1,000 unit project being developed to the north of US 441 and I am concerned about traffic.

Comment: 188th Street has a lot of traffic already and more will not be safe or desirable.

Q: How will the development coordinate with the County, FDOT and City?
A: Any road connections to NW 188th will require a permit from the County, any road connections to US 441 will require a permit from FDOT and the City will review land use, zoning, plans and construction plans.

Q: How will county protect our property values? We are not in the City?
A: The City values your input which is why you received a mailed notice. There will be more notices mailed and signs posted as the project proceeds. Also, the county will be part of the review related to NW 188th.

Q: There is a great concern that NW 188th will be the primary access to the project. Is that true?
A: No, the vision for the development is to provide a primary, boulevard entrance to the residential project via US 441, not 188th.

Comment: The 188th Street / US 441 intersection alignment is not correct and is unsafe. The intersection is at an angle and not perpendicular.

Comment: This property has a low elevation and valley effect air conditions which is unique to this area.

Comment: I didn't like this process for scheduling and holding a neighborhood meeting.
Response: To better accommodate neighbors, we have scheduled a second meeting in January as a courtesy and to have another opportunity to communicate.

Comment: We have a hard time driving onto US 441 from 188th Street – a lot of traffic driving fast.
Response: With new developments coming in upcoming years, there is a possibility of a traffic signal and intersection improvements that will improve safety conditions.

Comment: West of 188th Street is ponding of water due to lower elevations. This needs to be taken into account in project design.
Response: Yes, we will look at the area as a whole and all drainage design requirements will be met with the Water Management District and the City of Alachua.

Q: Will these be wet or dry basins?
A: They should be dry basins, which will hold water for only a short amount of time after rain events. The basins will be well landscaped and usable as well.

Comment: It would be nice if the property owner would change the land use and zoning from Commercial / Commercial Intensive to Community Commercial for the existing commercial area at SE intersection of US 441 and NW 188th Street.

Q: Who can I talk to at the County about 188th?
A: Chris Dawson at County Growth Management

Q: What about the City:
A: Recommend speaking to Justin or Adam at City planning.

Q: We have bad internet connections. Would fiber be run into this neighborhood?
A: Yes, we will provide conduits / allocations for that service in the neighborhood. Service will need to be coordinated with the local providers.

Q: What about just providing an emergency gated access for fire/ambulance/police onto 188th?
A: That is something that we can consider.

Comment: From several people – emergency access (only) on 188th would be very much appreciated.

Comment: One of the property owners to the south has many bees on their property, FYI.

Comment: Concern with construction staging and construction access.
Response: We would be amenable to a City condition of approval that construction access shall be limited to US 441 only (no access onto 188th Street).

Comment: We are used to and like our country lifestyle and please take that into consideration as you design your project.

Comment: Ask that applicant communicate these comments / concerns to the property owner and take them into consideration.

17 December 2021

Mr. Clay Sweger, AICP
eda consultants
720 SW 2nd Ave., Suite 300
Gainesville, FL 32601

Re: Proposed rezoning of 16600 Highway 441, (south side), Alachua

Dear Mr. Sweger:

Thank you for the opportunity to comment on the proposed rezoning of the above property. As residents of the neighboring community we are writing to express our strong opposition to the proposal. We can see nothing of benefit to the rural character of our community, only the further decline and degradation of our quality of life. Although allowing for well-planned rural cluster subdivisions, Alachua County's Comprehensive Plan states that "the rural area is envisioned as maintaining agricultural uses and rural character" (pg. iii of the *Data and Analysis for Future Land Use Element* report, 2001-2020). In this case the change from Agricultural to Community Commercial and Low Density Residential zoning also seems to avoid or preclude development options outlined in the section descriptions of the Rural Cluster Subdivision and Rural Lands Stewardship Program.

From a strictly community perspective, the additional traffic on the already congested US 441, the paving of currently productive agricultural land, the stress on water resources, disturbances due to additional utility construction, noise impacts, trash management and accumulation, all negatively contribute to the quality of our environment, and further, we think, detract from the public relations efforts of both Alachua and High Springs to present our area as a destination for recreational and nature tourism.

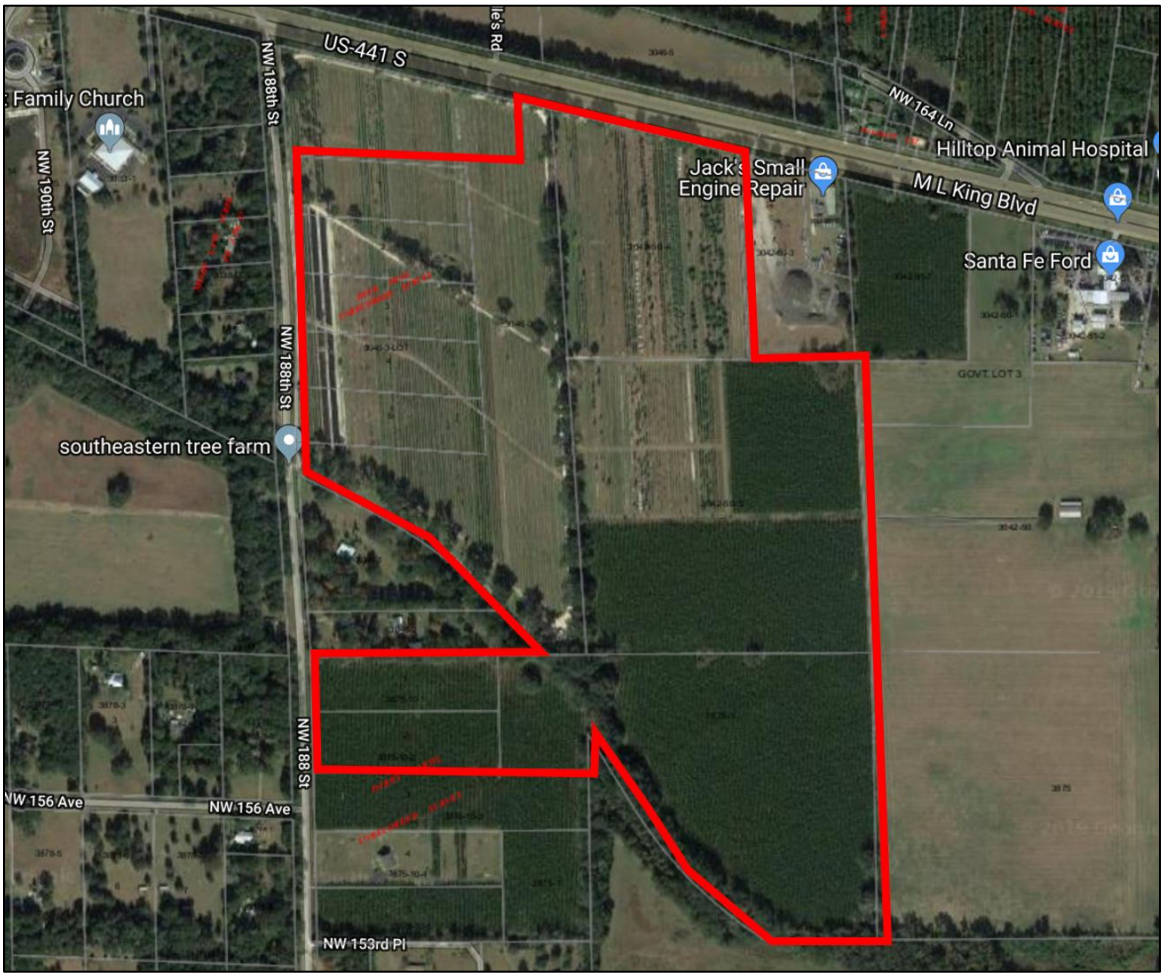
Again, thank you for this opportunity to comment at this preliminary stage, and please know that we will stay engaged throughout the process.

Sincerely,

Brent R. Weisman
Barbara Cloud-Weisman

14423 NW 193rd Street
Alachua FL 32615

Rezoning Justification Report



Request:	A proposed rezoning from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial & Planned Development – Residential (PD-R).
Location:	16600 block of US Highway 441
Parcel Numbers:	03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002
Acreage:	162.5 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	February 11, 2022

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Background

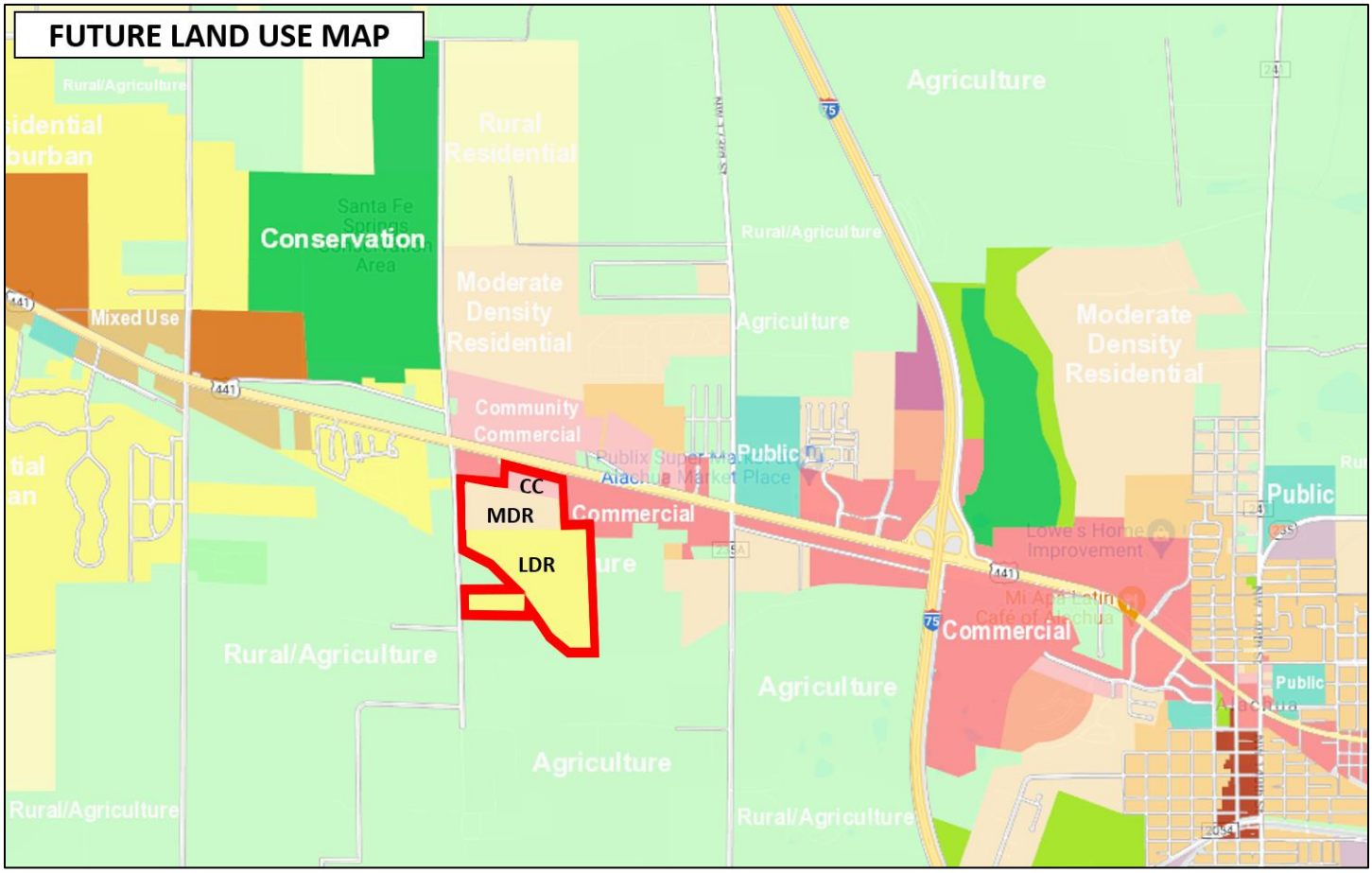
The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 163-acre undeveloped property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002. The parcel is located within Section 8 & 17, Township 8, Range 18.

The parcel currently is undeveloped and is classified as timber land and grazing land, according to the Property Appraiser's records.

Statement of Proposed Change

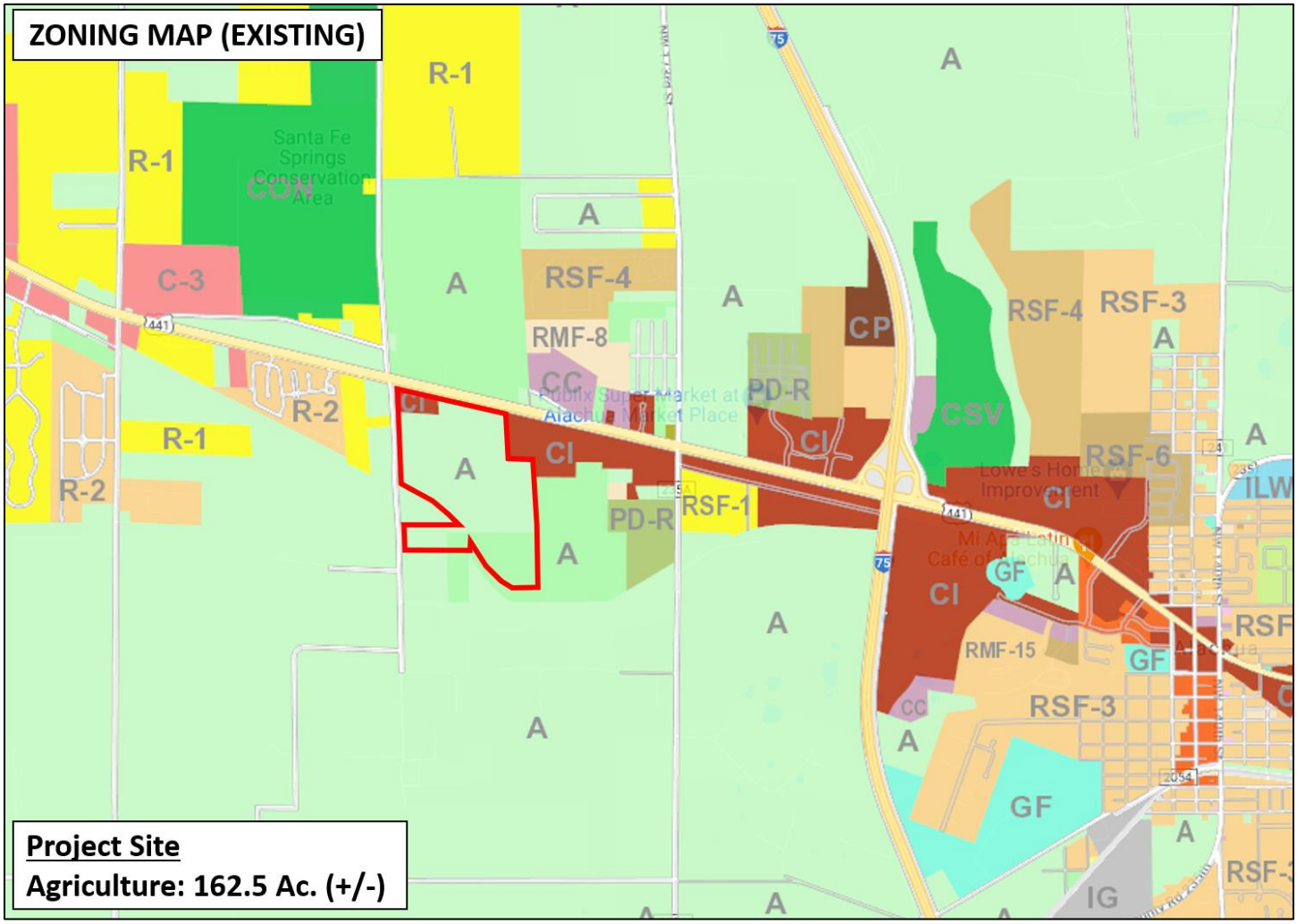
The property owner requests to rezone the property from Agricultural (City) and Agricultural (County on parcel 03875-001-001) to Community Commercial (7 +/- acres), & Planned Development – Residential (PD-R) on 155.5 +/- acres for consistency with the proposed future land use designations of Community Commercial, Moderate & Low Density Residential on Tax Parcels 03046-003-000 (portion of), 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002.

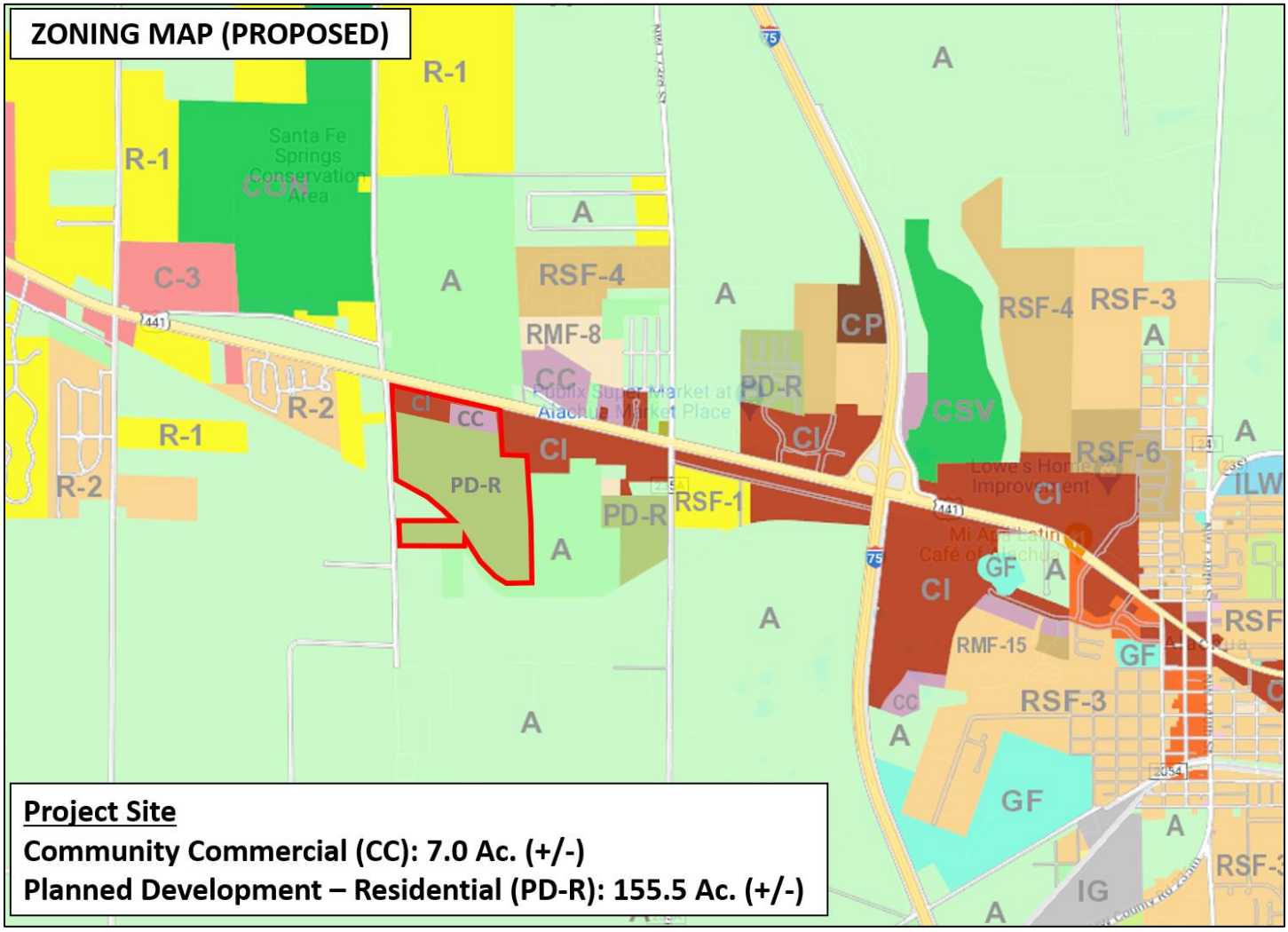
The Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel has a Community Commercial, Moderate & Low Density Residential future land use designations (proposed concurrently) and is bounded by a mix of commercial and residential designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property with an agriculture future land use designation.

The existing and proposed Zoning Map for the project site and surrounding area is shown on the following page:


ZONING MAP (EXISTING)
R-1
R-1
Santa Fe Springs Conservation Area
CON
C-3
A
RSF-4
RMF-8
CC
R-2
R-1
R-2
CI
A
CI
PD-R
RSF-1
A
A
A
A
A
CP
PD-R
CI
RSF-4
RSF-3
A
CSV
RSF-6
A
ILW
CI
GF
A
CI
RMF-15
GF
RSF-3
A
GF
A
IG
Project Site
Agriculture: 162.5 Ac. (+/-)



The proposed rezoning would place a Community Commercial zoning on a northern portion of the property (approx. 7 acres along US 441) that would be consistent with the future land use map designation of Community Commercial on the property.

The Community Commercial future land use designation and implementing Community Commercial zoning is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The City of Alachua Comprehensive Plan Future Land Use Element describes the Community Commercial future land use category as shown below:

Policy 1.3.a: Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.*

The following uses are allowed within the Community Commercial land use category:

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*
7. *Eating establishments;*
8. *Indoor recreation/entertainment;*
9. *Single-family and multi-family residential above first floor commercial uses;*
10. *Bed and breakfasts;*
11. *Supporting community services such as schools, houses of worship, parks, and community centers; and,*
12. *Traditional Neighborhood Planned Developments.*

The proposed rezoning would also place a Planned Development – Residential (PD-R) zoning on the property that would be consistent with the future land use map designation of Moderate and Low Density Residential on the property.

The Moderate and Low Density Residential future land use designation allow for a variety of residential use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments****; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
***4. Residential Planned Developments**; and,*
5. Supporting community services such as schools, houses of worship, parks, and community centers.

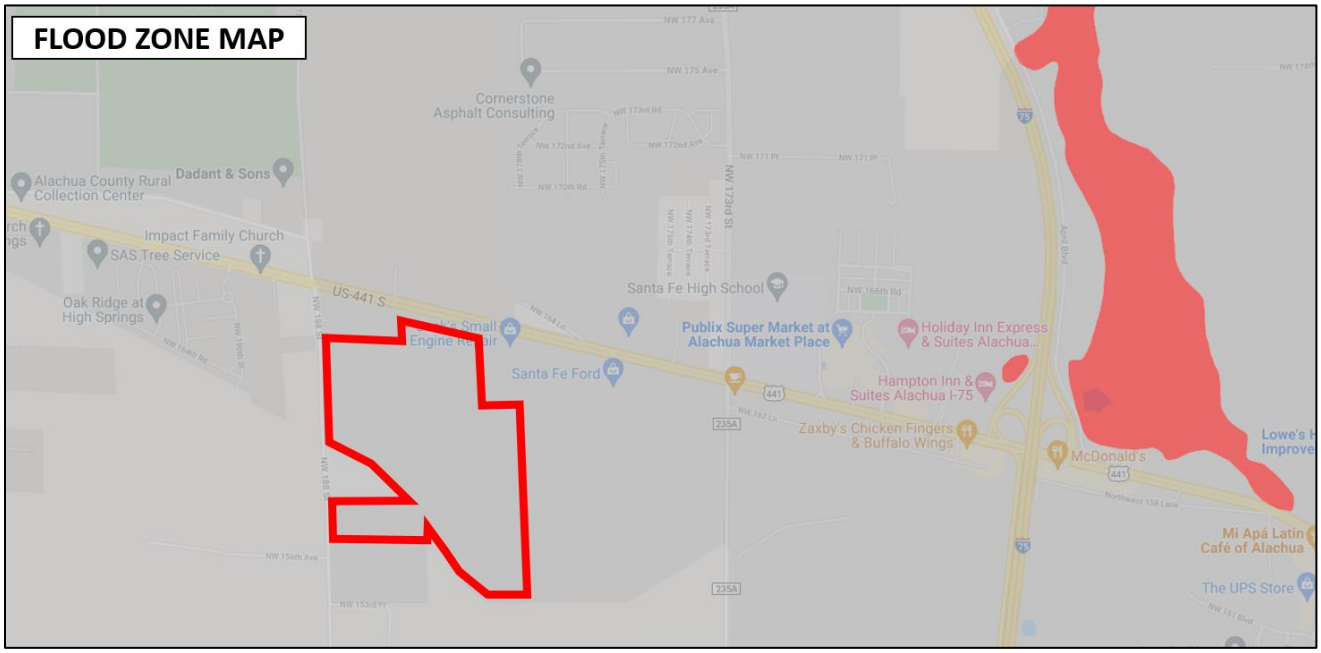
As described in the policy listed above, the Medium Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed Community Commercial & PD-R zoning is consistent with the underlying Moderate / Low Density Residential and Community Commercial future land use designations and are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed zoning districts are appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

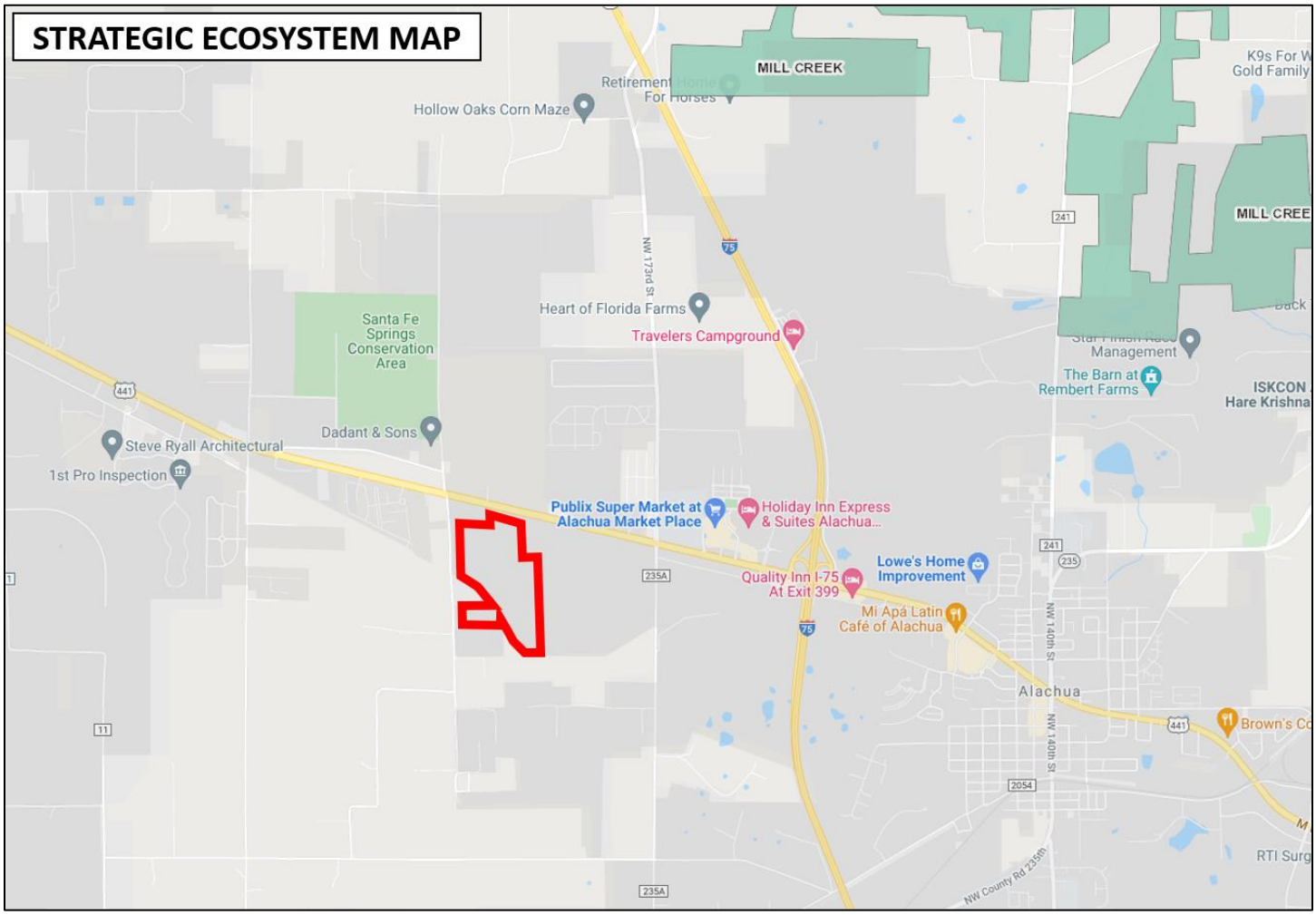
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

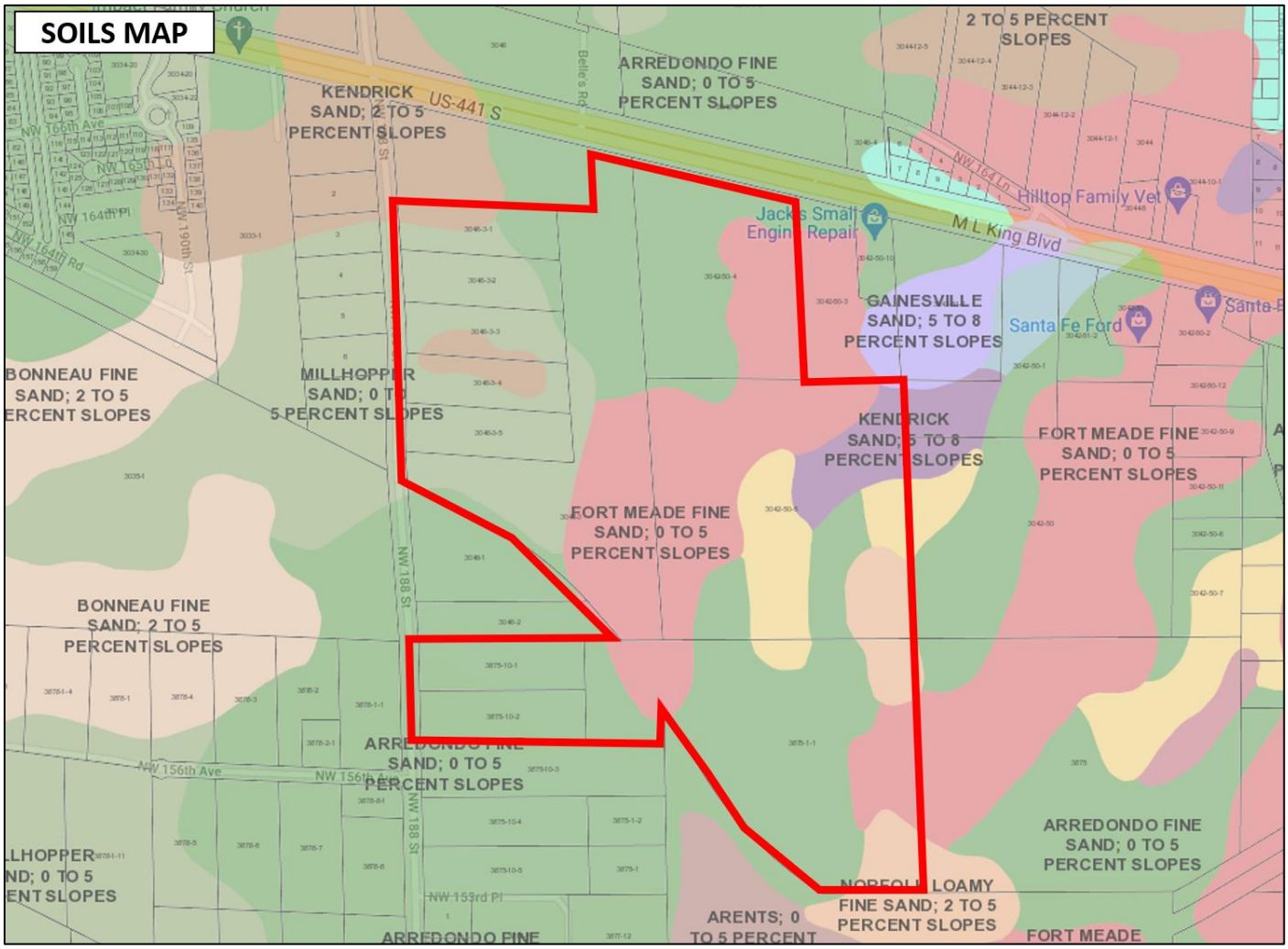
According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

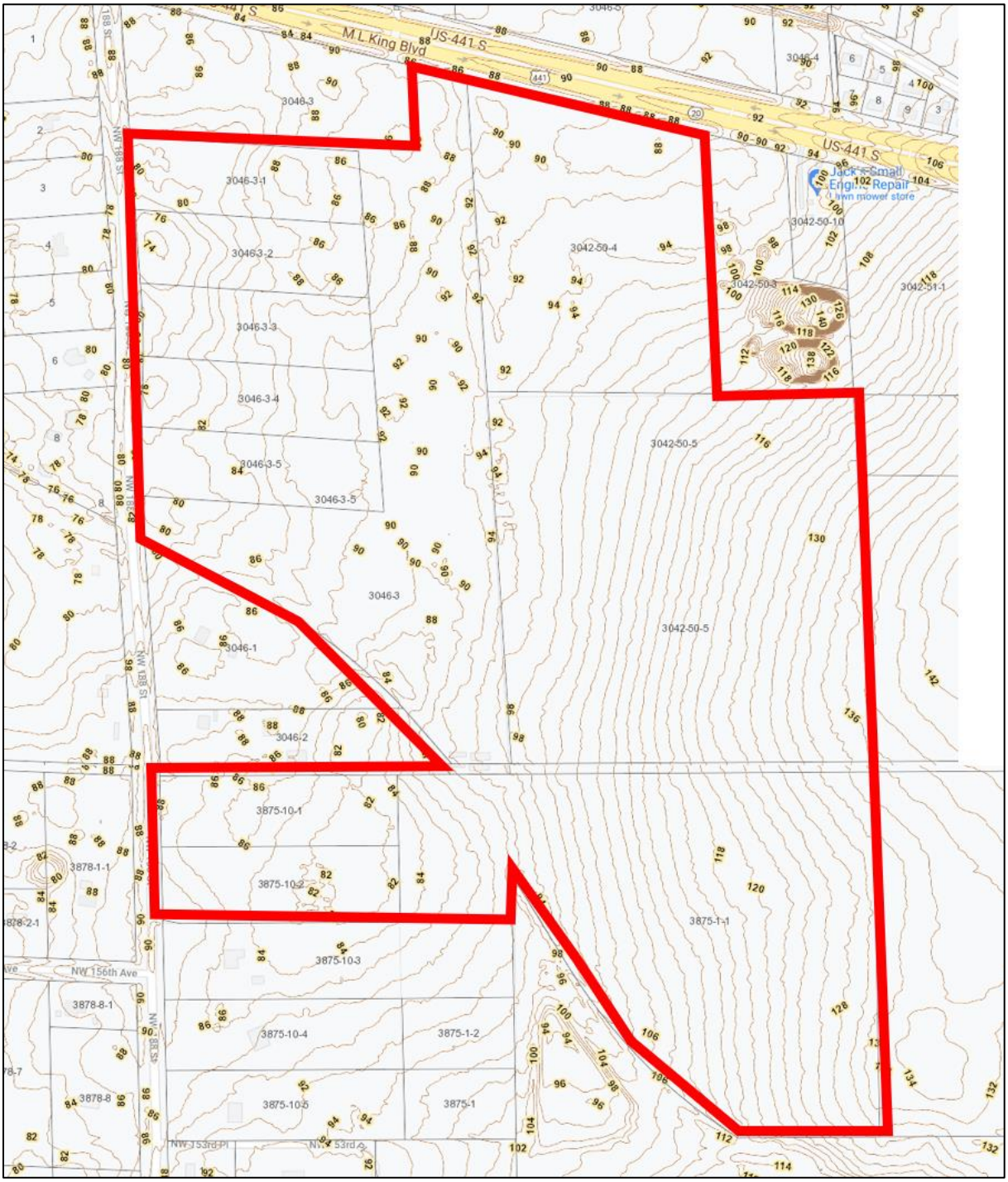
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and thus, poses no impediments to site development.

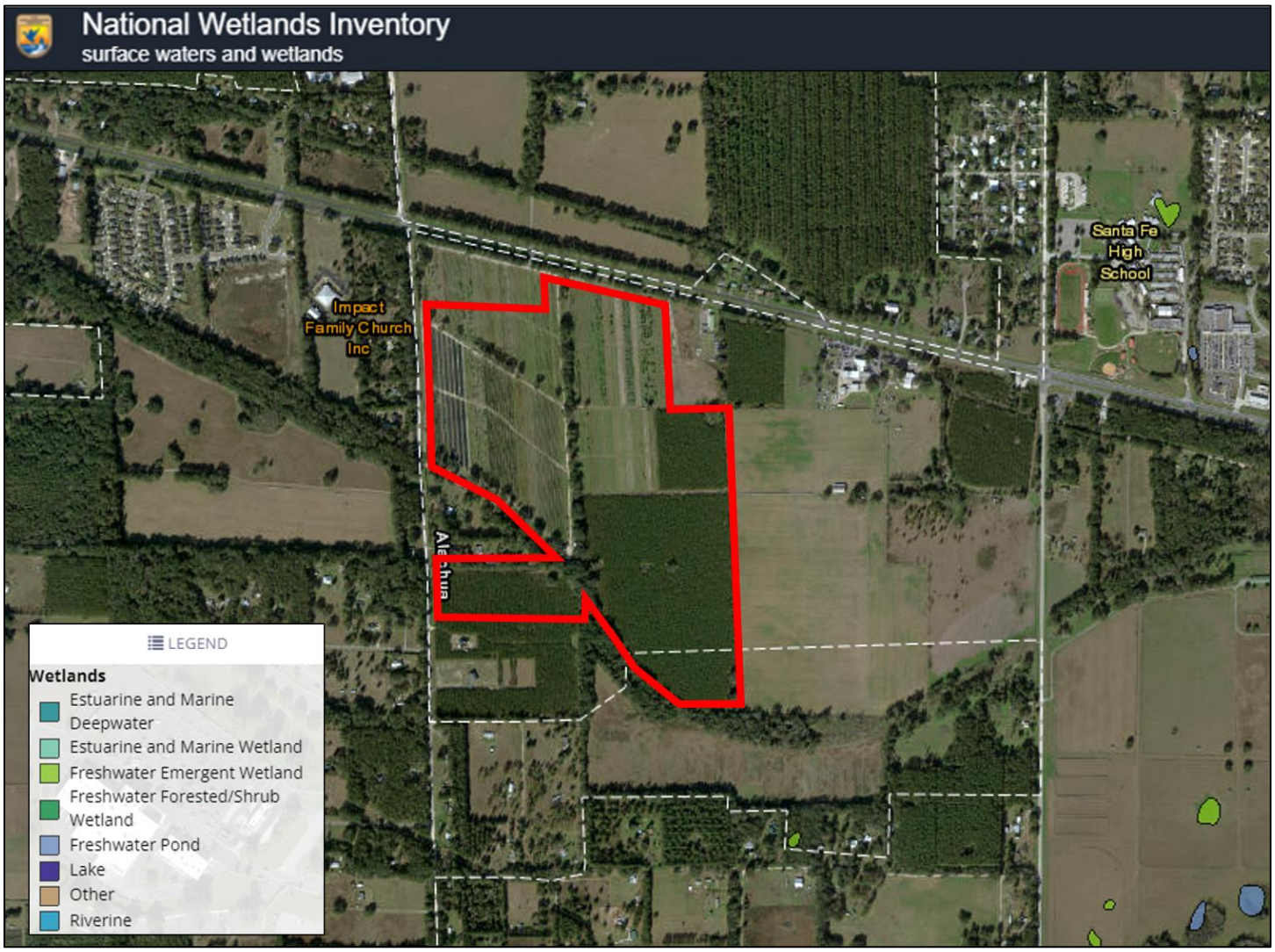


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

Wetlands:

The figure below illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:



Existing vs. Proposed Zoning Designations

The proposed rezoning to Community Commercial and PD-R on the 162.5-acre subject property will result in an increase of density & intensity for the site. The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum intensity scenario on the site.

Existing Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agricultural (City & County)	162.5	1 Unit / 5 Acres	32 Units

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
PD-R	155.5	1.77 UPA	275 Units

The existing developed nature of the core area within the City of Alachua indicates that this is an urbanizing area and that there is a need for additional residential use options in the City. The site is located within urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and development of this land with a mix of uses will support the concept of urban development.

The proposed PD-R zoning designation will allow single family detached development at the gross density indicated above. Further, as single family detached development is in high demand, the zoning change will help facilitate this development type. In addition, the zoning change will change approximately 7 acres of land to community commercial which according to Policy 1.3.a of the City of Alachua Comprehensive Plan, will provide neighborhood and community scale goods and services adjacent to neighborhood and residential areas.

Public Facilities Analysis

A rezoning application may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. As stated in this report, there will be an increase in impacts pre vs. post rezoning based on a maximum development scenario as the proposed Planned Development will ultimately develop up to 275 residential units and therefore, the following analysis is based on the proposed PD-R development program for residential and the maximum development scenario of 0.5 FAR for the Community Commercial zoning area.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed zoning category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario: The maximum public facilities impacts per the proposed zoning designations are described below:

Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	7	0.5 FAR	152,460 SF
PD-R	155.5	1.77 UPA	275 Units

TRAFFIC

Development Scenario – Community Commercial & PD-R Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	152,460 SF	Shopping Center	37.75 / 1,000 SF	5,755
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
820	152,460 SF	Shopping Center	3.81 / 1,000 SF	581

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	275	Single Family	1.0 / Unit	275

Net Trip Generation Including 34% Pass-By Reduction for Shopping Center

- 5,755 ADT – 34% (1,957 ADT) = 3,798 ADT
- 581 PM PEAK – 34% (198) = 383 PM PEAK

Total Net Trip Generation:

- **6,394 ADT**
- **658 PM PEAK**

Affected Roadway Segments (Above 5% MSV)

- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)
- CR 235A Segment 17 (From US 441 to CR 235)
- CR 235A Segment 16 (From US 441 to NCL)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 7 (6,394 ADT, 658 PM Peak)
  - 70% East (4,476 ADT, 460 PM PEAK) / 30% West (1,918 ADT, 198 PM PEAK)
- 55% Distribution (of 4,476 ADT, 460 PM Peak) on US 441 Segment 6 (2,462 ADT, 253 PM Peak)
- 30% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 17 (1,343 ADT, 138 PM Peak)
- 15% Distribution (of 4,476 ADT, 460 PM PEAK) on Segment 16 (671 ADT, 69 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	6,394
Available Capacity	12,791

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	658
Available Capacity	969

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	2,462
Available Capacity	4,500

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	253
Available Capacity	242

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,496
Project Trips (ADT)	1,343
Available Capacity	8,281

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	526
Project Trips (PM Peak)	138
Available Capacity	695

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	2,196
Project Trips (ADT)	671
Available Capacity	12,253

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235 Segment 16
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	216
Project Trips (PM Peak)	69
Available Capacity	1,074

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD* Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	83,996
Residual Capacity	558,903

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x 275 = 68,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD.* Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	90,871
Residual Capacity	707,972

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (7 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 15,246 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x 275 = 75,625 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons). Commercial uses generate approximately 334 tons.

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons
Solid Waste Impact – Commercial Land Uses[2]	334 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*
2. *Formula: ((12 lbs per 1,000 SF/day x 152,460 SF) x 365 days/year) / 2,000 = 334 Tons/Year*

**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational

facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

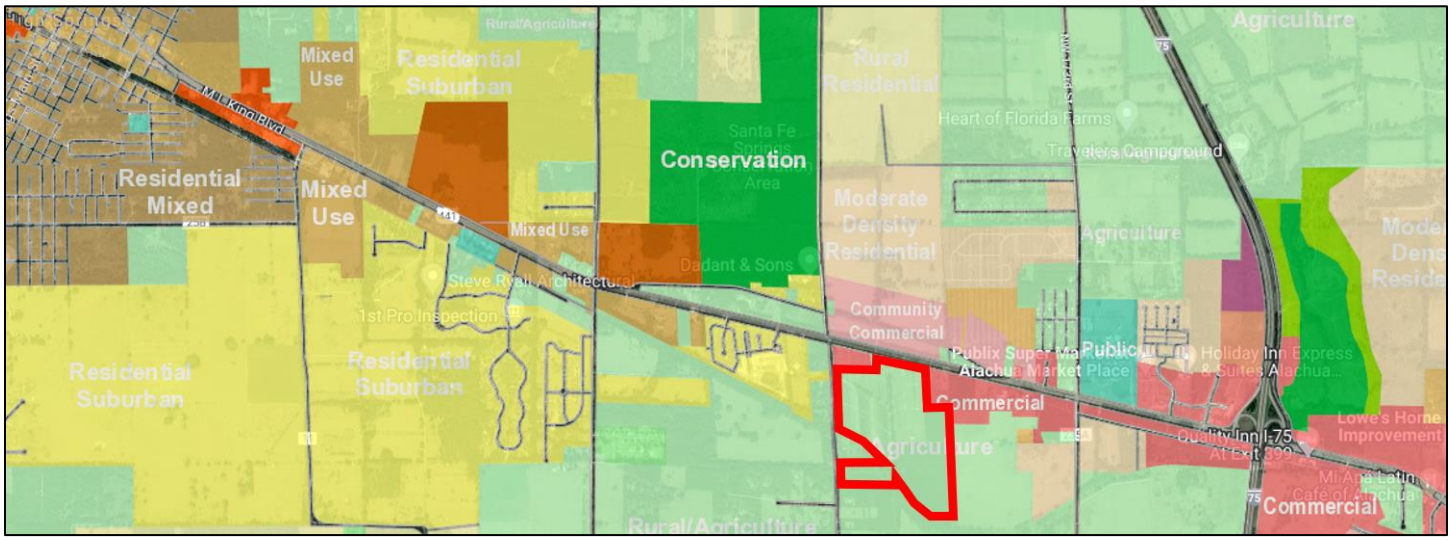
East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As

previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation and not an agricultural designation (like the subject property):



Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*

4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.

The following uses are allowed in the Low Density Residential land use category:
1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.

The following uses are allowed within the Community Commercial land use category:
1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10.Bed and breakfasts;
11.Supporting community services such as schools, houses of worship, parks, and community centers; and,
12.Traditional Neighborhood Planned Developments.

Consistency: As described in the policies listed above, the proposed Planned Development and Community Commercial zoning designations are appropriate for the subject property and will implement the underlying future land use map designations as illustrated in the previous land use map exhibits. The proposed zoning map designations are appropriate due to is location in an area with a mix of commercial and residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

The City of Alachua provides a set of allowable uses in the Moderate and Low Density Residential future land use categories that are compatible with the existing land development pattern in the area, including single family detached units and singe family subdivisions. The proposed zoning designations will implement these land use categories. It is also important to note that Policy 1.2.a states that the Low Density Residential land use category 'shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.'

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

> *1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.*

Consistency: As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be a variety of detached, single-family homes, which are consistent with Policy 2.1.a.1.

> *2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.*

Consistency No non-residential activities are being proposed within the proposed PD-R zoning area at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

> *3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.*

Consistency: The subject PD-R will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Permitted onsite activities are indicated on the PD Master Plan.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

Objective 2.5: *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

Policy 2.5.a: *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: As illustrated in the proposed PD Master Plan submitted with this report, the proposed development will meet or exceed required 10% minimum. Permitted uses in the open space area are identified on the PD Master Plan.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: *Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.*

Policy 5.2.a: *All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to an existing public streets for vehicular or emergency access (US Highway 441 and NW 188th Street.). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: There are no steep slopes onsite that will impede site development.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Consistency: There are currently five types of soils located onsite. According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations.

The City shall establish standards for a limitation on filling in flood prone areas.

Consistency: There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Consistency: There are no wetland areas located on the project site.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Consistency: No listed species are known onsite.

Objective 5.2: *Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.*

Policy 5.2.a: *All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property has access to existing public streets for vehicular or emergency access (US Highway 441 & NW 188th Street). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Objective 1.1: *Level of Service The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: An analysis of the proposed rezoning impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on the maximum development scenarios reveals that the proposed future zoning map changes will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: The proposed PD zoning will be residential in nature and should not create any air quality issues and will meet the City's air quality standards. In addition, the proposed Community Commercial zoning does not permit any industrial-type non residential uses, which are more likely to create concerns with air quality.

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, there are five soil types present on the site. None of these soil types has limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management area that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: The proposed zoning of PD is residential and in nature and will not include the utilization of hazardous materials. In addition, the proposed Community Commercial zoning does not permit industrial-type uses or many automotive-oriented uses and therefore, should not utilize hazardous materials.

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: Currently, there are agricultural or silviculture operations within the subject property. However, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's long-term vision for agricultural activities to occur in this area.

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: No wetlands are located on the subject property.

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: The required open and green space requirements shall be met upon subsequent development of the site.

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report).

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed Community Commercial & PD-R zoning are appropriate implementing districts for the proposed Community Commercial, Moderate and Low Density Residential future land use categories (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to Community Commercial and PD-R, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The rezoning request to Community Commercial will take place on land fronting US 441, which will take advantage of the high visibility along and direct access to this corridor and is aligned with the adjacent existing commercially zoned properties to both the east and west. The PD-R zoning will also create a logical development pattern for the subject property and the surrounding area, as it provides a step-down approach in development from US 441 & commercially zoned properties

southward toward other residential uses. In addition, larger lots are required in the development where abutting agriculturally zoned properties.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a state arterial roadway, within close proximity to Interstate 75 and is in direct proximity to urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

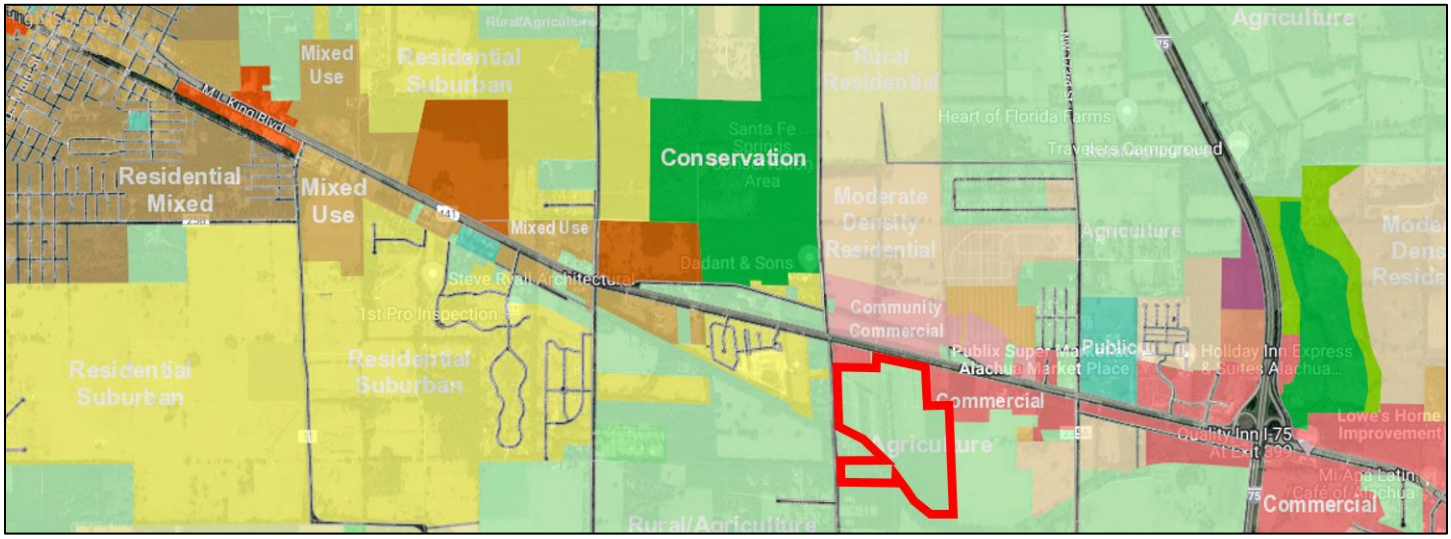
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Community Commercial and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation and not an agricultural designation (like the subject property):



(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential development types and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The development of this site under Community Commercial zoning and as a residential PD will help promote this established development pattern.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential development types and densities and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The proposed Community Commercial zoning will fill in a gap of land along US 441 that is currently bounded by other commercial lands on the west, north and east sides. Specifically, regarding residential development, the proposed maximum PD density range of approximately 1.3 – 1.8 units per acre, which is low for single family development and provides a transitional density between properties closer to the Interstate and lower density lands to the south and west. The development of this site as a residential PD will help promote a logical urban development pattern with a supportive nearby commercial component.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators
This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed rezoning to Community Commercial and PD-R is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a state arterial highway (US 441) and proximity to Interstate 75. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by existing roadways for vehicular or emergency access (US Highway 441 & NW 188th Street). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation by relocating to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed rezoning of the property to Community Commercial and PD-R will provide an additional mix of residential non-residential land uses that will complement each other along US Highway 441 in an area with centralized services available.

(i) Spot Zoning

Consistency: The subject property is located abutting other commercially zoned properties to the west, north and east and other residential uses that are consistent and/or compatible with the proposed commercial and residential zoning designations.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report (see below), this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

> *(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;*

Consistency: The proposed Planned Development will include a maximum of 275 single family residential units. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

> *(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.*

Consistency: The intent of this PD-R rezoning application is to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate & Low Density Residential FLU designations.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

> *(1) Master Plan. The PD Master Plan:*
>
> > *(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;*

Consistency: As shown on the PD Master Plan, the subject property will contain single family detached units with a range of sizes along with an interconnected street network and provision of usable open spaces. No nonresidential uses are proposed in the PD.

(b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;*

Consistency: The PD Master Plan illustrates that up to 275 dwelling units are being requested for the project, which is consistent with the site's underlying Moderate and Low Density Residential FLU. No nonresidential uses are proposed within the PD zoning area.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD Master Plan.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site and if any are found in the future, the project will comply with all applicable regulations.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Consistency: The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

(f) Identifies on-site potable water and wastewater facilities; and

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Consistency: As shown on the PD Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the US Highway 441 right of way.

(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate and Low Density Residential FLU designation.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the southwestern portion of the project. The PD Master Plan proposes that where the project abuts these properties, a compatibility buffer is provided or a landscaped stormwater basin is provided. Other nearby residential properties not abutting the property are located west of NW 188th Street and in that case, a landscaped stormwater basin is provided between the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible with the existing pattern of development.

(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Consistency: This Planned Development proposes that the project may be developed in up to 5 phases.

(5) Conversion schedule. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Consistency: A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) Public facilities.

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Consistency: As indicated in this report, adequate capacity exists for the intended residential development along the applicable roadway segments.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Consistency: As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) *The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.*

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential and commercial development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

<u>Consistency</u>: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan.
(c) Conditions related to the form and design of development in the PD.
(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

<u>Consistency</u>: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) PD-R, Planned Development-Residential District

(1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

<u>Consistency</u>: The proposed PD-R project site is approx. 155.5 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

<u>Consistency</u>: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate and Low Density Residential FLU designations.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Consistency: This Rezoning application requests to change the 155.5 (+/-) acre site's existing zoning designation from Agriculture to PD-R at a density consistent with the subject parcels' underlying Moderate and Low Density Residential FLU.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed development will include a maximum of 275 single-family residential units. The proposed PD-R zoning is necessary to allow for more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD Master Plan submitted with this report, the proposed PD-R zoning will allow more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility with any adjacent use.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

<u>Consistency</u>: Unless otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

> *(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.*

<u>Consistency</u>: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

> *(b) Public facilities standards. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:*
>
> *(i) Potable water. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*
>
> *(ii) Wastewater. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or* other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

<u>Consistency</u>: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

> *(iii) Streets. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*
>
> *a. The reduction or modification is necessary as a traffic-calming measure;*
> *b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;*
> *c. Access for emergency service vehicles is not substantially impaired;*
> *d. Adequate off-street parking is provided for the uses proposed; and*
> *e. Adequate space for public utilities is provided within the right-of-way.*

<u>Consistency</u>: The PD Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

The PD Master Plan is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers or similar hard surface) with the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have at least two functional external access points and stub-outs to all adjacent undeveloped properties.

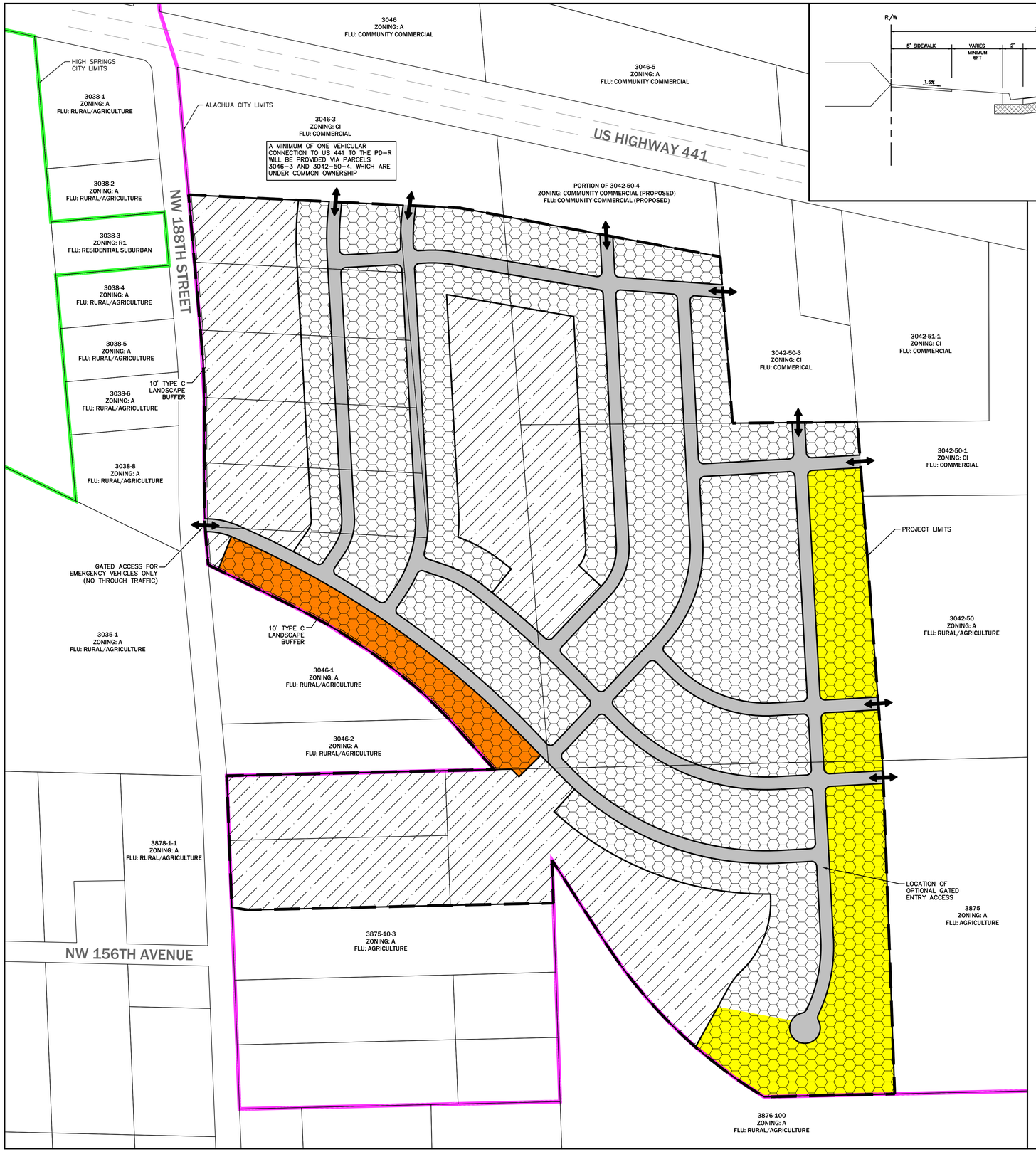
This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages) and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

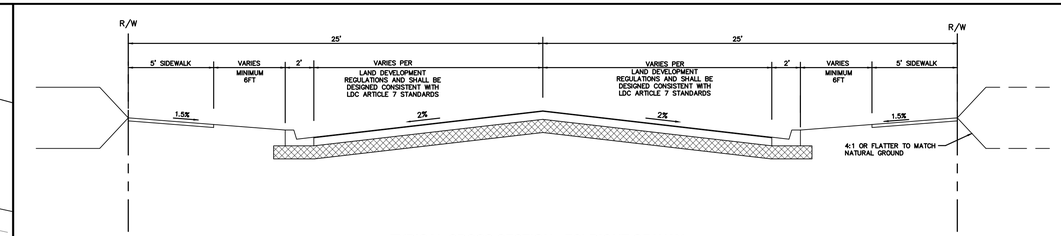
> *(iv) Stormwater. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.*

<u>Consistency</u>: As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

> *(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.*

<u>Consistency</u>: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.





TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.

GENERAL NOTES

1. SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "LOT DEVELOPMENT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE ½ ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE ⅓ ACRE.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE
3. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
5. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
8. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATLEY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. STORMWATER: THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS.
10. USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST STANDARDS. AND CITY OF ALACHUA REGULATIONS.
12. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13. ALTERNATE SIGNAGE PLAN: UNIQUE CONDITIONS EXIST REGARDING FRONTAGE OF THE PD-R LIMITS IN RELATION TO US 441 FRONTAGE. THE ENTRANCE POINT FOR THE PD-R IS THROUGH COMMERCIAL ZONED PROPERTY FROM US 441 TO THE PD-R ZONING BOUNDARY. AS SUCH, TO ALLOW FOR THE INTENT OF NEIGHBORHOOD IDENTIFICATION SIGNAGE TO BE PROVIDED WITH VISIBILITY TO THE PUBLIC, STANDARD PERMANENT SIGNAGE FOR RESIDENTIAL NEIGHBORHOODS ALLOWED PER LDC SEC. 6.5.4(A) MAY BE PLACED WITHIN THE FUTURE RIGHT OF WAY FROM US 441 TO THE PD-R BOUNDARY (TO BE CONSTRUCTED TO SERVE THE PD-R PROJECT) IN ORDER TO ALLOW FOR THE SIGNAGE TO BE VISIBLE ALONG THE US HIGHWAY 441 ROAD FRONTAGE. LAND FOR THE PLACEMENT OF SIGNAGE ALONG US 441 IS UNDER COMMON OWNERSHIP AND IF SOLD IN THE FUTURE, AN EASEMENT FOR SIGNAGE LOCATION SHALL BE PROVIDED.
14. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	10,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	7.5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	40%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
10,000 S.F. (MIN) LOT AREA	175-240
¾ Ac. (MIN) LOT AREA	10-15
½ Ac. (MIN) LOT AREA	15-20
TOTAL	200-275

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT LIMITS	155.5	100%
	LOT DEVELOPMENT AREA	87.0	56%
	COMMON AREA/ STORMWATER/ OPEN SPACE	48.8	31%
	RIGHT-OF-WAY	19.7	13%

LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

MINIMUM LOT SIZE 1/2 ACRE
MINIMUM LOT SIZE 1/3 ACRE
ALACHUA CITY LIMITS
HIGH SPRINGS CITY LIMITS

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP

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NORTH
SCALE: 1" = 200'
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GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: PD MASTER PLAN

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/07/22
Sheet No.: P100

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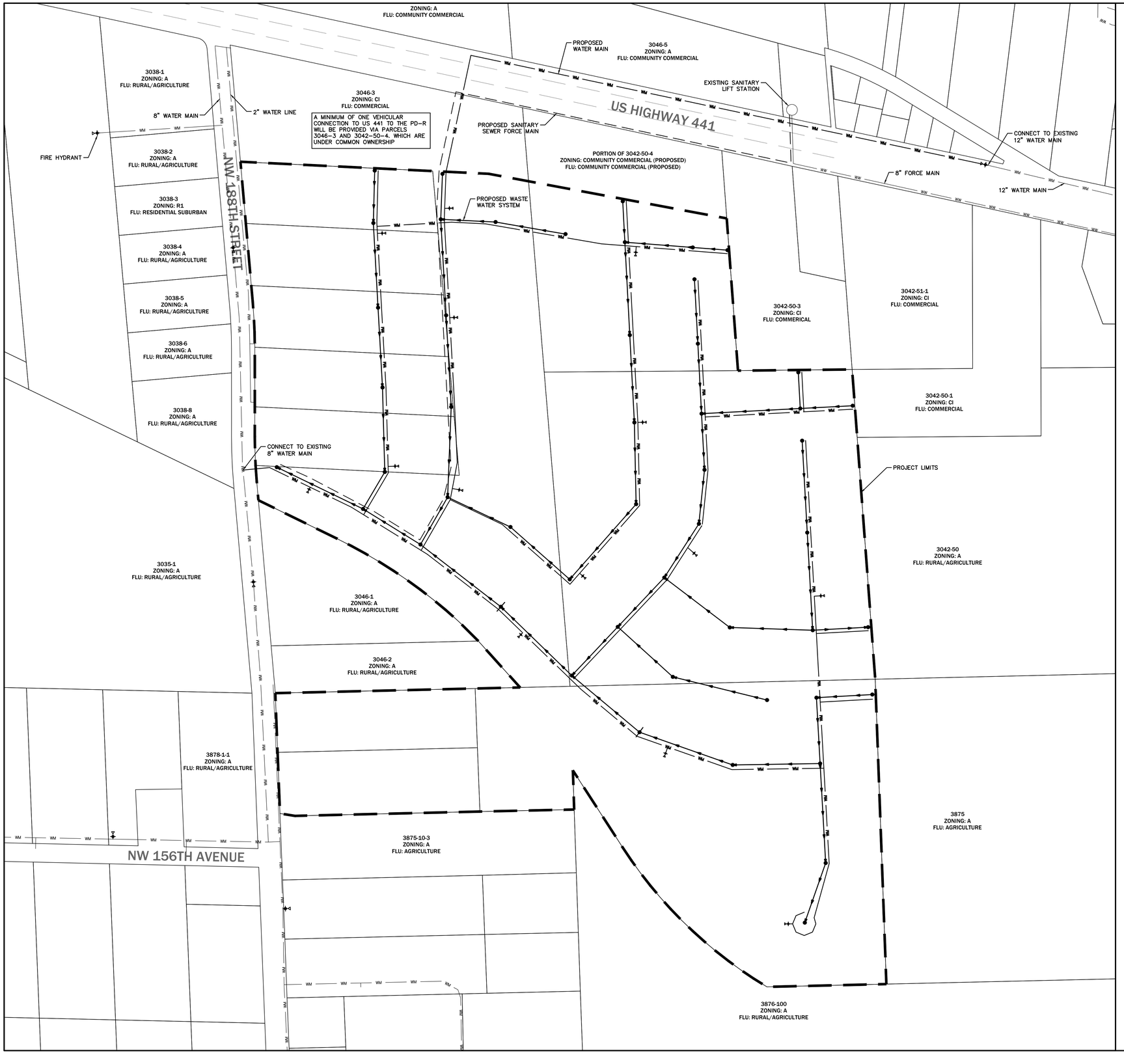

UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG THE NORTH SIDE OF US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. SEE SHEET P210 FOR ROADWAYS AND & TRANSPORTATION NOTES AND TABLES.
6. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE

NORTH

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Project No: 21-176

Project phase: ZONING

Project title: NW 188TH STREET/ US 441 PLANNED DEVELOPMENT CITY OF ALACHUA, FL

Sheet title: UTILITY PLAN

Designed:	CBS	Sheet No.: P200
Drawn:	LBO	
Checked:	TAR	
Date:	04/07/22	

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 7 and 6, which are the segments with a projected impact over 5% of the total Maximum Service Volume (MSV). The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – AM & PM PEAK

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	275	Single Family	9.44 / Unit	2,596

ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFF
210	275	Single Family	1.0 / Unit	275

Affected Roadway Segments (Above 5% MSV)
- US 441 Segment 7 (From 235A to NW 188th Street)
- US 441 Segment 6 (From I-75 to CR 235A)

Trip Distribution on Affected Roadway Segments
- 100% Distribution on US 441 Segment 7 (2,596 ADT, 275 PM Peak)
  - 70% East (1,817 ADT, 193 PM PEAK) / 30% West (779 ADT, 82 PM PEAK)
- 55% Distribution (of 1,817 ADT) on US 441 Segment 6 (1,000 ADT, 106 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	43,000
Existing Traffic and Reserved Trips	23,815
Project Trips (ADT)	2,596
Available Capacity	16,589

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 7
Maximum Service Volume	3,870
Existing Traffic and Reserved Trips	2,243
Project Trips (PM Peak)	275
Available Capacity	1,352

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	32,038
Project Trips (ADT)	1,000
Available Capacity	5,962

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	3,015
Project Trips (PM Peak)	106
Available Capacity	389

Sanitary Sewer:

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations using a maximum development scenario, an increase of 68,750 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Reserved Capacity	180,101
Parcel Demand for Site	68,750
Residual Capacity	574,149

1. *Source: City of Alachua Public Services Department, January 2022*

Potable Water:

The following analysis examines public facilities impacts to the City potable water system. Residential calculations using a maximum development scenario, an increase of 75,625 GPD may occur. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Reserved Capacity[2]	200,907
Parcel Demand for Site	75,625
Residual Capacity	723,218

1. *Source: City of Alachua Public Services Department, January 2022*

Solid Waste:

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (275 units x 2.3 residents per unit x 0.73 tons/year per capita = 461 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	461 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)*

PUBLIC SCHOOLS

Impacts from the proposed PD-R zoning area on public school facilities adopted Level of Service are summarized below:

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	275	units	x	0.14	Elementary School Multiplier*	39	Student Stations**
Middle School	275	units	x	0.06	Middle School Multiplier*	17	Student Stations**
High School	275	units	x	0.08	High School Multiplier*	22	Student Stations**

Approval of the application will result in a projected school enrollment impact of 39 elementary, 17 middle and 22 high school student stations.

RECREATION

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.35
Reserved Capacity	2.20
Project Demand (PD-R Zoning Area)	3.8
Available Recreation Acreage	77.13

1. *Source: City of Alachua Public Services Department, January 2022*
2. *Calculations for Proposed Project: 275 Units x 2.76 persons/household x 5 acres / 1,000 persons = 3.8 acres*

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

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Sheet title: NOTES AND TABLES
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 02/16/22
Sheet No.: P210

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EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES).

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No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

NW 188TH STREET/ US 441
PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title:

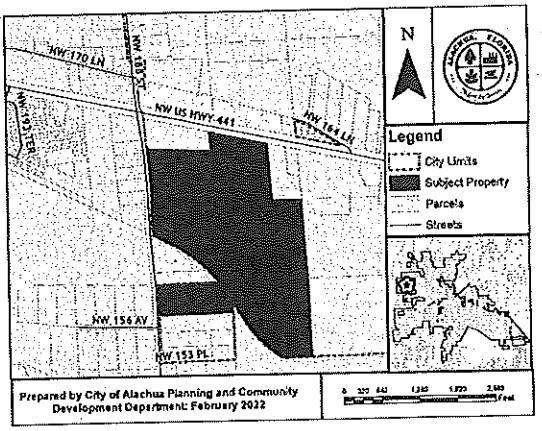
EXISTING CONDITIONS MAP

Designed: CBS	Sheet No.: P300
Drawn: LBO	
Checked: TAR	
Date: 02/16/22	

\\server3\engprojects\Lerner Properties - Alachua - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, EXISTING CONDITIONS MAP, 2/16/2022 3:14:25 PM, TAR_.DWG To PDF.pc3

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of eda,inc., applicant and agent for JTFA, LLC and Kevin and Shima Carter, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±162.5 acre subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres); located south of US 441 and east of NW 188th Street; Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005. 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 . Existing FLUM: Agriculture. Proposed FLUM: Low Density Residential, Moderate Density Residential, and Community Commercial. Existing Zoning: Agricultural (A).

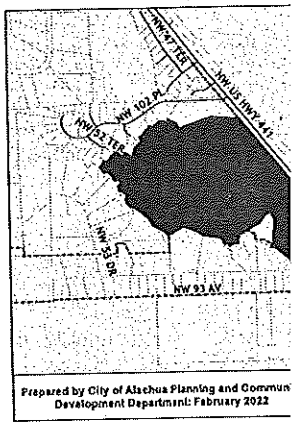


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 24, 2022)

NOTICE OF
HEARING BEI
PLANNING AN
BOARD OF TH
ALACHUA, I

Notice is hereby given that the I
of the City of Alachua will hold a
8, 2022 at 6:00 p.m. The hearing
A. Lewis Commission Chamber
15100 NW 142nd Terrace, Alac
the following: A request by Dav
Investments, LLC, property
of a Large Scale Comprehens
amend the Future Land Use M
acre subject property from Agri
Commercial (±39.95 acres) to Cc
Moderate Density Residential (±
Residential (±17.8 acres), and C
located west of the intersection
Street, south of the Brooke Poi
of Tax Parcel Numbers 05936
05936-007-002, 05936-007-001
FLUM: Agriculture and Comr
Conservation, Moderate Density
Residential and Commercial ; Ex
(A), Commercial Intensive (CI).



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to the following address: Cit
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(Published: Alachua County

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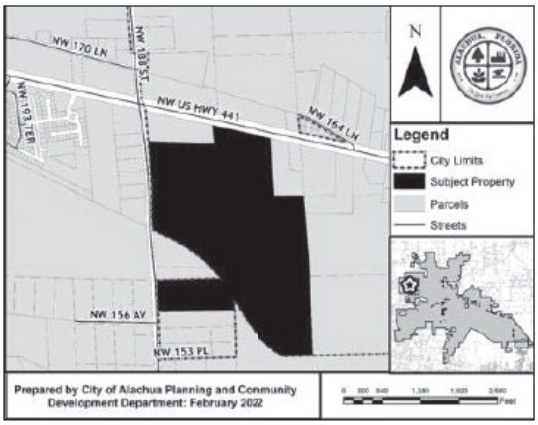

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GF-2886960

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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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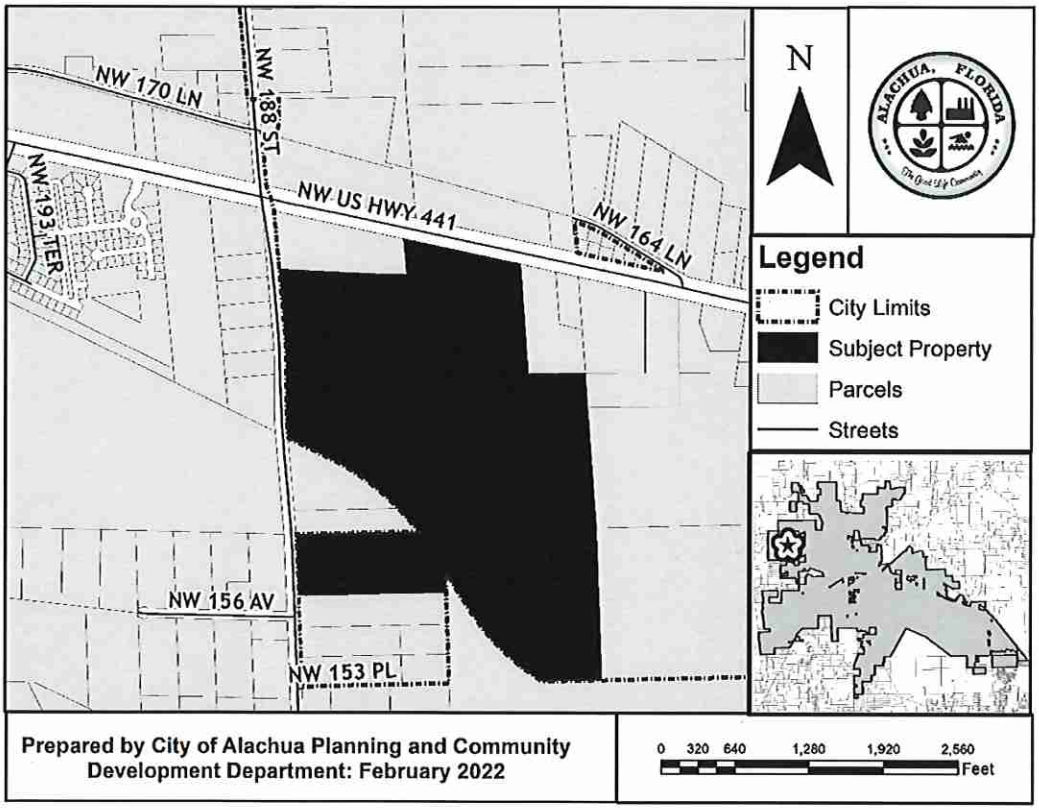

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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03046-003-003
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-004
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03046-003-005
CARTER KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03875-010-003
JOHNS JONATHAN MARK & CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03046-000-000
PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

Rush Sharon D Trustee
18805 NW 156th Ave
Alachua, FL 32615

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03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE I L & JOAN
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03046-004-000
NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03875-010-005
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-000
SHEPHERD BENJAMIN & CASSANDRA
15407 NW188TH ST
GAINESVILLE, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03877-012-000
LAFRANCE ALICIA M
18525 NW 153RD PL
ALACHUA, FL 32615

03877-011-000
FORTSON & HERRIN
18529 NW 153RD PL
ALACHUA, FL 32615-5274

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03038-005-000
DORNBLASER & DORNBLASER TRUST
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-050-005
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03042-051-001
AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-001-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-001
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-002
JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03046-005-000
JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

03042-050-004
CARTER KEVIN L & SHIMA
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TAMPA, FL 33626

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lake
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
P.O. Box 1215
High Springs, FL 32655

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen, POSTED THE LAND USE
(name)
SIGN ON 2/17/22 FOR THE NW 188th Street LSCPA/Rezoning - PZB & CCOM1
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Debbie Wallen
(signature)

8 (eight)
(number of signs)

achua County Schools will g its annual en Round-Up in

mentary schools e kindergarten will be opening s the afternoon day, April 27 to kindergarteners amilies. Children its or guardians a chance to talk s and staff, tour as and learn more r school.

ls in Alachua, Hawthorne, High

sometime between 2 and 4 p.m. A school-by-school schedule is available on the district's website at www.sbac.edu/kindergarten2022. That site also includes information on enrollment, the district calendar and the benefits of kindergarten.

The first day for students in the 2022-23 school year will be Wednesday, Aug. 10. Under Florida law, children must be five years old on or before Sept. 1 to enroll in kindergarten.

Parents can begin the online registration

zoned school several documents, including a birth certificate, proof of a physical exam performed sometime within the last year, immunization records and two items in the parents' name to show proof of residence.

Examples of a proof of residence include a lease agreement, a property tax statement, a utility bill or other documents. Parents may bring those documents to the Round-Up if they wish, but it is not required.

More information,

MISSION:

d from page A1

achua Great American eanup May 14

ompleted, these being returned to Builders, Inc.

cleanup time achua as the Commission has ed Saturday, May e Great American Day. The Great n Cleanup is country's largest nity improvement in more than communities each The program is d to end littering, recycling and the community. ar, volunteers will at 8:30 a.m. at City kick off the project. volunteer will be d with trash bags, vests, gloves, maps structions for the . This Saturday's ication activities cleaning up Main planting trees on Road to strengthen community's green ucture, cleaning up ll Park and Hipp d the Swick House. achua's Legacy Summer Program, runs from June July 30, is actively ng youth from to 15. To fund the m, the Commission ed amending the Year 2021-22 t for acceptance of cipated revenue from hildren's Trust Grant al Revenue Fund hildren's programs.

The Children's Trust of Alachua County (CTAC) will provide $66,665 for summer programs at Legacy Park. Additional funding of $20,000 is projected to be received from non-CTAC funded enrollment fees for a total of $86,665 to be added to the budget

In other business, students from the Bhaktivedanta Academy have their artwork featured on display in City Hall as part of the Art in City Hall program. Mayor Gib Coerper and the school's Leela Sikdar presented certificates to the 20 students participating in the art display. After the certificates were presented, the entire City Commission gathered with the students for a group photograph.

The Florida League of Cities recently recognized Coerper with a 2022 Home Rule Hero Award. Home Rule is the ability for a city to address local problems with local solutions with minimal state interference. The Home Rule Hero Award recognizes the efforts of individuals, both elected and non-elected who reach out to members of the legislature to give a local perspective on issues.

"I am greatly humbled to be selected for this honor," Coerper said. "I've always felt the government closest to its community should be the one making decisions based on the best interests of that community."

The Commission has proclaimed the week of April 10 - 16 as "National Public Safety Telecommunications Week" in Alachua. Each year, the second week in the month of April is dedicated to the men and women who serve as public safety telecommunicators. The City of Alachua Police Department telecommunications section is staffed by seven full-time employees, including a communications supervisor and six communications operators. As the public's first line of contact with the department, they are responsible for handling all incoming emergency calls for service to the department, including 911 transfers from the Alachua County Sheriff's Office; dispatching and monitoring of radio traffic for all officers responding to calls for service, as well as walk-ins at the station.

In other police related news, the Alachua Police Department is partnering with the Alachua County Child Abuse Prevention Taskforce to bring child abuse awareness to Alachua. The National Child Abuse Prevention month campaign, which occurs in April, is an initiative to protect Florida's children from physical and mental abuse.

# # #

email rcarson@alachuatoday.com

City of ALACHUA

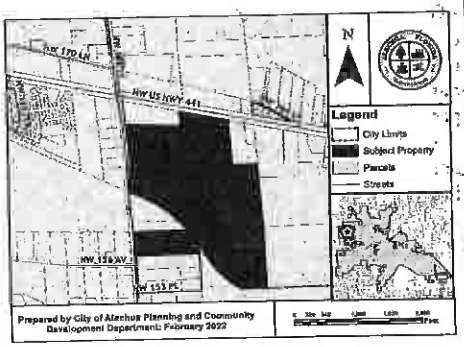
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - April 14, 2022)

Outreach

Continued from Page 3A

DeCarmine told city commissioners last Thursday that the nonprofit needs more city funding for its outreach program due to a $38,000 federal grant that helped fund the launch of the program begins to dry up. The money allowed Grace to hire seven outreach workers and a part-time psychiatrist.

DeCarmine said the outreach program has so far exceeded expectations. During its first seven months, it resulted in housing 88 people and reduced downtown homelessness by about 25%, he said.

While acknowledging that the program appears to be working, City Commissioner Adrian Hayes-Santos expressed concerns about additional recurring costs the city has taken on lately, which should be more broadly discussed as officials enter budget negotiations.

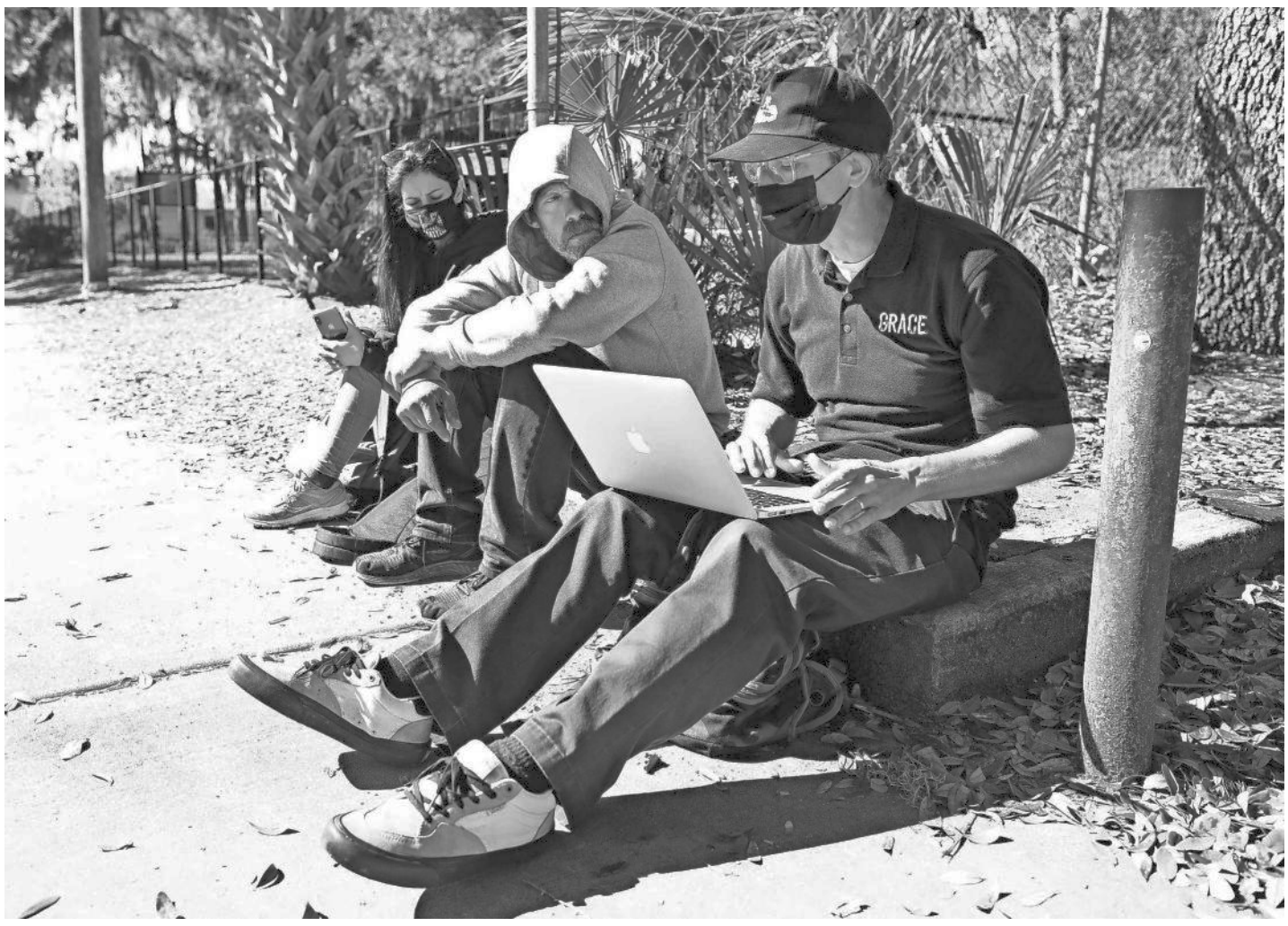
"I do think it's a great program," Hayes-Santos said. "I support it."

Aside from city funding, Grace, which will celebrate its eighth anniversary next month, also gets funding from state and federal sources and private contributions. The city's $1.5 million contributions to Grace three years ago made up 70% of the shelter's budget. This year's funding accounts for only 34%.

"What you've done is planted a seed that we have been able to successfully leverage to bring in millions of other dollars in support at the state, federal and private level," DeCarmine told commissioners last week.

Mayor Lauren Poe said Tuesday that the outreach program is a good investment and wants to see it succeed.

"They are folks with the most chronic homeless issues, with significant mental health challenges," he said.



Jerry Giardina, right, an outreach specialist with the homeless shelter Grace Marketplace, talks with Steven Boyt, center, a homeless individual, to get some information so that the shelter can help provide whatever Boyt needs in assistance, off South Main Street in Gainesville on March 4, 2021. BRAD MCCLENNY/THE GAINESVILLE SUN

County contributions

Several commissioners on Thursday also criticized the county for gradually withdrawing its funding from the Grace shelter program.

At one point, the city and county were splitting the bill until the county has cut back $250,000 of its contribution each year.

"I'm not going to suggest that we have another conversation with the county because I got really tired of having those conversations a couple of years ago," City Commissioner Harvey Ward said. "They inevitably ended up being a game of chicken and we lost every time because we are going to fund it. We are always going to do the right thing."

DeCarmine said in an interview on Tuesday that even though the county has done away with funding the emergency shelter, it does contribute about $22,000 a year to Grace for case management services. The county also helps house some of Grace's clients, he added, which is appreciated.

"Many of the people that we have been able to get off the street have moved into (the county's) permanent supportive housing program," DeCarmine said.

Alachua County spokesman Mark Sexton pointed out that the $201,000 the city spent to get the outreach program going came from Gainesville Community Reinvestment Area funding, which the county puts a majority into. Of the $70 million to be collected over a 10-year span, the county will have contributed approximately $40 million.

Claudia Tuck, director of Alachua County Community Support Services, said the county has purchased the former Budget Inn building, located at 4401 Southwest 13th Street, which will be used for 36 units for the homeless.

"We are in the final stages of processing that grant," she said.

The county has been investing $1.5 million a year for permanent housing in place of its direct shelter contribution to Grace.

Susan Moore, the homeless services manager for Alachua County Social Services, said some of their clients for permanent housing have been referred by Grace Marketplace's outreach program.

"It is a collaborative effort that we have," she said. "In the beginning, a majority of our clients came from (Grace) Dignity Village."

She said the county recently has been able to house a man in his 70s who has been homeless for decades with severe mental health issues.

"When he was in the streets, people had the opportunity to take advantage of him," she said.

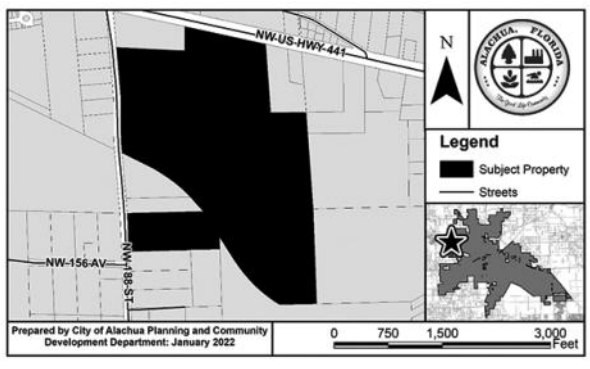
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-29715753

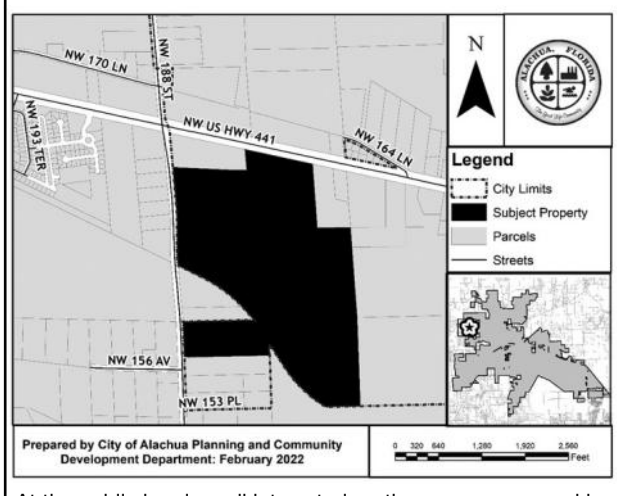
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-29715936

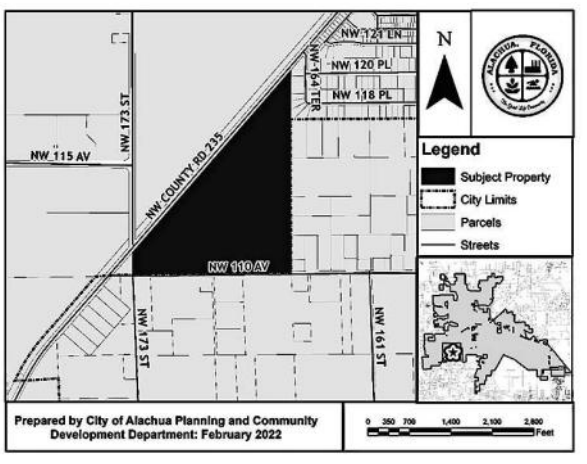
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-29716010

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 4/11/22 KC

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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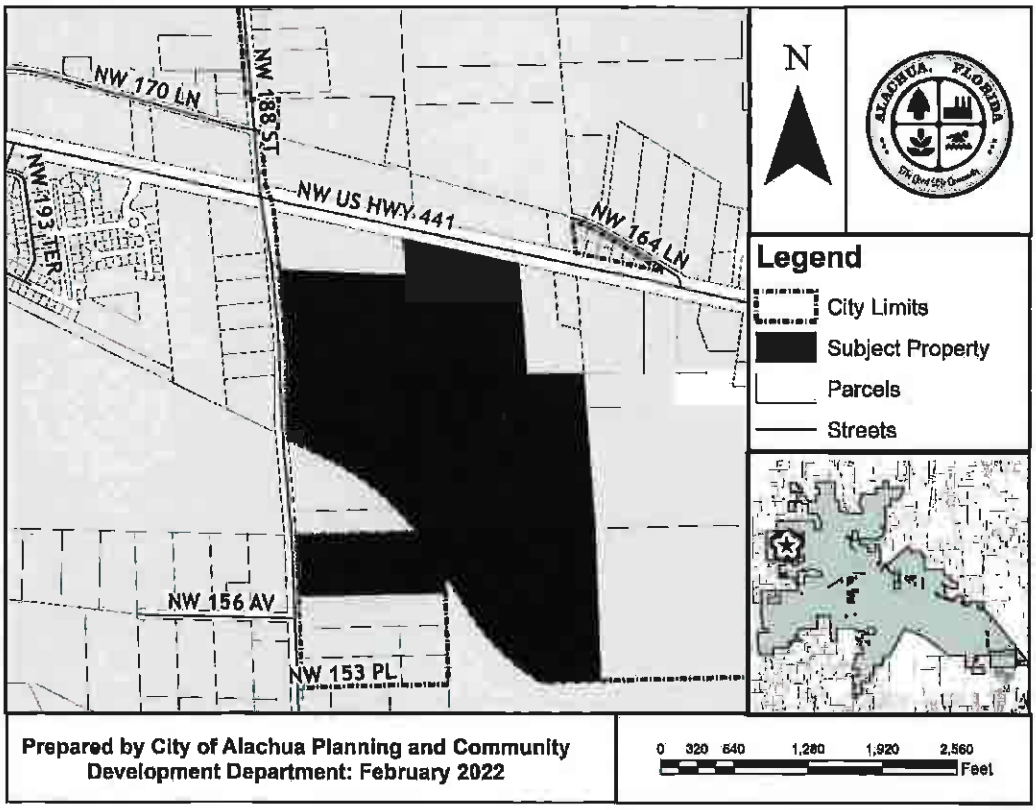
The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRILCULUTRAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELI
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoelhorn
15907 NW 188th ST
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Tom & Vicki Coleridge
4322 NW 93rd Ave
Gainesville, FL 32653

Ken Sulak
16328 NW 110th Ave
Alachua, FL 32615

Leslie Flage
PO Box 907
Alachua, FL 32616

David & Enid Turner
17011 NW 110th Ave
Alachua, FL 32615

Lee Ann Montagne
10616 NW 173rd St
Alachua, FL 32615

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PROPERTY OCCUPANT(S) 10945 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11926 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16419 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

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04008-003-000
BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Debbie Wallen, POSTED THE LAND USE
(name)
SIGN ON 2/17/22 FOR THE NW 188th Street LSCPA/Rezoning - PZB & CCOM1
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Debbie Wallen
(signature)

8 (eight)
(number of signs)

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com> Mon, Jan 10, 2022 10:48 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Adam Hall <ad_hall@cityofalachua.org>, Nancy Stevens <ngcd@msn.com>

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

> On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
>
> Mr. Pappas,
>
> The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.
>
> As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.
>
> If I can be of further assistance, please do not hesitate to contact me.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

> From: **Justin Tabor** <jtabor@cityofalachua.org>
> Date: Thu, Jan 6, 2022 at 12:13 PM
> Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
> To: <al.tilly.25@gmail.com>
>
> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616

386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Al Tilly <al.tilly.25@gmail.com> Fri, Jan 14, 2022 09:36 AM
Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Clay Sweger <csweger@edafl.com>

Good morning,

We had a productive workshop last night. I appreciated the opportunity to hear about the project and how it respects the concerns of the area residents. I hope this can get approved and completed as planned. It will be appropriate for the gateway into Alachua.

Thanks all

Al Tilly
nearby City of Alachua resident

On Thu, Jan 6, 2022 at 12:13 PM Justin Tabor <jtabor@cityofalachua.org> wrote:

> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of further assistance.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
> 386.418.6100 x 1602 | fax: 386.418.6130
> jtabor@cityofalachua.com
>
> ***City Hall Hours of Operation***
> Monday - Thursday, 7:30 AM - 6:00 PM
>
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FW: Comments on 1/13/22 Neighborhhood Meeting

From : Clay Sweger <csweger@edafl.com> Mon, Jan 24, 2022 01:28 PM
Subject : FW: Comments on 1/13/22 Neighborhhood Meeting 1 attachment
To : Adam Hall <ad_hall@cityofalachua.org>, Justin Tabor <jtabor@cityofalachua.org>

Adam/Justin:

I received this email from a resident in the County that lives just over a mile south of the project site. I indicated that I would provide the City his comments as part of the backup information.

Thank you,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: rustybeeranch@aol.com <rustybeeranch@aol.com>
Sent: Friday, January 21, 2022 1:32 PM
To: Clay Sweger <csweger@edafl.com>
Subject: Comments on 1/13/22 Neighborhhood Meeting

Dear Mr. Sweger:
I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

On the community/commercial, it was stated that there is a shortage of professional/medical office space in the Alachua area. The owner's model is Arbor Greene on Newberry Road, a highly developed conduit linking directly to Gainesville. Are there studies or assessments documenting the lack of professional office space, or is this simply anecdotal? The doctors' offices, gyms, or other types of storefront businesses *might* serve the new residents of the proposed subdivision but it's a stronger likelihood they will attract people from elsewhere. It's very unlikely that they will serve the current residents of the neighborhood. I also don't think that the neighborhhood will access the proposed development to use the park or other recreational facilities. Despite the

owner's claims, I see little or no value coming to the existing neighborhood. The owner also implied that he would have control over the actual development and landscaping. How will this work? Will he individually approve plans for each house and supervise construction? Will the developers scrape the soil bare, removing all trees, then bring in trees and shrubs for landscaping? Why will this development be any different from the dozens of others going up in the County? The owner implied that his would be special, but how exactly? Again, because the subdivision will extend so far south of US 441 it will impact the rural character of our community.

I was also not assured by the comments about impacts to traffic on US 441. This was said to be a FDOT decision, but since they only have to make the decision because of the likely increase in traffic brought about by the development, I think the owner should show some responsibility for responding to this concern Look at Arbor Greene. We don't want a traffic light and added access lanes northbound and southbound might also cause jams. Impacts on the local public schools wasn't addressed

I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

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Proposed rezoning of ag land

From : City of Alachua <website@cityofalachua.com> Mon, Jan 24, 2022 09:58 AM
Sender : website@cityofalachua.com
Subject : Proposed rezoning of ag land
To : Tabor, Justin <planning@cityofalachua.org>
Reply To : Brent Weisman <Rustybeeranch@aol.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: Brent Weisman
Site Visitor Email: Rustybeeranch@aol.com

Mr. Tabor,
I am sending you by regular mail a copy of my comments in response to the neighborhood workshop hosted by eda on 1/13 on behalf of property owner for tree farm on US 441/NW 188 st.
My main concern is that the underlying assumption of the consultant and property owner (and judging by comments, the participants) is that the rezoning is a “done deal,” that the only issues remaining to be discussed relate to the specifics of the development—lot sizes, entrance gates, landscaping, etc. I’m hoping that the formal rezoning process has yet to take place and that the decision has yet to be made. My email comments coming to you list other concerns as well.
Sincerely,
Brent Weisman
14423 NW 193rd Street
Alachua

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From: rustybeeranch@aol.com
Subject: Comments on 1/13/22 Neighborhhood Meeting
Date: Jan 21, 2022 at 1:32:28 PM
To: csweger@edafl.com

Dear Mr. Sweger:
I have some follow-up questions and comments regarding the 1/13 Zoom meeting regarding the rezoning proposal for the tree farm property on US 441/NW 188 St. I've held my comments until now so that I could organize my thoughts after listening to the presentation.

First, all participants seemed to assume that the rezoning has already been approved, as both the public comments and the property owner's presentation focused on details of the development. It is a shame to just accept that rezoning of agricultural property to commercial/residential has already been accomplished. Once lost to rezoning, there is no coming back for agricultural property; it is lost forever. I realize that the City of Alachua regulates the zoning, but surely there must be some burden of proof that the rezoning is justified. I didn't hear that justification in the property owner's presentation. I heard a number of unsupported statements.

On the community/commercial, it was stated that there is a shortage of professional/medical office space in the Alachua area. The owner's model is Arbor Greene on Newberry Road, a highly developed conduit linking directly to Gainesville. Are there studies or assessments documenting the lack of professional office space, or is this simply anecdotal? The doctors' offices, gyms, or other types of storefront businesses *might* serve the new residents of the proposed subdivision but it's a stronger likelihood they will attract people from elsewhere. It's very unlikely that they will serve the current residents of the neighborhood. I also don't think that the neighborhhood will access the proposed development to use the park or other recreational facilities. Despite the owner's claims, I see little or no value coming to the existing neighborhood. The owner also implied that he would have control over the actual development and landscaping. How will this work? Will he individually approve plans for each house and supervise construction? Will the developers scrape the soil bare, removing all trees, then bring in trees and shrubs for landscaping? Why will this development be any different from the dozens of others going up in the County? The owner implied that his would be special, but how exactly? Again, because the subdivision will extend so far south of US 441 it will impact the rural character of our community.

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I appreciate the opportunity to comment, and hope that the neighborhood can participate in the City's rezoning process. I'm curious why the utilities were extended on the south side of US 441 almost to NW 188th Street, apparently before application was made for this proposed rezoning. Coincidence or have steps already been taken without public input?

Sincerely,
Brent Weisman
14423 NW 193rd Street

Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

From : Gary Pappas <gmpfish@outlook.com> Thu, Feb 03, 2022 08:54 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

To : Justin Tabor <jtabor@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>

Cc : Nancy Stevens <ngcd@msn.com>

Mr. Tabor and Mr. Hall,

Thank you for taking the time to meet with us yesterday afternoon regarding the subject application for amending the City's Comprehensive Plan and rezoning of the Southeastern Tree Farm property across the street from our house.

As we stated at the outset of the meeting, we enthusiastically support the proposal of EDA, the developer's consultant, to limit the access from the proposed housing development onto NW 188th Street to emergency vehicles only with an appropriate "crash gate". We also appreciate your endorsement EDA's proposal to limit access to emergency vehicles only. The traffic on NW 188th Street was the most prevalent issue discussed at the two community meetings EDA conducted on December 23rd and January 13th. Therefore, we know that our neighbors also support the limitation of access to emergency vehicles as well. If you would like to have additional emails or letters from the neighbors to bolster your position on EDA's proposal on this issue, please let us know.

Some of the other issues we discussed during our meeting are:

a. moving the emergency vehicle access road and "crash gate" on NW 188th Street from the location in EDA's current PD Master Plan — which is almost directly across from the driveway into our property — to the existing location of the Tree Farm access gate and dirt road across from the southern border of our property following the abandoned railroad line;

b. installing appropriate "emergency vehicle use only" signage at the gate on NW 188th Street;

c. preventing construction vehicles from using NW 188th Street to access the property during construction;

d. preventing the staging of construction vehicles or materials along NW 188th Street during construction;

e. installing a fence with appropriate screening cloth for dust and debris along NW 188th Street during construction — as opposed to simply low plastic "skirt";

f. discouraging or preventing public parking along NW 188th Street for access to the development by foot once the construction is completed; and

g. encouraging DOT to reduce the speed limit on 441 and/or install a traffic light somewhere along 441 in light of the numerous new housing developments that have been constructed, approved and/or are under consideration, such as the subject application by the Tree Farm.

Finally, please send us a copy of the City's comments to EDA's initial application as we requested yesterday.

Once again, we thank you for meeting with Nancy and me to discuss these important issues. We did not get Kathy's last name, but please thank her as well. Have a good day.

Gary Pappas & Nancy Stevens
16104 NW 188th Street, Alachua, FL 32615
gmpfish@outlook.com
305-213-1121

On Jan 27, 2022, at 11:26 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

Confirming Wednesday, 2/2 at 3 PM. We are located in Alachua City Hall, 15100 NW 142nd Terrace. When you arrive, please let the receptionist know you are here for a meeting with us.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Adam Hall" <ad_hall@cityofalachua.org>, "Nancy Stevens" <ngcd@msn.com>

Sent: Thursday, January 27, 2022 10:07:20 AM
Subject: Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Thank you for the offer. We'd like to lock in Wed. 2/2 at 3 p.m. Please let us know where the meeting will occur. Thanks again.

Gary Pappas
gmpfish@outlook.com
305-213-1121

> On Jan 27, 2022, at 9:46 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
>
> Mr. Pappas,
>
> We are available to meet on Wednesday, 2/2, at 3 PM or on Monday, 2/7 at 11 AM or in the afternoon after 2 PM. Please let me know what day and time work best for your schedule.
>
> Sincerely,
>
> **Justin Tabor, AICP**
> Principal Planner
> City of Alachua
> 15100 NW 142nd Terrace | PO Box 9
> Alachua, Florida 32616
> 386.418.6100 x 1602 | fax: 386.418.6130
> jtabor@cityofalachua.com
>
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>
> ---
>
> **From:** "Gary Pappas" <gmpfish@outlook.com>
> **To:** "Justin Tabor" <jtabor@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>
> **Cc:** "Nancy Stevens" <ngcd@msn.com>
> **Sent:** Tuesday, January 25, 2022 9:10:24 AM
> **Subject:** Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Good morning. I would appreciate a response to my emails below. Thank you.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 20, 2022, at 8:48 AM, Gary Pappas <gmpfish@outlook.com> wrote:

Good morning Mr. Tabor and Mr. Hall. I am following up on my January 10th email below. Please let me know when my wife and I can meet with you to discuss the developer's application for rezoning at the tree farm across the street from our home. Please respond with some day/time slots that work for you. Thanks very much.

Gary Pappas
gmpfish@outlook.com
305-213-1121

On Jan 10, 2022, at 10:48 AM, Gary Pappas <gmpfish@outlook.com> wrote:

Thank you. I requested a copy of the application from Adam Hall, copied here, who kindly provided me a copy of the developer's pre-application PowerPoint.

After the second community meeting is completed (currently scheduled by Zoom on Jan. 13th), my wife and I would like to meet with you to discuss issues in the application that directly impact our property. Therefore, when time permits, please let me know what date time slots work for you so we can lock one in. Thanks.

Gary M. Pappas
Sent from my cell phone 305-213-1121
Please excuse typing errors

On Jan 10, 2022, at 9:12 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Mr. Pappas,

The email addressed to Mr. Tilly was sent only to him, in response to his request for a copy of the applications received for the property located southeast of the intersection of NW 188th Street and US 441.

As a property owner located within 400 feet of the property subject to the applications, you will receive a mailed notice of for each public hearing. Signs will also be posted on the property subject to the applications prior to the public hearings. Tentatively, the first public hearing date is scheduled for some time in March, although this is subject to change.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Gary Pappas" <gmpfish@outlook.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Saturday, January 8, 2022 6:14:39 PM
Subject: Fwd: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning

Mr. Tabor, my wife and I live at 16104 NW 188th St. I received the email below from one of my neighbors, but I did not receive it directly from you or anyone in your office. (I checked my spam box and it wasn't there, either). As my house is directly across the street from the subject property, I would appreciate being included on all future emails like the one below. Thank you.

Gary M. Pappas
305-213-1121

> From: **Justin Tabor** <jtabor@cityofalachua.org>
> Date: Thu, Jan 6, 2022 at 12:13 PM
> Subject: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning
> To: <al.tilly.25@gmail.com>
>
> Al,
>
> The applications for the NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment and Rezoning applications can be accessed here.
>
> Please feel free to contact me if I can be of

further assistance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
| PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 |
fax: 386.418.6130
jtabor@cityofalachua.com

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Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning -- OBJECTION to lift station location

From : Gary Pappas <gmpfish@outlook.com> Fri, Mar 04, 2022 09:01 AM

Subject : Re: NW 188th St/US 441 Large Scale Comp. Plan Amendment & Rezoning -- OBJECTION to lift station location

To : Justin Tabor <jtabor@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>

Cc : Nancy Stevens <ngcd@msn.com>, kwinburn <kwinburn@cityofalachua.org>

Good morning, Mr. Tabor and Mr. Hall. We have reviewed the developer's amended applications and have one significant objection. The developer has located a sewage lift station directly across the street from our house next to the emergency access gate on 188th Street. In the City's comments to the initial application, the public works engineer suggested placing the lift station in the north west corner of the property along 441, near where the new City of Alachua sign is located.

We contacted Mr. Sweger and voiced our objection to the proposed lift station location. As always, Mr. Sweger was professional and cooperative, which we greatly appreciate. He stated that the lift station location was an engineering decision and agreed to speak with Mr. Reyes about it. Mr. Sweger called us back after speaking with Mr. Reyes and indicated that EDA would revise the application again to remove the lift station placement for the time being and that the lift station location would be determined at a later date in the development process.

Please let us know if you have received another revision to the application removing the lift station location.

We do not want a lift station across the street from our house. It would be inconsistent with the residential nature of the properties along 188th Street and the proposed residences inside the development near that location. The lift station should be located in the commercial area where the City suggested. Any elevation issues can be engineered to accommodate that location.

Please make sure our objection to the lift station location is noted in the City's file. Furthermore, assuming the City approves the applications at some point in the future, we want to be notified as to when in the design process the location of the lift station will be decided so we can participate and provide comment.

Thank you for your continuing cooperation with us in this process.

Gary Pappas & Nancy Stevens

Re: Comment on rezoning app

From : Brent Weisman <rustybeeranch@aol.com> Mon, Apr 11, 2022 09:21 AM
Subject : Re: Comment on rezoning app
To : Justin Tabor <jtabor@cityofalachua.org>

Mr. Tabor,
We are contacting you to state again our opposition to the rezoning application for the property at the corner of US 441 and NW 188 Street, currently a tree farm. The proposed development has no benefit for the existing neighborhood and will increase the deterioration of infrastructure and quality of life. Most importantly, a rezoning will irreversibly remove yet another parcel of agricultural Alachua County. Here is an opportunity to prevent Alachua from becoming another Jonesville if you and the Board consider carefully the consequences of rezoning.
Sincerely,
Brent Weisman
Barbara Cloud-Weisman
14423 NW 193 Street
Alachua

Sent from my iPad

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Ordinance 22-10, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - Fletcher Trace (formerly known as Savannah Station Phase 3): a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the competent substantial evidence presented at the hearing, the presentation before the Commission, and Staff's recommendation, the City Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for the Fletcher Trace PD-R to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore I move that this Commission:

(1) Adopt Ordinance 22-10 on second and final reading;
(2) Approve the Planned Development Agreement for the Fletcher Trace PD-R Project and authorize the Mayor the sign the Agreement; and,
(3) Authorize Staff to record the Planned Development Agreement for the Fletcher Trace PD-R Project in the Public Records of Alachua County.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP of CHW, Inc., on behalf of Waco Properties, Inc., property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential

("PD-R"). This project was previously named Savannah Station Phase 3, but is now named "Fletcher Trace".*

The subject property is comprised of Tax Parcel Number 03980-002-001 and is approximately 118.2 acres in size. The subject property is located east of CR235,

north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

The subject property presently has a Moderate Density Residential Future Land Use Designation, which permits up to 4 dwelling units per acre (472 total units' maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 472 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist primarily of single family detached structures, but approximately 22.5 % of the units could be developed as single family attached units, with up to eight (8) units in a single building. Two ingress/egresses are proposed to connect to CR 235. CR 235 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics,

locations, and land uses; and

(6) Quality Design Through Density Increases

In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

At the March 8, 2022 Planning and Zoning Board meeting, the Board voted 5-0 in favor of transmitting the application to the City Commission with a recommendation to approve.

On March 28, 2022, the City Commission voted 4-0 in favor of approving Ordinance 22-10 on first reading.

*After the first reading Ordinance, the applicant requested that the project name be changed from Savannah Station Phase 3 to Fletcher Trace. The PD-Ordinance, PD-Agreement, and PD Master Plan have been amended to reflect this new project name.

ATTACHMENTS:

Description

- Ordinance 22-10
- Staff Report and Staff Supporting Materials
- PD Master Plan
- PD Agreement with Waco Properties, Inc Signed
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting
- Public Notice Materials for the 03/28/22 City Commission Meeting
- Public Notice Materials for 04/25/22 City Commission Meeting

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 Waco Properties, Inc, a Florida corporation ("Owner"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Fletcher Trace[1] Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 472 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on February 24, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on March 8, 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 March 17, 2022 and on April 14, 2022; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on March 28, 2022, and April 25, 2022, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

[1] This project was previously named Savannah Station Phase 3

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") to Planned Development–Residential ("PD-R") for Tax Parcel Number 03980-002-001 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 8 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	311 dwelling units[1] 2,500 square feet for neighborhood amenity center	±42.30	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5'	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines		
Development Area 'B' 9du/acre	Single Family Detached on Platted Lots, Community Amenity Center, Single Family Attached on Platted Lots, Pedestrian Pathways, Stormwater Drainage Areas	106 dwelling units 2,500 square feet for neighborhood amenity center	±11.4	**Single Family Detached** *Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5'	**Single Family Attached** *Minimum Lot Area* 1,800 square feet *Minimum Lot Width* 18 feet *Setbacks* Front (Primary) = 10' Side (end unit/lot)= 5'	±10.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	Side (all other lots/units) = 0' Rear=5' Garage Face =18' Accessory Structure Side = 5' Rear=0' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 75% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'C' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	28 dwelling units	±4.7	*Minimum Lot Area* 6,000 square feet *Minimum Lot Width* 60 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	±4.00%
Development Area 'D' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways,	27 dwelling units	±4.5	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet	±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Stormwater Drainage Areas			*Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'E' 0 du/acre	Buffer Pedestrian Pathways, Stormwater Drainage Areas	N/A	±5.5	N/A	±5.00%
Development Area 'F' 0 du/acre	Common Area/ Open Space/ Stormwater Management Facilities	N/A	±33.9	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	29.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'G' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%
1 Development Area A maximum units may be increased up to 379 by reduction in maximum units within Development Areas B, C, and D. Maximum number of units shall not exceed 472 for the Project.					

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

    d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to

justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the

following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached or single family attached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 28th day of March, 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 25th day of April, 2022.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Number 03980-002-001

LEGAL DESCRIPTION:

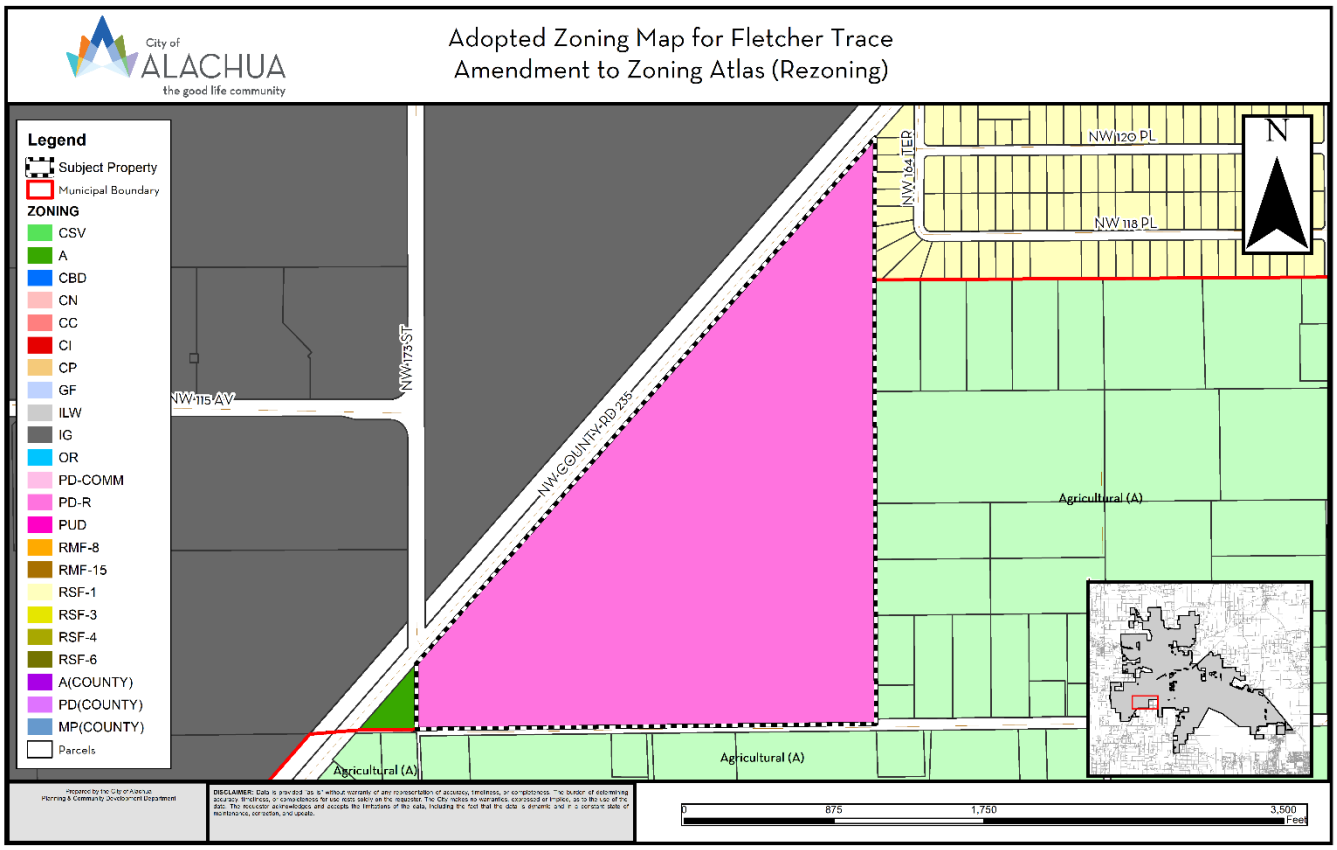
118.191 ACRE TRACT
OVERALL TRACT "D" – Book 2140; Page 1836
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

EXHIBIT "B"


City of ALACHUA
the good life community
Adopted Zoning Map for Fletcher Trace
Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Parcels
NW 115 AV
NW 173 ST
NW COUNTY RD 235
NW 164 TER
NW 120 PL
NW 118 PL
N
Agricultural (A)
Agricultural (A)
Agricultural (A)
0
875
1,750
3,500
Feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022 *
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	Ryan Thompson, AICP of CHW, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
LOCATION:	East of CR 235, North of NW 110th Avenue, south of Pilot Forest subdivision
PARCEL ID NUMBERS:	03980-002-001
ACREAGE:	± 118.2
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 38 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

**After consideration by the Planning and Zoning Board, the Report was amended to address several typographical or formatting issues*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP of CHW, Inc., on behalf of Waco Properties, Inc., property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Number 03980-002-001 and is approximately 118.2 acres in size. The subject property is located east of CR235, north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

The subject property presently has a Moderate Density Residential Future Land Use Designation, which permits up to 4 dwelling units per acre (472 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 472 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist primarily of single family detached structures, but approximately 22.5 % of the units could be developed as single family attached units, with up to eight (8) units in a single building. Two ingress/egresses are proposed to connect to CR 235. CR 235 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> **(3)** *Greater Freedom to Provide Mix of Uses and Housing Types*
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

EXISTING USES

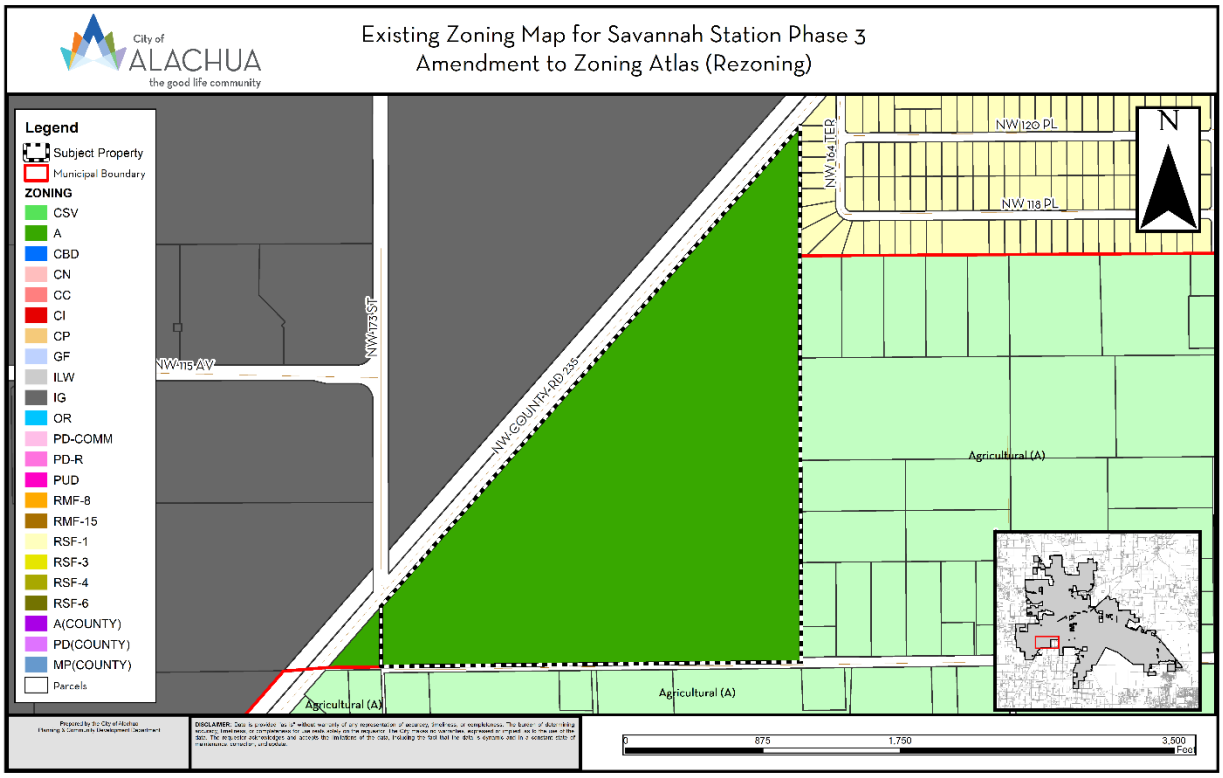
The subject property is vacant and has historically been used for agricultural cultivation.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

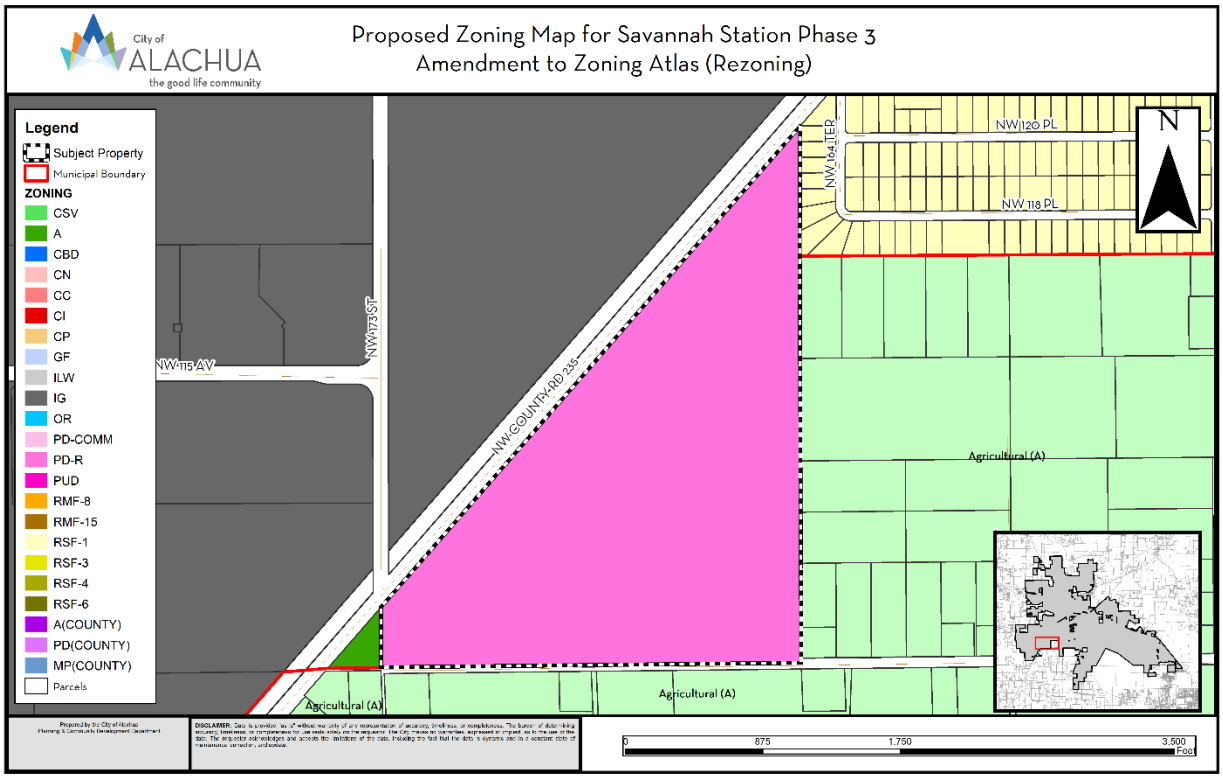
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts	Proposed Zoning District
Zoning District:	Agricultural (A) 118.2 acres	Planned Development – Residential (PD-R) 118.2 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 23 dwelling units*	Established by PD Master Plan *472 dwelling units*
Floor Area Ratio:	N/A	Established by PD Master Plan *2,500 square feet maximum for neighborhood amenity center building*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family attached and detached, townhouse, stormwater management facilities, common areas, open space,

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located east of CR235, north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

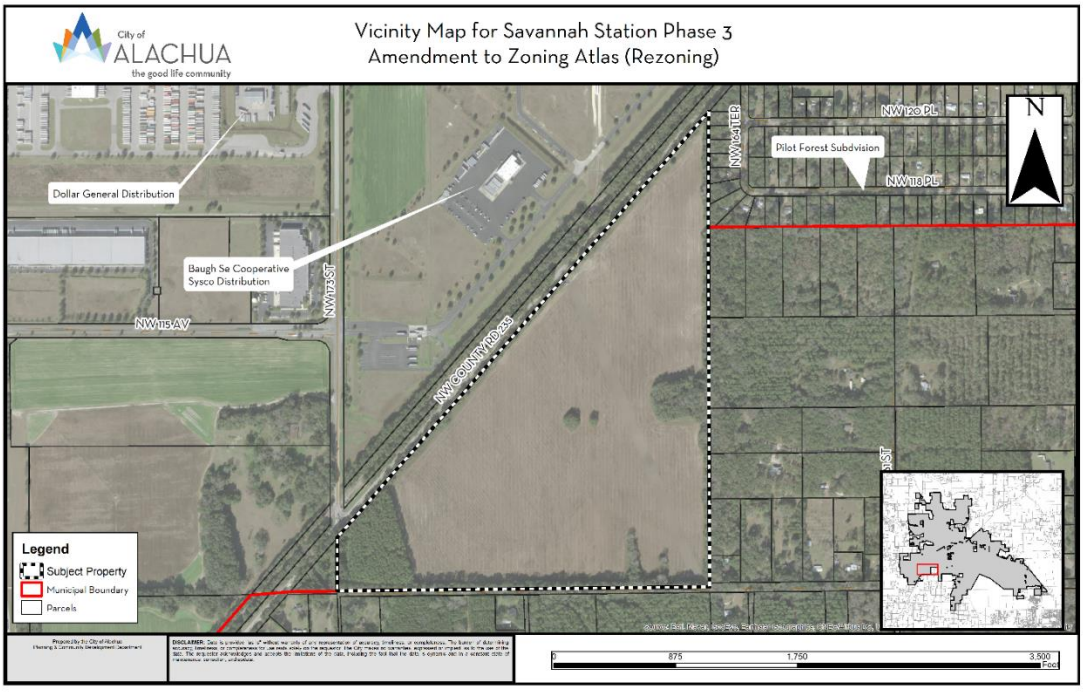
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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.

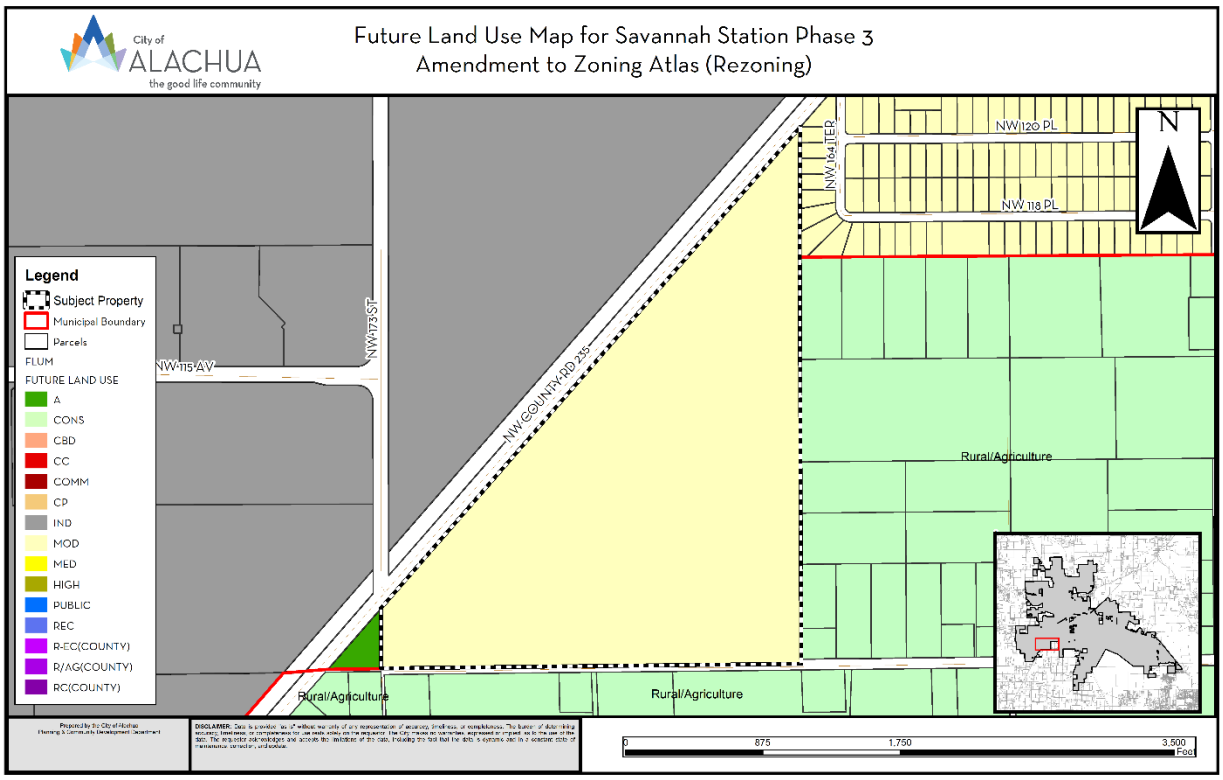
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 3. Vicinity Map



Map 4. Future Land Use Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on August 30, 2021, at the CHW offices in Progress Park, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 3 members of the public.

Concerns included potential emergency or pedestrian access to NW 110th Avenue.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *Policy 1.2.a:* Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. **Residential Planned Developments;**
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed zoning to Residential Planned Development is permitted under this policy.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to

encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1. and are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for cultivation of crops. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge

Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

<u>Conservation and Open Space Element</u>

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.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.

b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following

provisions shall also apply:

i. Clustering of units shall be located along the perimeter area of the wetland; and
ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

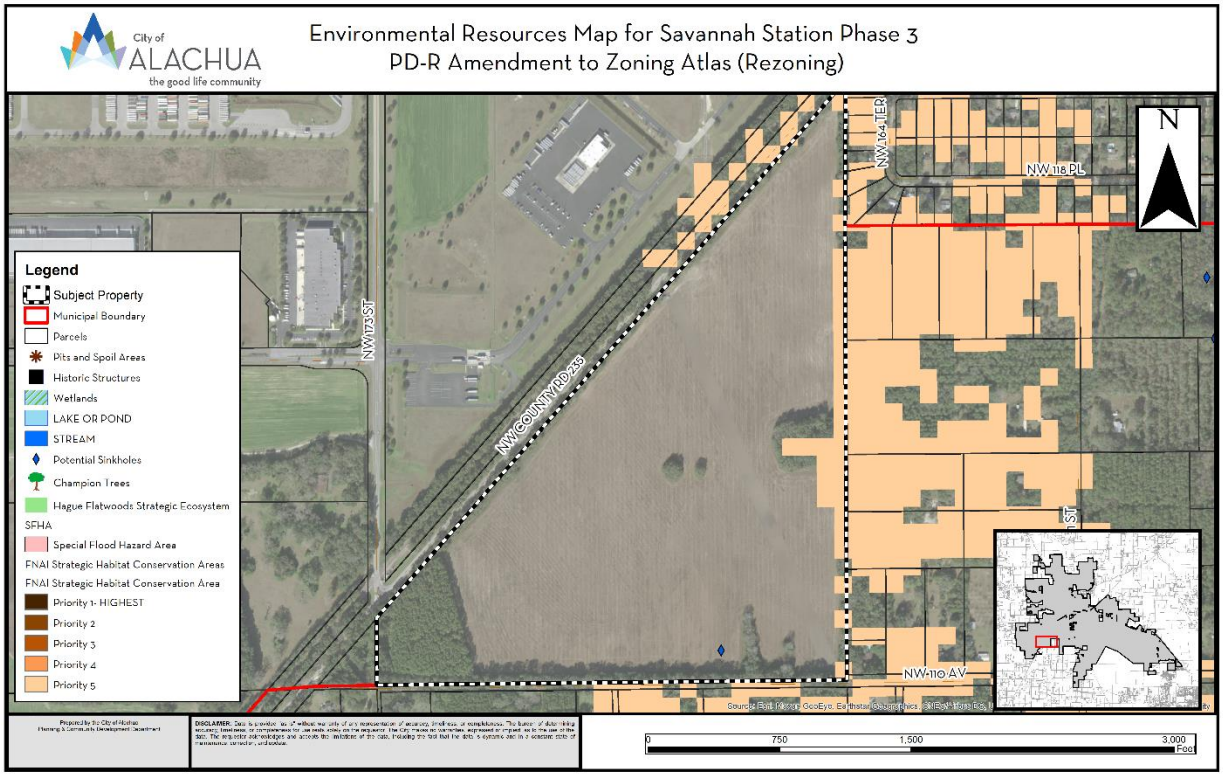
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues elated 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. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

Evaluation: GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential uses.

(d) *Pre-Mature Development* – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Lands in the vicinity to the north, east and west are all developed with residential uses or industrial (warehouse) 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 PD-R Zoning are compatible with adjacent lands or uses or appropriate buffers and separation are provided. Furthermore, certain uses are not permitted in Development Areas A and C, such as the single family attached units. The amenity center is not permitted within Development Area C as well. A 50' buffer exists between Development area C and the lots to the east of the subject property.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development and existing major employment centers (warehouses).

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: Similar residential exists in the vicinity – Savannah Station Phases 1 and 2, Pilot Forest, and Tara Village.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related,

requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located adjacent to developed residential properties, and is located near major employment centers.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R are consistent with surrounding area, which consists primarily of residential and industrial uses.

(i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the north and west are all developed residential areas; the lands to the south and east are low density residential uses. The proposed zoning application provides for additional residential adjacent to existing residential.

(j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: There are no significant impacts on the environment that would be caused by this application.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*

The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies seven (7) development areas: Development Area 'A', Development Area 'B', Development Area 'C', Development Area 'D", Buffer, Common Area, and Rights-of-way. Single family detached is permitted in Development Areas A, B or C or D. Single family attached is permitted in Development Area B only. A neighborhood amenity center is permitted within Development Areas A or B only.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: There are no environmentally sensitive lands to be mapped.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R zoning district is comparable to those presently located on nearby properties. Areas to the east, south, and north of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. The lots located along the shared property line (in Development Area C) have been increased in size by 50% to address compatibility concerns. In addition, a 50' buffer area (Development Area E) has been provided between these lots and existing adjacent residential and agricultural properties.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive

Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: No conversion scheduled is proposed.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the three (3) roadway segments affected by this project and monitored for concurrency CR235 (from NW 143rd Place to South City Limit), CR235A (from SR235 to West City Limit), and CR2054 (CR235A South(from US 441 to CR235).

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available

concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area E.

(7) ***Planned Development Agreement***

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 118.2 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 existing Moderate Density Residential Future .

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*
Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. A 50' separation is shown from lots in Development Area C and any adjacent existing residential lots.

(5) *Development Standards*
Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*
Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility

lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation – 472 dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
14	CR2054 West (from SR235 to West City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning	Residential [1]	4,493 (2,246/2,246)	363 (94/269)	481 (307/174)
Potential Trips		4,493 (2,246/2,246)	363 (94/269)	481 (307/174)

1 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 472 x 9.52 = 4,493 (50% enter/50% exit). PM 1.02 trips per unit = 472 x 1.02 = 418. (64% enter/36% exit). AM: .77 trips per unit = 472 x .77=363 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120	15,120
Existing Traffic[3]	5,672	2,930	5,209
Reserved Trips[4]	1,370	53	287
Available Capacity[4]	8,078	12,137	9,624
Potential Impact Generated by Proposed Zoning Amendment[5]	4,493	1,059	2,118
Residual Capacity after Proposed Zoning Amendment[6]	**3,585**	**11,078**	**7,506**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359	1,359
Existing Traffic[3]	539	325	495
Reserved Trips[4]	148	128	31
Available Capacity[4]	672	906	833
Potential Impact Generated by Proposed Zoning Amendment [5]	481	114	227
Residual Capacity after Proposed Zoning Amendment[6]	**191**	**792**	**606**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021

4 Source: City of Alachua January 2022 Development Monitoring Report.

5 Source: Buckholz Traffic Concurrency Study, October 2021.

The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 11,14,17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	127,440
Residual Capacity	**671,403**
Percentage of Permitted Design Capacity Utilized	**70.81%**
Sources: ** City of Alachua January 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 127,440 gallons per day at build out. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed PD-R Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	118,000
Residual Capacity	**524,899**
Percentage of Permitted Design Capacity Utilized	**70.60%**
Sources: ** City of Alachua January 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 118,000 gallons per day. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed PD-R Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	6.14
Residual Recreational Capacity After Impacts	**72.53**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 472 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	1.23 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.59 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**36.16 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (6.14 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 6.14 recreational acres, and for passive park space by 1.23 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	4,909	895.9
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 472 dwellings)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 895.9 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 145 total student stations (70 for elementary, 33 for middle, and 42 for high school). The School Board of Alachua County provided a determination on February 28, 2022 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

to

WACO PROPERTIES, INC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SAVANNAH STATION PHASE 3 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

1. The development shall consist of single-family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 8 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	311 dwelling units[1] 2,500 square feet for neighborhood amenity center	±42.30	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60%	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Minimum Parking Spaces 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines		
Development Area 'B' 9du/acre	Single Family Detached on Platted Lots, Community Amenity Center, Single Family Attached on Platted Lots, Pedestrian Pathways, Stormwater Drainage Areas	106 dwelling units 2,500 square feet for neighborhood amenity center	±11.4	**Single Family Detached** *Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces*	**Single Family Attached** *Minimum Lot Area* 1,800 square feet *Minimum Lot Width* 18 feet *Setbacks* Front (Primary) = 10' Side (end unit/lot)= 5' Side (all other lots/units) = 0' Rear=5' Garage Face =18' Accessory Structure Side = 5' Rear=0' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 75%	±10.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	*Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'C' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	28 dwelling units	±4.7	*Minimum Lot Area* 6,000 square feet *Minimum Lot Width* 60 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines		±4.00%
Development Area 'D' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways,	27 dwelling units	±4.5	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet		±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Stormwater Drainage Areas			*Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'E' 0 du/acre	Buffer Pedestrian Pathways, Stormwater Drainage Areas	N/A	±5.5	N/A	±5.00%
Development Area 'F' 0 du/acre	Common Area/ Open Space/ Stormwater Management Facilities	N/A	±33.9	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	29.00%
Development Area 'G' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%
1 Development Area A maximum units may be increased up to 379 by reduction in maximum units within Development Areas B, C, and D. Maximum number of units shall not exceed 472 for the Project.					

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed

species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and

approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached or single family attached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

WACO PROPERTIES, INC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SAVANNAH STATION PHASE 3 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for Savannah Station Phase 3 PD-R Rezoning

Dear Mr Thompson:

On February 15, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than Thursday, February 17, 2022, as City Hall be closed on Monday, February 21, 2022. These signs will be ready for pick up after 12 PM on Thursday, February 17, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 7, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

*Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400*

February 28, 2022

RE: ACPS – Savannah Station Phase III

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcel 03980-002-001 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*.. The proposed amendment will entitle 472 single family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction, maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities and policies and its student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 42 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 28 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 57 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,

FOR Supt.

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Loften (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	748	748	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	40%
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	80%

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 10, 2022

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On February 3, 2022 the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from Agricultural (A) to PD-R on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001. A project assistance team meeting was held on September 23, 2021 to discuss the application.

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 Thursday, March 3, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please 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.

1. *PD Master Plan: Compliance with Applicable LDR Provisions*
    c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.

    New Comment: Propose PD Master Plan indicates that the Amenity Center would be permitted in Development Area C. This area is not appropriate for this use as it is adjacent to eastern property boundary. Please revise to remove Amenity Center as permitted within Development Area C.

    g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.

    New Comment: Rear setbacks for Development Area C and for Lots along southern property boundary must be a minimum of 15'.

3. *Consistency with City's Land Development Regulations*
    c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

    New Comment: Proposed landscape buffer along CR235 must be shown on PD Master Plan.

4. *Concurrency Impact Analysis*
    a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

    New Comment: Page 7 of Justification Report still references CR235A North, when Staff believes it means to reference CR235A South.

5. *Public Services Comments*
    a. Applicant must acknowledge comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated February 10, 2022 (attached).

6. *Miscellaneous*
    a. **New Comment:** While Staff understands the PD Project name may ultimately be different from platted name of any future subdivision, there are concerns regarding the use of the name "Savannah Station" for any future development within the PD as confusion may arise. Acknowledgement only needed.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 10, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 2/10/2022

RE: **Savannah Station Phase 3 PD-R Rezoning**

Public Services has reviewed the subject project (Feb 04, 2022 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Feb 4th Submittal** **Sheet 2, PD UTILITY PLAN:** Please add the following note to the drawing on this sheet: "NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS" **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2021

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On August 31, 2021 the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from Agricultural (A) to PD-R on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001. A project assistance team meeting is scheduled for September 23, 2021 to discuss the application.

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 Thursday, October 7, 2021. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please 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.

1. *PD Master Plan: Compliance with Applicable LDR Provisions*
    a. Section 3.6.2 (A)(1)(a), General Note 1 of Master Plan states that single family attached dwelling units with up to 8 families per building may be allowed within Development Area A. Development Area A appears to be intended for single family detached dwellings, and Development Area B appears to be intended for single family attached dwellings. Please verify.
    b. Section 3.6.2 (A)(1)(b), Master Plan does not identify number of total residential units permitted under each Development Area. Master Plan does not provide residential densities under each Development Area. Please revise.
    c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.
    d. Per Section 3.6.2 (A)(3), the PD Master Plan must ensure development along the perimeter of the PD District is compatible with adjacent existing or proposed future development. Complimentary character shall be identified based on densities/intensities and lot size and dimensions. Lots located along south and east property boundary would be significantly different and incompatible with existing lot sizes. Lots along this boundary should be a minimum a 20,000 square feet with a minimum width of 100'. A separate development area should be created with these new minimum lot sizes and lot widths.
    e. Per Section 3.6.2 (A)(3), the PD Master Plan must ensure development along the perimeter of the PD District is compatible with adjacent existing or proposed future development. Complimentary character shall be identified based on densities/intensities and lot size and dimensions. Lot coverages are significantly different as proposed (75% of lot coverage compared to 20% maximum lot coverage in Agricultural zoning districts). A separate development area should be created with a more compatible lot coverage.
    f. Section 3.6.3 (A)(4) Dimensional Standards. Minimum front setback of 10' presents issues for blocking of sidewalk and pedestrian travel. A minimum garage setback of 18' must be provided in order to provide adequate parking area for vehicles. Remainder of structure at 10' from property line is acceptable.
    g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.
    h. Section 3.6.3 (A)(4) Dimensional Standards. Side setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum side setback of 15'. A separate development area should be created with this side setback.
    i. Section 3.6.3 (A)(4) Dimensional Standards. Proposed lot coverage area of 75% for Development Area A is incompatible with typical single family residential

development in the vicinity and within the City in general. Revise proposed lot coverage to a maximum of 60% for Development Area A.

j. Section 3.6.3 (A)(4) Dimensional Standards. Proposed lot width is 40' for both single family detached and single family attached. Typically, the single family attached units minimum lot width is 18' to 20'. Please verify requested lot width for attached single family within Development Area B.

k. Section 3.6.3 (A)(4) Dimensional Standards. Minimum lot area for single family attached units are approximately 2,000 square feet. Proposed minimum lot area is 4,000 square feet for single family attached lots within Development Area B. Please verify.

l. Per Section 3.6.3 (A)(5)(b)(iii)c, a 25' stabilized access pathway from NW 110th Avenue must be provided to internal street network. Pathway does not need to be paved, but should be so designed such that an emergency vehicle could utilize as alternative entrance/exit.

m. Per Section 3.6.2 (A)(4), a development phasing plan must be provided. Please indicate timing of provision of needed utility services and stormwater management facilities. Indicate that the amenity center will be permitted at the same time as residential development or after, but not before.

n. Per Section 3.6.2 (A)(4), a development phasing plan must be provided. If the attached single family residential units are permitted using site plan (as townhomes which are multifamily under common ownership) please indicate in phasing plan that an infrastructure plan will be required for utility service and right-of-way access to serve development.

2. *Consistency with City of Alachua Comprehensive Plan Analysis*

a. Page 8 of Justification Report provides analysis of Policy 2.1.a of the City's Future Land Use Element. Analysis states that all units will be single family detached, however, permitted uses under proposed PD Master Plan would allow single family attached units. Please verify and correct.

b. Page 12 of Justification Report provides analysis of Policy 2.4.b of the City's Future Land Use Element. Analysis states that compatibility buffering is not required. This is not necessarily the case as the surrounding uses and lot sizes require buffering consideration. See Comment 1.g above related to this comment.

c. Page 13 of Justification Report provides analysis of Objective 4.1 of the City's Future Land Use Element. Analysis states that the project is located within a developed area. Substantial areas to the south and east of the subject property are not "developed" but rather in active agricultural or silvicultural operations.

3. *Consistency with City's Land Development Regulations*

a. Page 17 of Justification Report provides analysis of Section 2.4.2 (E)(1)(g) of the City's Land Development Regulations. Analysis states that the development will not deviate from the pattern of development as the corridor (CR 235) is predominately residential. Please provide greater detail and address the size of residential lots adjacent to this property, especially to the south and east of the subject property.

b. Page 18 of Justification Report provides analysis of Section 2.4.2 (E)(1)(j) of the City's Land Development Regulations. Analysis references Savannah Station located less than 400 north on CR 235. Please clarify. Phase 3 will be located less

than 400 (feet?) from the existing Savannah Station development? How is this measured?

c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

d. Page 20 of Justification Report provides analysis of Section 3.6.2 (A)(1)(g) of the City's Land Development Regulations. Provided master plan does not provide location of all listed facilities. This can be provided in graphical or tabular form. If in tabular form, addresses and travel distances from those facilities to the subject property should be provided.

e. Page 24 of Justification Report provides analysis of Section 3.6.3 (A)(2) of the City's Land Development Regulations. Analysis indicates that only single family detached dwelling units are permitted within proposed PD zoning district, however, listed allowed uses includes single family attached units.

f. Page 24 of Justification Report provides analysis of Section 3.6.3 (A)(4)(b) of the City's Land Development Regulations. Analysis indicates no setbacks or buffers are required between proposed and existing large lot development. A 100' separation of between existing lots and any proposed lots within the subject property must be provided. 25' of the 100' separation must include 25' natural buffer that will only utilized for ingress/egress and for underground potable water, sewer, electrical, or stormwater lines. No grading or tree removal permitted within this buffer area.

g. Per Section 7.3.2 (A), sidewalks are required along both sides of the street given the proposed density of the project. Please revise typical roadway section shown on PD Master plan that shows second sidewalk as optional.

4. *Concurrency Impact Analysis*

   a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

   b. Provided concurrency impact analysis does not utilize City level of service standard for water concurrency (275 gallons per day per unit). Please correct.

   c. Provided concurrency impact analysis does not utilize City level of service for wastewater concurrency (250 gallons per day per unit). Please correct.

5. *Public Services Comments*

   a. Applicant must respond to comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated September 22, 2021 (attached).

6. *Miscellaneous*

   a. Add note as condition of approval: architectural variability standards as set out in Section 4.3.1 (A)(4)(d) are applicable to single family detached dwellings within Phase 3.

b. Add note as condition of approval: design features as required by use-specific standards in Section 4.3.1 (A)(3)(d) are applicable to single family attached, townhome or two to four family dwellings within Phase 3.

c. Add note as condition of approval: regardless of ownership or maintenance of streets, all sidewalks and crosswalks will meet FDOT Design Manual Chapter 222 Pedestrian Facilities, unless otherwise stipulated in the PD Master Plan. This may require revision to street section typical provided in PD Master Plan (minimum sidewalk width should be 6').

d. Add note as condition of approval: an environmental assessment will be required at time of final PD plan/ preliminary plat/ site plan approval that includes a 100% gopher tortoise and burrowing owl survey. A condition will be required that standard measures of protection for Eastern Indigo Snakes, if applicable.

e. Note 5 of the PD Master Plan identifies Development Area C as circulation development area, however, on the map it appears that Development Area D is the circulation development area. Please confirm.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 22, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 9/22/2021

RE: **Savannah Station Phase 3 (Rezoning to PD-R)**

Public Services has reviewed the subject project (Aug 31st Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Aug 31 Submittal** **Sheet 2** This sheet shows the concept for the new lift station & the new force main. Although this concept appears feasible, there are several other feasible approaches. CoA suggests that these feasible approaches be discussed prior to detail design. See below for a description of feasible concepts. **FYI- Approved as Noted.**
2.	**Comment on Aug 31 Submittal** **Sheet 2** Option 1 This is the submitted concept. The new lift station discharges into a new force main that connects to the existing 16-inch force main along CR-235A. Where the new and existing force main connect, a vault will need to be constructed. Installed in the vault will be a check valve, two isolation valves & a bypass line with an

NO.	COMMENTS
	isolation valve. **FYI- Approved as Noted.**
3	**Comment on Aug 31 Submittal** **General** Option 2 The new lift station discharges into a new force main that discharges to an existing gravity manhole on the east side of CR235A. Discharge from this gravity manhole is conveyed by a series of gravity mains and manholes to the receiving manhole of the existing lift station (LS#15). Several manholes, including the receiving manhole, will need to be lined with protective coatings. The pumping capacity in LS 15 will need to be evaluated. **FYI- Approved as Noted.**
4	**Comment on Aug 31 Submittal** **General** Option 3 The new lift station discharges into a new force main that discharges to the receiving manhole of existing lift station (LS#15). The receiving manhole will need to be lined with a protective coating. The pump capacity in LS 15 will need to be evaluated. **FYI- Approved as Noted.**
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 1, 2021

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On August 31, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Planned Development – Residential (PD-R) on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **complete**. Detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

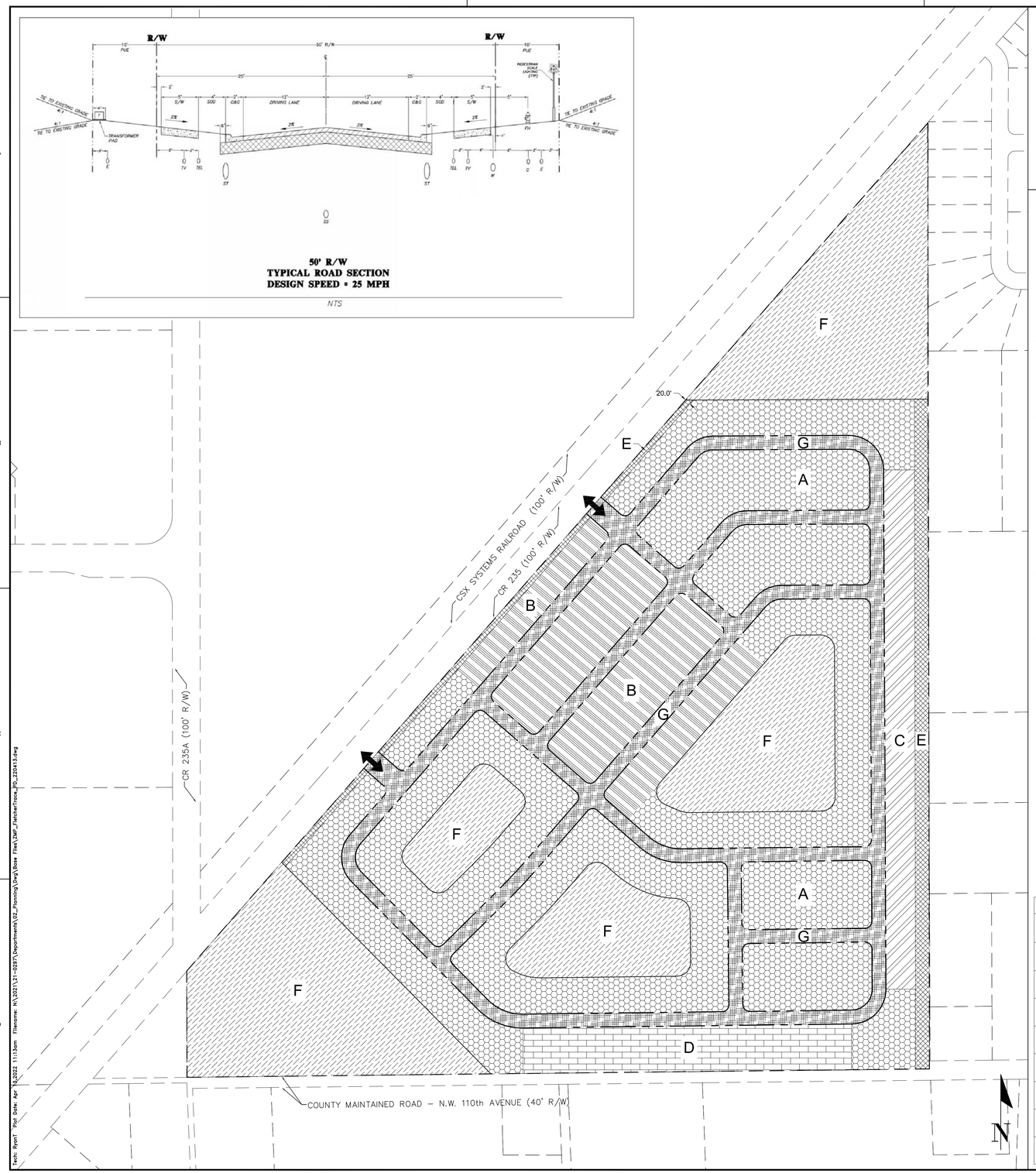
Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A -C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
G	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[3]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE. 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

CHW Professional Consultants
1180 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-0075

SCALE: 1" = 200'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

SUBMITTALS:
INITIAL – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 14, 2022
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
RESUBMITTAL – PD REZONING, APRIL 11, 2022
FINAL FOR RECORD – PD REZONING, APRIL 11, 2022

CONSTRUCTION/BID REVISIONS:

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
REVIEWED BY: T. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 1 of 3

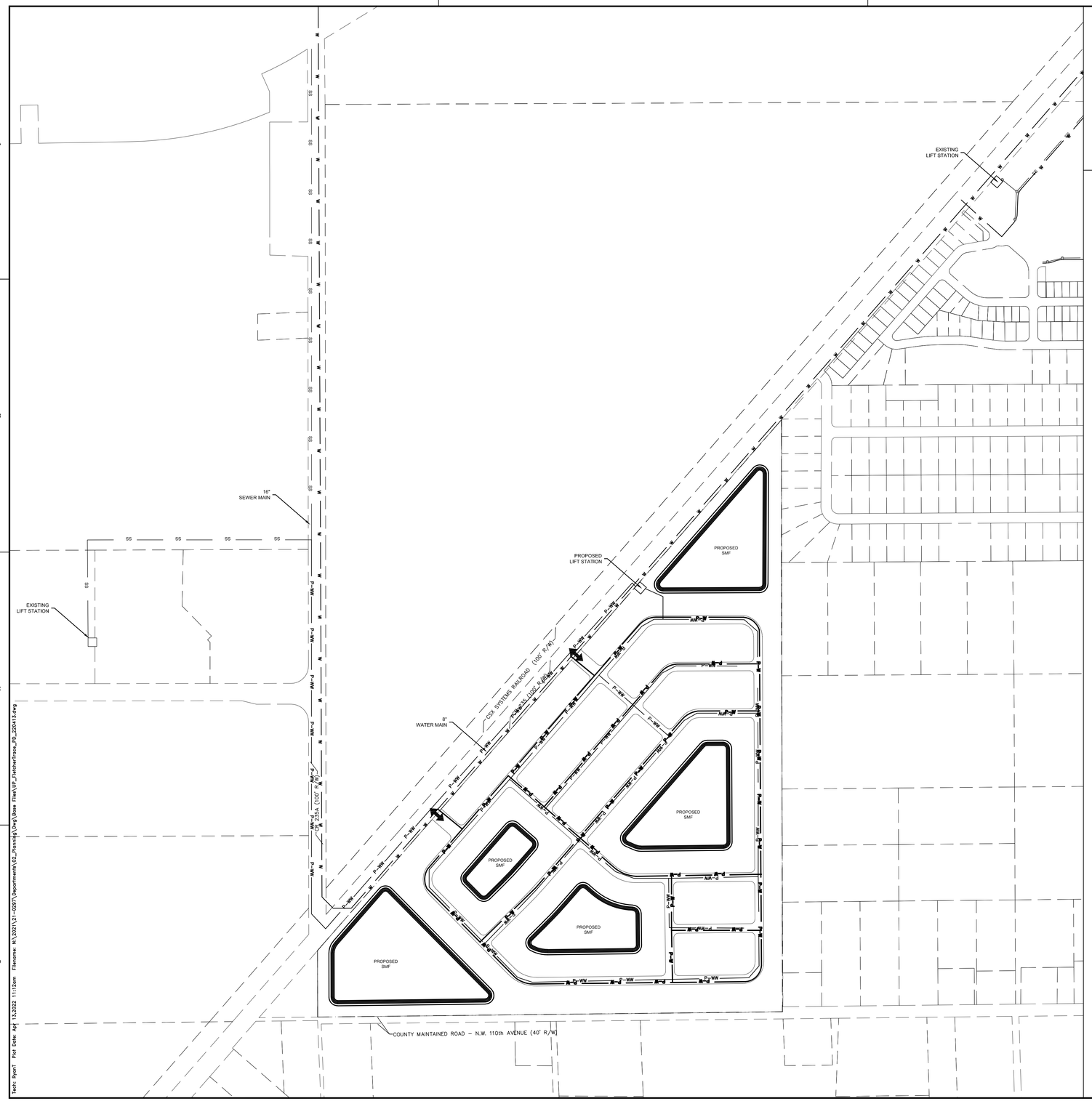
Fetch: Ryan Plot Date: Apr 13, 2022 11:13am Filename: N:\2021\21-0297\Departments\02_Planning\Dwg\Base Files\2sht_FletcherTrace_PD_22x34.dwg

FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

UTILITY PLAN



GENERAL NOTES

1. **POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
2. **SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

1180 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

CHW
Professional Consultants

est. 1988 **FLORIDA** CA 0075

SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
FINAL FOR Council – PD REZONING, APRIL 13, 2022

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)

PROJECT: PLANNED DEVELOPMENT

SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON

DESIGNER: B. THOMPSON

QUALITY CONTROL: C. BRASHER

PROJECT NUMBER: 21-0297

SHEET NO.: 2 of 3

Tech: Ryan Plot Date: Apr 13,2022 11:12am Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\UP_FletcherTrace_PD_220413.dwg

FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

1180 Research Drive
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SCALE: 1" = 200'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
- PD REZONING, AUGUST 31, 2021
FINAL FOR CC#2 - PD REZONING, APRIL 13, 2022

CLIENT: FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)

PROJECT: PLANNED DEVELOPMENT

SHEET TITLE: PD EXISTING CONDITIONS PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 3 of 3

PLANNED DEVELOPMENT REGULATORY AGREEMENT FOR FLETCHER TRACE PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of April 25, 2022 by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **WACO PROPERTIES, INC.,** Florida corporations, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Fletcher Trace Planned Development ("PD-R" or "Project")**, which is proposed to consist of ±118.2 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Agricultural ("A") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on March 8, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on March 28, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-10;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-10;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-10, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached or attached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-10, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. This PD Agreement shall be recorded in the Public Records of Alachua County, Florid and its terms shall run with the land set forth on attached Exhibit "A", the PD, or the Project. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-10.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by

the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developers:

Waco Properties, Inc.
569 S. Edgewood Avenue
Jacksonville, FL 32205

11. This PD Agreement shall be binding on the Owner/Developer and its successors, assigns and anyone acting on behalf of the Owner/Developer or its successors or assigns. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City

and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-10 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

Elizabeth Holmes

Elizabeth Holmes
(NAME)

OWNER/DEVELOPER:
Waco Properties, Inc.

By: _____

Richard Exline, VP
(NAME) (TITLE)
of Waco Properties, Inc.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18th day of April 2022 by Richard Exline, who is personally known to me or who has produced _____ as identification, and who took an oath.

Karen D. Mayer
Notary Public State of Florida
Expires: 01/09/2026
Commission No. HH193144
[SEAL]

Karen D. Mayer
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest:

CITY OF ALACHUA

_____
Mike DaRoza
City Manager/Clerk

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.

(SEAL)

_____
Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

EXHIBIT "A"

Tax Parcel Number 03980-002-001

LEGAL DESCRIPTION:

118.191 ACRE TRACT

OVERALL TRACT "D" – Book 2140; Page 1836

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-10]

Savannah Station Ph. 3
Planned Development-Residential

Rezoning Application on Alachua County Tax Parcel
03980-002-001

Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Waco Properties, Inc.

Date: ~~8/31/2021~~
REVISED 2/15/2022
PN# 21-0297

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Application Package
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1. **Cover Letter (REVISED)**
2. **Rezoning Application**
3. **Property Owner Affidavits**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Workshop Materials**
7. **Justification Report (REVISED)**
8. **Attachments**
    a. **Public School Student Generation Form**
    b. **Map Set**
    c. **Plan Set (REVISED)**

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February 15, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Savannah Station Phase 3 – PD-R Rezoning (REVISED)
(Alachua County tax parcel 03980-002-001)

Dear Kathy:

The above-referenced application has been revised to address comments received by the Project Assistance Team (PAT) on February 10, 2022. Revised materials include this cover letter, the Justification Report, the PD Master Plan, and the PD Utility Plan. Notable revisions include:

- Ensuring the Amenity Center is only permitted in Developable Areas A and B,
- Amending the rear setback for lots abutting the east and south property boundaries,
- Adding a 20'-wide landscape buffer along the CR 235,
- Amending the Justification report to reflect the appropriate roadway impact, and
- Adding a note to the PD Utility Plan per Public Service Department.

A complete list of responses to the PAT comments is attached hereto for reference and reflected in the materials.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at ryant@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

C. Ryan Thompson, AICP
Sr. Project Manager
N:\2021\21-0297\Departments\02_Planning\City-County\Working Files\LTR 220215 SS PH3 - Cover Letter.docx

1. PD Master Plan: Compliance with Applicable LDR Provisions

c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.

New Comment: Propose PD Master Plan indicates that the Amenity Center would be permitted in Development Area C. This area is not appropriate for this use as it is adjacent to eastern property boundary. Please revise to remove Amenity Center as permitted within Development Area C.

Response: The Amenity Center is permitted in Development Areas A and B only, as reflected on the PD Master Plan.

g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.

New Comment: Rear setbacks for Development Area C and for Lots along southern property boundary must be a minimum of 15'.

Response: Due to potential building footprints on these sites, a 12' minimum rear setback is proposed. This minor modification is requested to meet high demand for specific units provided by the applicant.

3. Consistency with City's Land Development Regulations

c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

New Comment: Proposed landscape buffer along CR235 must be shown on PD Master Plan.

Response: A 20'-wide buffer is proposed along CR 235, as illustrated on the PD Master Plan.

4. Concurrency Impact Analysis

a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

New Comment: Page 7 of Justification Report still references CR235A North, when Staff believes it means to reference CR235A South.

Response: The reference to CR 235A North on Page 6 and 7 of the Justification Report has been amended.

5. Public Services Comments a. Applicant must acknowledge comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated February 10, 2022 (attached).

6. Miscellaneous

a. New Comment: While Staff understands the PD Project name may ultimately be different from platted name of any future subdivision, there are concerns regarding the use of the name “Savannah Station” for any future development within the PD as confusion may arise. Acknowledgement only needed.

Response: The note requested by Public Services was added to the PD Utility Plan.

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City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Savannah Station Phase 3
2. Address of Subject Property: _____
3. Parcel ID Number(s): 03980-002-001
4. Existing Use of Property: vacant
5. Future Land Use Map Designation : Moderate Density Residential
6. Existing Zoning Designation: A
7. Proposed Zoning Designation: PD-R
8. Acreage: ±118 ac.

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive, Alachua, FL 32615
   City: Gainesville State: FL ZIP: 32607
   Telephone: (352) 331-1976 FAX: (352) 331-2476 e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco Properties, Inc.
   Mailing Address: 569 S. Edgewood Avenue
   City: Jacksonville State: FL ZIP: 32205

   * 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: The Fletcher Family Companies
   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

Ryan Thompson, AICP

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 August, 2021 by Ryan Thompson

_____, who is/are personally known to me, or who has/have produced _____

as identification.

Signature of Notary Public, State of Florida

SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

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7. Justification Report (REVISED)
8. Attachments
    a. Public School Student Generation Form
    b. Map Set
    c. Plan Set (REVISED)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11305 NW 173RD ST, ALACHUA, FL 32615

Parcel ID Number(s): 03980-002-001

Acreage: ±118.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard Exline Title: _____

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 326015

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

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

Richard Exline

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLorida County of Duval

The foregoing application is acknowledged before me this 31st day of August, 2021, by Richard Exline

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KARINA GARRETT
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270090

Signature of Notary Public, State of Florida

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118.191 ACRE TRACT

OVERALL TRACT "D" – Book 2140; Page 1836

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.O7 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

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    c. Plan Set (REVISED)

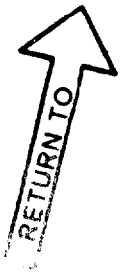
15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, 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: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the 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 and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Robin J. Schmidt

Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OR Book2140 Page1836

OVERALL TRACT "D"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	ALACHUA INDUSTRIAL (233200.60)
Subdivision	
Brief Legal Description*	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	80.710
Homestead	N

View Map

Owner Information

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

	2021 Proposed Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,599	$24,531	$30,400	$30,400	$30,400
Agricultural (Market) Value	$1,452,780	$1,576,980	$1,984,320	$1,984,400	$1,984,400
Just (Market) Value	**$1,452,780**	**$1,576,980**	**$1,984,320**	**$1,984,400**	**$1,984,400**
Assessed Value	$22,599	$24,531	$30,400	$30,400	$30,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,599	$24,531	$30,400	$30,400	$30,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	80.71	3515727.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/10/1997	$325,000	SD	2140	1834	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	INTERNATIONAL BUSINESS MACHINE	Link (Clerk)

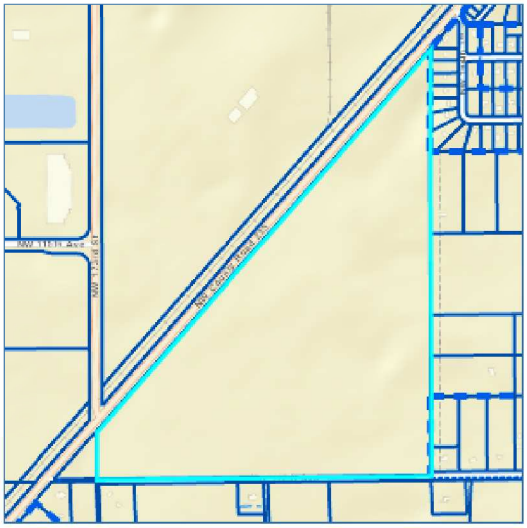
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A8-09-1470	FIRE ALARM	Yes	No	9/17/2009	$30,000
AL07-11158	FIRE SPR. SYS.	Yes	No	9/5/2007	$118,500
AL06-10730	COMMERCIAL BUILDING	Yes	No	10/11/2006	$204,865

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 5:24:53 AM

Version 2.3.141

John Power | TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03980 002 001

Owner:
WACO OF ALABAMA INC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/06/2020** for **$522.75**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
2012 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2011 Annual Bill	$0.00
	Print (PDF)
2010 Annual Bill	$0.00
	Print (PDF)
2009 Annual Bill	$0.00
	Print (PDF)
2008 Annual Bill	$0.00
	Print (PDF)
2007 Annual Bill	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

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Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0297

Professional Consultants

To: Neighbors of the County Road 235 / County Road 235A Intersection

From: Ryan Thompson, AICP

Date: 13 August 2021

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Mailing Labels

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELIN
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

PROPERTY OCCUPANT(S) 10945 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11926 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16419 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

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Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

Surfside

Continued from Page 3A

complete further assessments.

It is indicative of how potentially pervasive structural issues might be with older complexes, particularly on the water, and underscores the need for a timely and thorough investigation into what caused the Champlain collapse and how other buildings might or might not face similar problems, officials said at Tuesday's meeting.

"We need to know how safe our community is," said Commissioner Nelly Velasquez. "We need to know how safe our Earth is beneath our feet, and we need to know that as soon as possible."

Burkett agreed.

Miami-Dade County Mayor Daniella Levine Cava "did a marvelous job, and has done and continues to do a marvelous job," Burkett said. "However, with respect to this very, very narrow issue, I think there is a loss of focus."

Leaning forward in his chair in a conference room at Surfside Town Hall recently, Burkett pulled no punches when he told The Palm Beach Post that he believes the glacial pace of the county to either pursue its own investigation or enable the town to complete theirs, could result in tragedy.

"The people that eventually make the decisions on whether to immediately proceed with an investigation as to why the building fell down are the ones that are ultimately going to be responsible if, God forbid, we end up with a catastrophe in our town again," Burkett said. "And that's not something I want to be anywhere near."

In a strongly-worded July 23 letter toLevine Cava, Burkett said as much, questioning why the county seems to be hindering the town's investigation.

"If we are denied the ability to access the site, a property within our own municipality, and we cannot do the investigations that our expert has prescribed because of the County's refusal to give us access, then the County must assume full and complete responsibility for any loss of life and any other damages that may result," Burkett wrote.

When asked why Kilsheimer has not been granted access to the debris, Cava's office referred The Post to Cava's July 29 reply to Burkett, in which Cava wrote that it is "essential that we get answers and accountability about exactly what happened," and that the "safety and well-being of every single resident of Miami-Dade" is her "top priority."

Cava in that reply also encouraged Surfside to continue inspecting Champlain Towers North, which is the "sister" building to the one that collapsed, as well as any other buildings within the town's jurisdiction.

She wrote that the county's process of hiring a forensic engineer to investigate the collapse was "well underway," and that it is "vital that the investigation move forward as speedily as possible while maintaining the integrity of the collapse site and all evidence."

As such, she concluded, "access to the site has been limited."

'They want this to go away as fast as possible'

But seven weeks after the collapse, the county still has not hired an engineer. And Kilsheimer still has not been granted access to the debris, Burkett pointed out. In fact, the county did not even put out an online post for the forensic engineer position until July 28 — five weeks after the collapse.

"At the present time, we have not extended a contract to a forensic engineer, we are still in the procurement process," a spokesperson from the department wrote in a recent statement to The Post.

Surfside commissioner and former prosecutor Eliana Salzhauer thinks she might know why.

"I don't think anybody wants to hear the truth, because the truth is going to cost them money," she said at Tuesday night's meeting. "They want this to go away as fast as possible."

The reason, Salzhauer said, is simple: The receiver wants to get as much money as possible for the families and the county wants the spotlight off a problem that could devalue properties.

"That value can be decimated if it turns out there is a sinkhole, if it turns out there is a structural problem — that that ground is now worthless," she said. "There are so many unknowns here and nobody really wants to know ... they're hoping everyone will not pay attention, they'll get their money, the thing will be sold and will pass on. We're trying to stop that speeding train."

Kilsheimer said the investigation currently being conducted by the Miami-Dade police, in conjunction with the state attorney, is a criminal, not structural, investigation, which is the reason police have given for not allowing Surfside access to the debris. And the federal investigation being conducted by NIST is focused on policy, not cause, he said.

"NIST is not going to determine why the building fell down," Kilsheimer said. "They are going to come up with what materials should be used in certain environments, change building codes, make suggestions — like a bureau of standards. They are not forensic collapse experts."

Kilsheimer stands ready, willing and able to proceed with an investigation into the cause of the Champlain collapse, he said, be it on behalf of Surfside or the county. Residents are scared, he said, and they want answers.

"And we, on almost a daily basis, get several phone calls from people that live in that area that want us to talk about if their building is safe, are they safe," Kilsheimer said.

The commission discussed at Tuesday's meeting that one reason for the cold shoulder from the county might be because Surfside potentially could be a defendant in a future lawsuit relating to the collapse, and the county might question Kilsheimer's allegiances.

Kilsheimer bristled at the notion, saying that, if released from his contract with Surfside and hired by the county, he will in no way conduct an investigation or render a report based on any form of bias, favoritism or protection for any person or entity.

"In my mind, they're concerned I am going to say something to cover Surfside's ass in some way shape or form, and that's not how we do things," Kilsheimer said. "I've never had anybody say that I wouldn't tell it the way it was no matter who I was working for, and I personally take this as an insult that they are questioning my honesty."

Burkett agreed, writing in his letter to Levine Cava that "the investigation we conduct and the preservation of any remaining evidence are not mutually exclusive," and that the town would "happily work" with the county to "do our investigation and carefully and thoughtfully as possible," while "freely sharing all raw data that we collect from our testing with any agency or interested party."

Levine Cava's office, however, said that it is not the county, but the court-appointed receiver for Champlain Towers South — an attorney out of Fort Lauderdale — who is prohibiting Kilsheimer access to the debris. Her office provided The Post a letter from the receiver dated July 29 saying as much.

That receiver, Michael Goldberg, did not respond to verbal and written requests from the Post to explain why or at who's directive he determined Kilsheimer should not have access to the collapse site or the stored debris, and if, or when he has any intention of granting that access.

Debris, deemed critical to collapse investigation, being destroyed

While Kilsheimer is being denied access to both the warehoused debris and the collapse site, he said that, against the judge's orders, he has heard NIST has been conducting "destructive testing" on evidence. That means, he said, that NIST could be destroying critical evidence that might reveal the cause of the collapse.

"NIST is not sharing with us what they are doing," Kilsheimer said. "They can be doing things ... that make it impossible for us to do what we need to do in the ground. Maybe they found the one spot that's really bad, but we'll never find that spot because they took it and won't tell us what they did."

At a hearing Wednesday morning in Miami, a judge handling the receivership warned Goldberg that no destruction or alteration of evidence will be permitted.

In response, Goldberg said that he spoke with NIST official Judith Mitrani-Reiser, who has been co-leading the team of scientists conducting a preliminary investigation into Surfside, and she stressed that NIST was doing its testing in the least invasive way possible.

Burkett said he is beyond frustrated that NIST is processing evidence without Kilsheimer, and that the county is not yet investigating the cause of the collapse at all.

He offered to release Kilsheimer from his contract with Surfside or assign that contract over to the county so an investigation can move forward expeditiously but said the county has not accepted that offer.

"We all just want to find out why the building fell," Burkett said. "We don't need Surfside to do the investigation; we just need an investigation to be done quickly."

Levine Cava's office told The Post that neither Burkett nor Kilsheimer offered Kilsheimer's services to the county, and that Kilsheimer failed to formally apply for the job when it was posted online.

But Burkett said Kilsheimer had already been conducting an investigation for five weeks at that point and "everyone" knew it.

"It's really hard for me to believe that anybody was confused about the fact that Surfside would be willing to make Mr. Kilsheimer available to do any work whatsoever related to determining the cause of the collapse, which would have included un-contracting his services with us and helping him to get on board with the county," Burkett said. "We still have lives at risk, and we need to get to the bottom of this."

The Miami Dade Police Department did not respond to a request to explain if Kilsheimer was ever considered for the county job and why or why not.

Allyn Kilsheimer, center, who has spent the past half-century examining debris from calamitous disasters, conducts a structural examination at Champlain Towers North in Surfside on July 9. Kilsheimer is examining the nearby sister tower of the collapsed Champlain Towers South condominium for clues to the causes of the deadly catastrophe.
MARK ABRAMSON/WNT

Searchers dig through the rubble June 29 at the base of Champlain Towers South in Surfside. The condo building partially collapsed June 24.
LANNIS WATERS/THE PALM BEACH POST

Two people comfort each other at the Surfside Wall of Hope & Memorial.
WENDY RHODES/THE PALM BEACH POST

'Rolling the dice on their lives'

Kilsheimer, a 64-year veteran of building collapse investigations, has investigated about 30 to 40 collapses, he said, including the Pentagon after 9/11, the Florida International University bridge collapse in 2018, the Oklahoma City bombing in 1995, and probes around the world, including in Kuwait, Saudi Arabia and Turkey.

He said that inspecting the south tower debris is critical to determining not only why the south tower fell, but if the "sister" building — Champlain Towers North — which has been subject to voluntary evacuation since shortly after the south tower fell, is safe for occupancy.

"The odds of that happening are very low, and I recognize that, but here's the question — can we take that chance?" Burkett said. "Who's willing to roll the dice on the lives of those people in that building? And if you are not focusing on that as your No. 1 concern, I would submit you are rolling the dice on their lives."

Champlain Towers North, located three lots north of the south tower, was built at the same time by the same developer and with similar plans, Burkett pointed out in his letter to Levine Cava, and probably used the same contractor and similar materials.

And until there is an official determination as to what caused the south tower to fall, there is an imminent concern for the safety of those in the surrounding areas.

"The safety of the residents living in the Champlain Towers North building and other oceanfront buildings must not be ignored, nor can action to protect them be delayed," Burkett wrote.

Kilsheimer agreed. While he initially said the north tower was safe, he says now that a deeper investigation of the south tower needs to be done to confirm that, and that not enough is known about the construction of either tower to ascertain any risks to north tower residents.

"On neither building is there any information about load tests, and they don't even give the length of the pilings," he said about records that would typically indicate the standards to which both towers were initially built. "They don't exist. The only records we have are the drawings this town has. Things like load tests, concrete breaks, they don't get filed with cities."

Kilsheimer based his earlier, rosier assessment of the north tower based on preliminary inspections, engineering analyses and "random" concrete samplings of that building.

But because it is virtually impossible to safely access the foundation in an occupied complex, he said, he cannot unequivocally guarantee a zero risk of structural failure.

"My level of concern is, there are things that I don't know," he said. "That's my concern — the things that I don't know."

Unfortunately, it seems, neither does anyone else.

NIST has said its investigation could take years. Cava's spokesperson would not give an estimate on how long the county's investigation might take once an engineer is hired, and Miami Dade police did not respond to a request for a time frame.

Kilsheimer said if given access to the debris, he could conclude his investigation within "months."

"I don't understand why, whoever is really trying to understand why this building fell down, can't go with the team we have or somebody equal to that team," he said. "They have a reason. Why? I don't know."

@WendyRhodesFL

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03890-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

Meeting Presentation

Savannah Station- Phase 3

Rezoning Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
August 30, 2021

21-0297:Savannah Station

1

The purpose of the neighborhood meeting:

The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

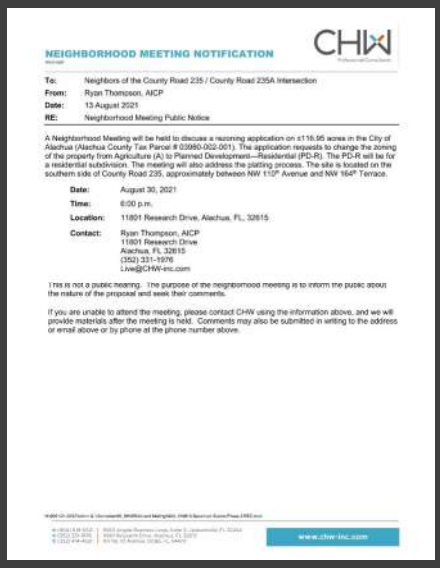
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.

21-0297:Savannah Station

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the County Road 235 / County Road 235A Intersection
From: Ryan Thompson, AICP
Date: 13 August 2021
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

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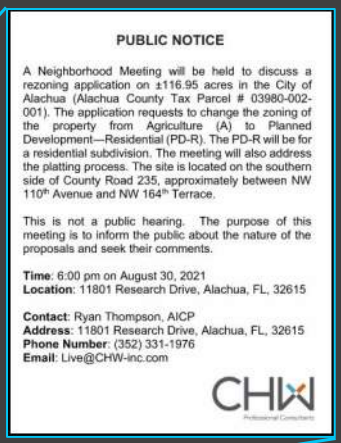
Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

www.chw-inc.com

Surfside



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Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

21-0297:Savannah Station

3

REQUEST:

Rezoning Application

- FROM Agriculture (A)
- TO Planned Development – Residential (PD-R)

21-0297:Savannah Station

4

INTENT:

Develop a single-family residential subdivision

21-0297:Savannah Station

5

REZONING ESTIMATED TIMELINE

- June 23, 2021 — Pre-Application Meeting: City Planning staff
- August 30, 2021 — Neighborhood Meeting
- August 31, 2021 — Submit: Rezoning Application
- Sept.- Oct. 2021 — Staff Review
- Nov. 9, 2021 — Planning & Zoning Board: Public hearing
- Dec. 2021-Jan. 2022 (tentative) — City Commission: Public hearings

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PLAT
ESTIMATED TIMELINE

June 23, 2021 — Pre-Application Meeting
City Planning staff

After Rezoning — Preliminary Plat
Submittal

4-6 months later — Preliminary Plat
Public Hearings
(Planning & Zoning Board and City Commission)

After Prelim. Plat — Final Plat and Construction Plans
Submittal
(for each phase)

±2 months later — Construction Plans
Administrative Approval

2-3 months later — Final Plat
Public Hearing
(City Commission)

21-0297:Savannah Station

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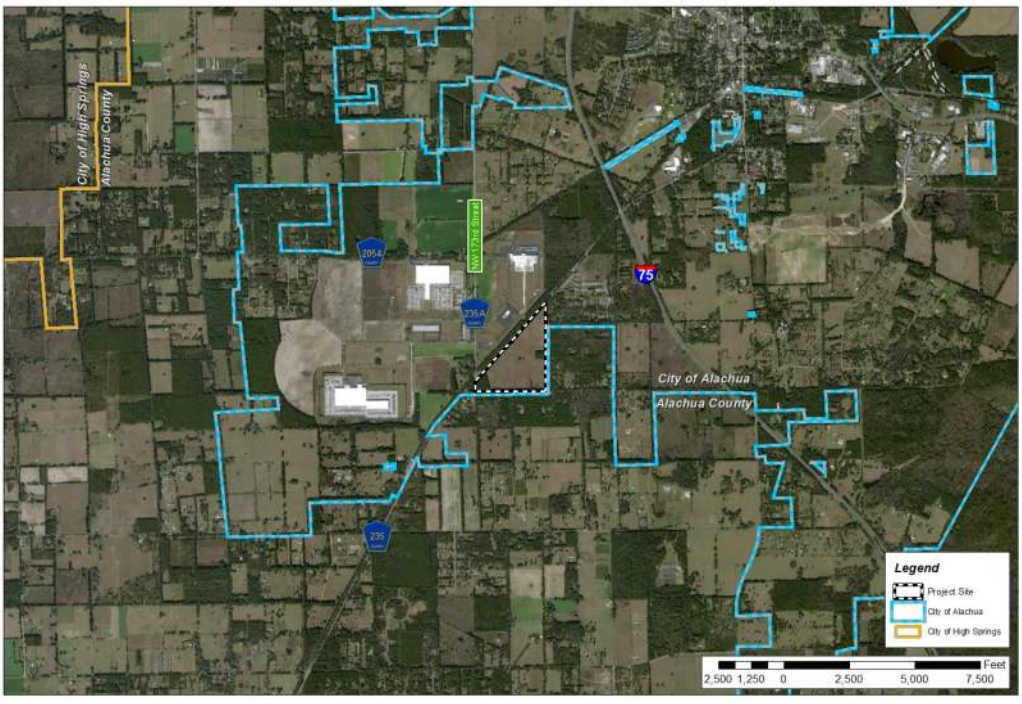
Context Map



CHW

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Aerial Map

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Future Land Use Map

FLU:
Moderate Density Residential

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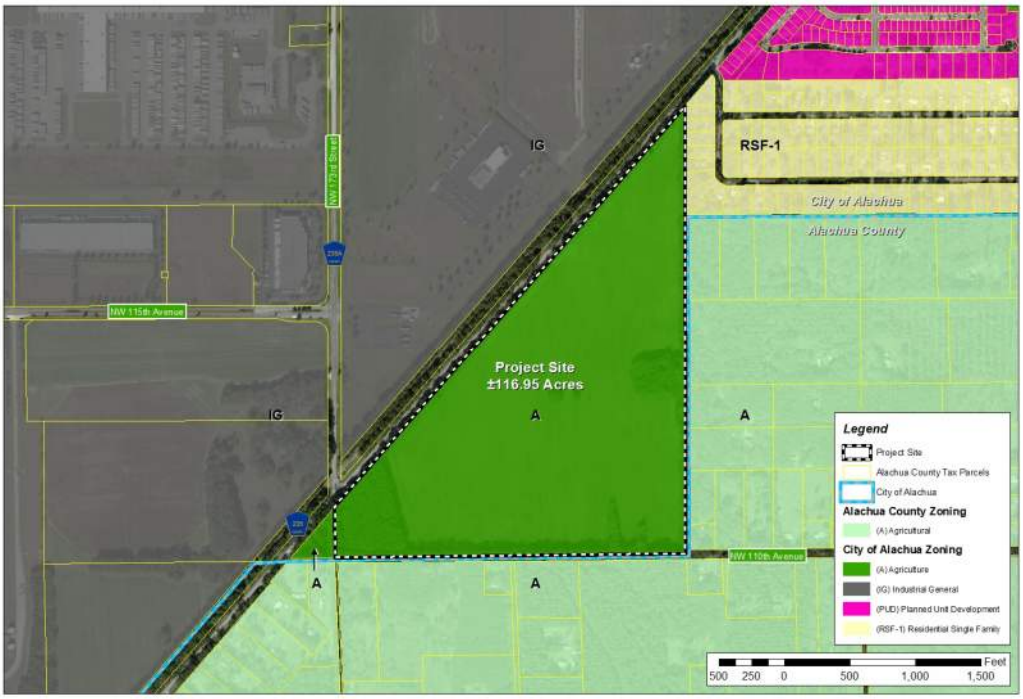
Zoning Map

Zoning: Agriculture (A)



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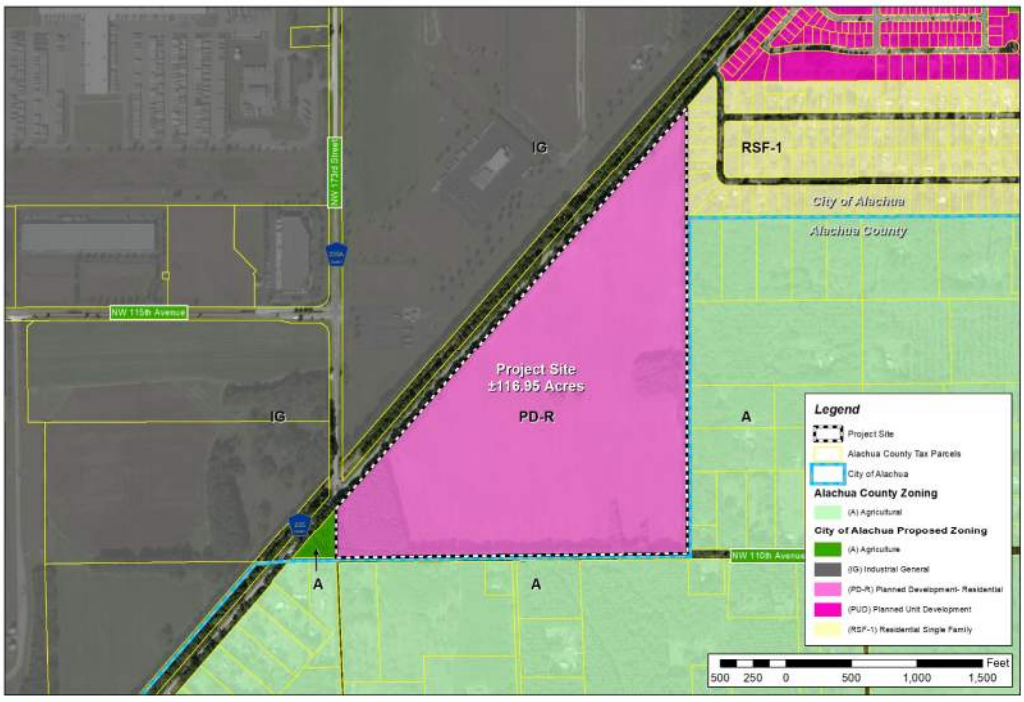
Proposed Zoning Map

Proposed Zoning: Planned Development - Residential (PD-R)



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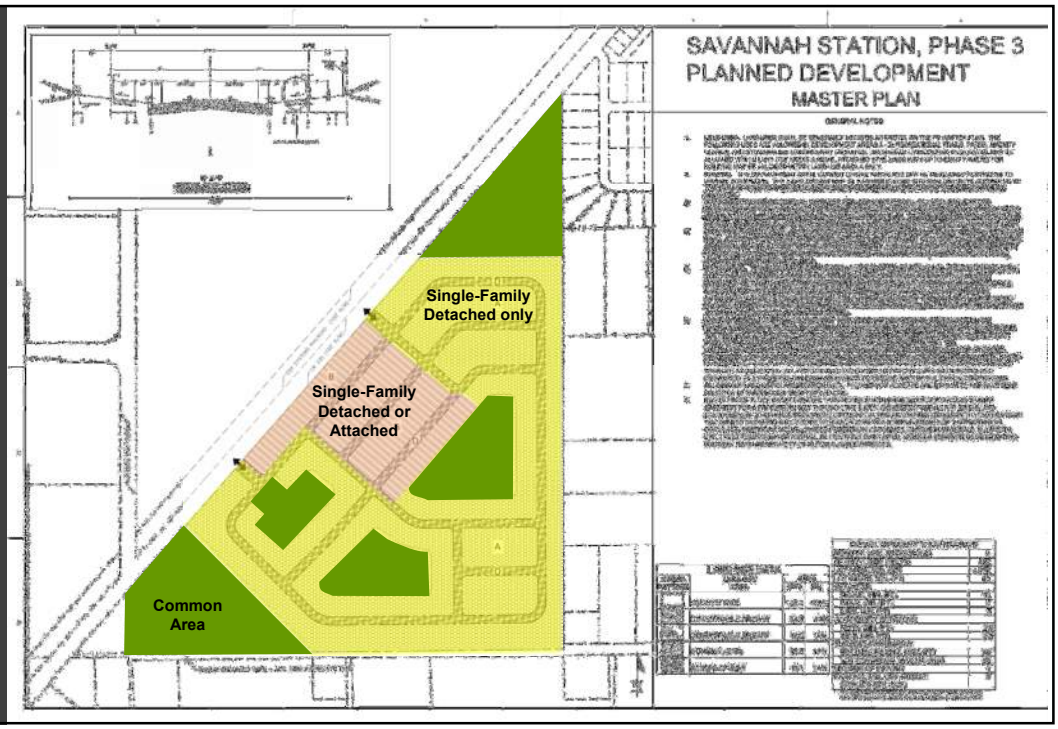
PD Master Plan



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Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

Savannah Station Phase 3

21-0297

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: August 30, 2021 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Rezoning Application

	Print Name	Street Address	Signature
1	Jake Streit	16414 NW 110 Ave	
2	BRIEN & BRENDA VINCENT	16919 NW 110TH AVE	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Meeting Minutes

NEIGHBORHOOD MEETING MINUTES

Savannah Station Phase 3

21-0297

Professional Consultants

Event:	Neighborhood Meeting
Date/Time:	August 30, 2021 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Rezoning Application

CHW (Agent) Attendees: Ryan Thompson, AICP; Seth Wood; Olivia Lee; Michael Hutchinson
Public Attendees: 3

CHW, on behalf of Waco Properties, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; the Rezoning and Plat review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual master plan for the Planned Development. Questions from public attendees are described below, with agent responses.

Question: What is the expected lot size?
Response: The typical lot is expected to be 5,000 sf and 50'-wide, the same as Savannah Station Phase 2. However, to allow a different housing product, the minimum lot size for the project is proposed to be 4,000 square feet, with a minimum lot width of 40 feet.

Question: Will the homes be detached or attached?
Response: Single-family detached homes will be the only residential unit form permitted on the majority of the project site. An area central to the project site, as depicted on the PD Master Plan, will allow for single-family detached and attached residential units. Whether or not single-family attached residential units are constructed in this area will be based on market conditions.

Question: Will there be rentals included in this project?
Response: That is beyond the scope of this rezoning application. No more than a typical neighborhood like existing Savannah Station is expected.

Question: What will happen to trees currently on the property?
Response: This will be determined during the platting process. All development will conform to City of Alachua tree protection and preservation guidelines. Trees in the NW 110th Avenue right-of-way will not be touched. However, trees located on the subject property may be removed for home sites or stormwater management facilities.

Question: Will the streets have streetlights?
Comment: New streets constructed as part of this subdivision will have streetlights that conform to all pertinent City of Alachua regulations. It will be similar to the new phases of Savannah Station.

Question: Will this have any impacts on NW 110th Avenue?
Response: No direct access is proposed on NW 110th Avenue. Therefore, no paving or other improvements are required/planned. All ingress/egress points to the development will be located on County Road 235 exclusively. An emergency access consisting of a locked gate may be requested along NW 110th Avenue.

Comment: I do not want emergency or pedestrian access along NW 110th Avenue.

Question: What is the anticipated timeline for this development to occur? And how will it be phased?
Response: We estimate the rezoning portion of this project to conclude early 2022. Then, we will move into the platting process (outlined in presentation), which may take another 12 months. Phasing will be 20 -50 lots at a time, depending on market conditions, and will start near one of the CR 235 access points.
The meeting was adjourned at approximately 6:35 p.m.

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Application Package
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1. Cover Letter (REVISED)
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. **Justification Report (REVISED)**
8. Attachments
    a. Public School Student Generation Form
    b. Map Set
    c. Plan Set (REVISED)

CHW
Professional Consultants

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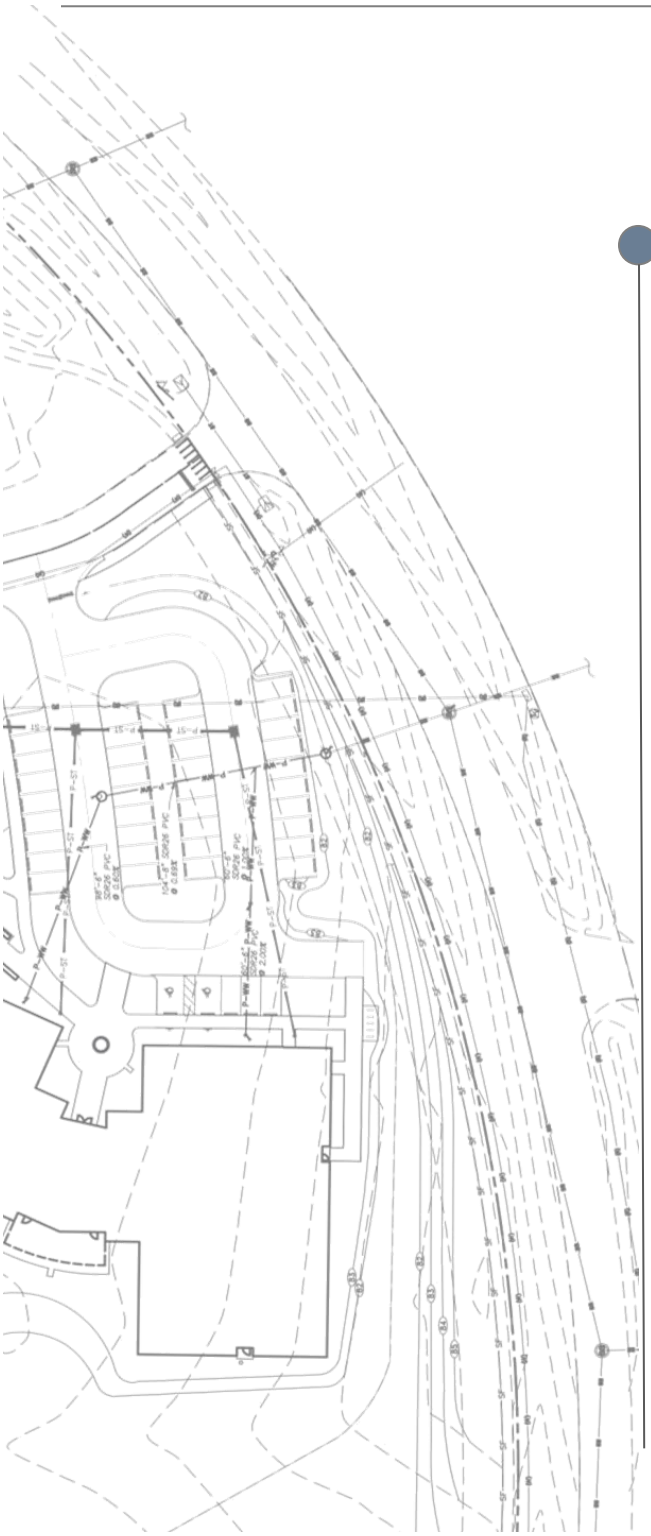
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



SAVANNAH STATION PHASE 3

Justification Report

~~**August 31, 2021**~~
Revised February 15, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Waco Properties, Inc.

Prepared by:
CHW

PN# 21-0297
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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Ryan Thompson, AICP, Project Manager
Date: ~~August 31, 2021~~ Revised February 3, 2022
Re: Savannah Station Phase 3 – Rezoning Application 21-0297

Jurisdiction: City of Alachua	**Intent of Application:** To allow Savannah Station Phase 3 to develop as a residential subdivision
Description of Location: Located along CR 235, north of NW 110th Avenue	
Parcel Number: 03980-002-001	**Acres:** ±118.2 acres (ac) *(Source: CHW)*
Existing Future Land Use (FLU) Classification: *Moderate Density Residential* The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units (du) per acre. This FLU category permits uses such as single-family dwelling units, townhomes, and Residential Planned Developments.	
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. 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.	**Proposed Zoning District:** *PD-R: Planned Development-Residential District* The PD-R district is established to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.
Existing Max. Permitted Density: ±118.2 ac * 1 du/5 ac = 23 du	**Proposed Max. Permitted Density:** ±118.2 ac * 4 du/ac = 472 du
Net Change This Rezoning application will permit 449 additional dwelling units.	

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone a ±118.2-acre portion of Alachua County tax parcel 03980-002-001 from Agriculture (A) to Planned Development-Residential (PD-R). The subject parcel is located along CR 235, north of NW 110th Avenue. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

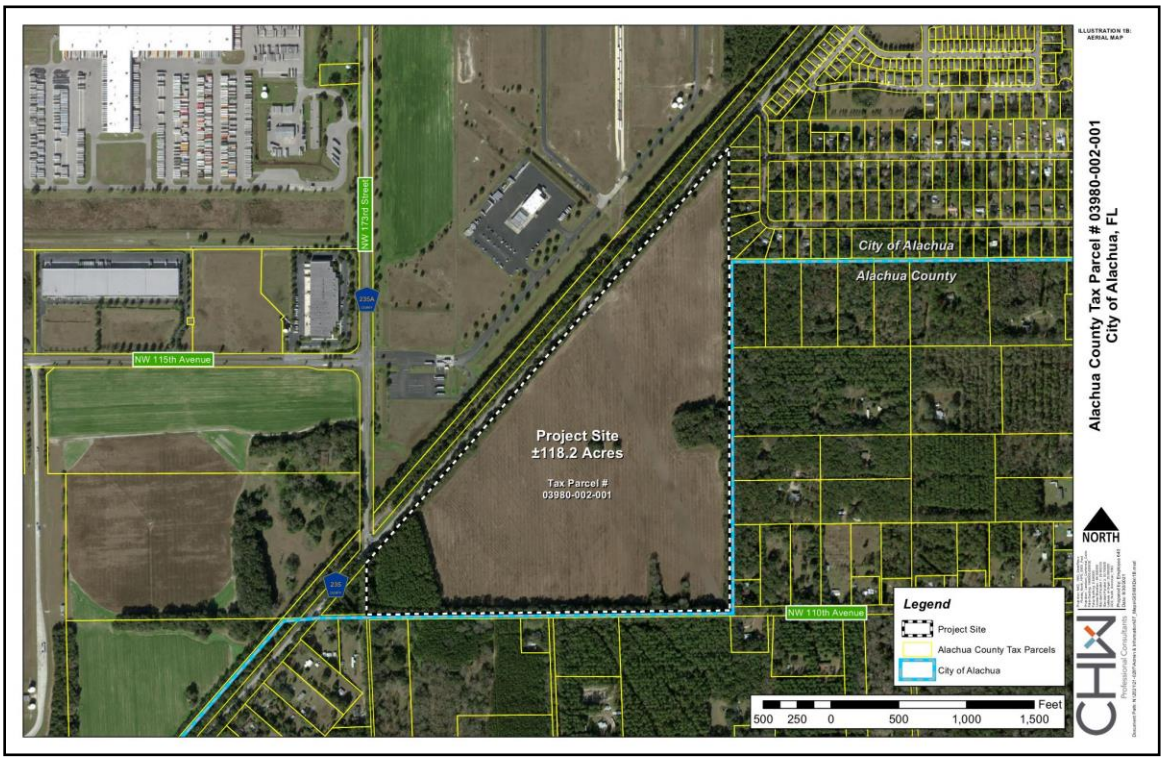

Figure 1: Aerial Map

The intent of this PD-R Rezoning application is to permit a residential subdivision. To obtain the maximum lot yield that is consistent with the underlying Moderate Density Residential Future Land Use (FLU) category (four units per acre), a PD-R is necessary. The PD-R shall be based on the Residential Single-Family – 4 (RSF-4) zoning district with modifications to the minimum lot size and lot width and other development standards, as specified on the PD Master Plan.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2 and 3**. The proposed Zoning District is illustrated in **Figure 4**.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	CR 235 ROW; Industrial	CR 235 ROW; Industrial General (IG)
East	Moderate Density Residential; Rural/Agriculture (County)	RSF-1; A (County)
South	NW 110th Ave ROW; Agriculture (County)	NW 110th Ave ROW; A (County)
West	Agriculture	A

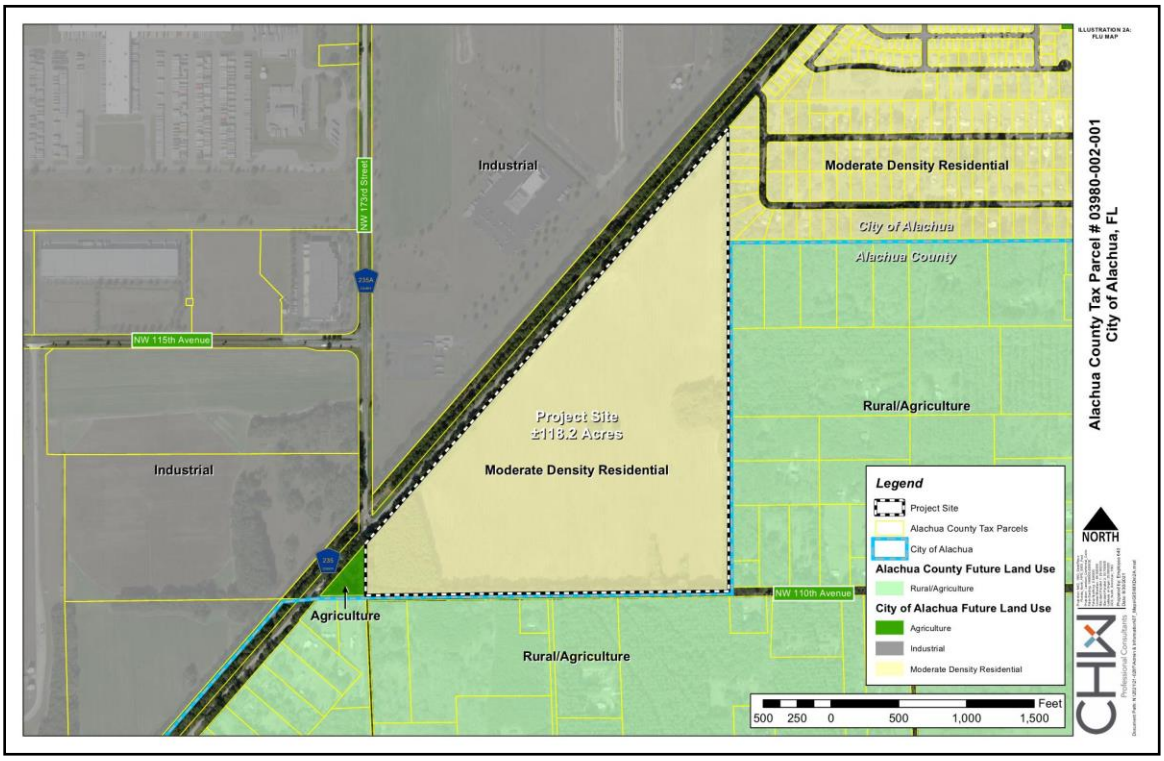

Figure 2: Existing Future Land Use Map

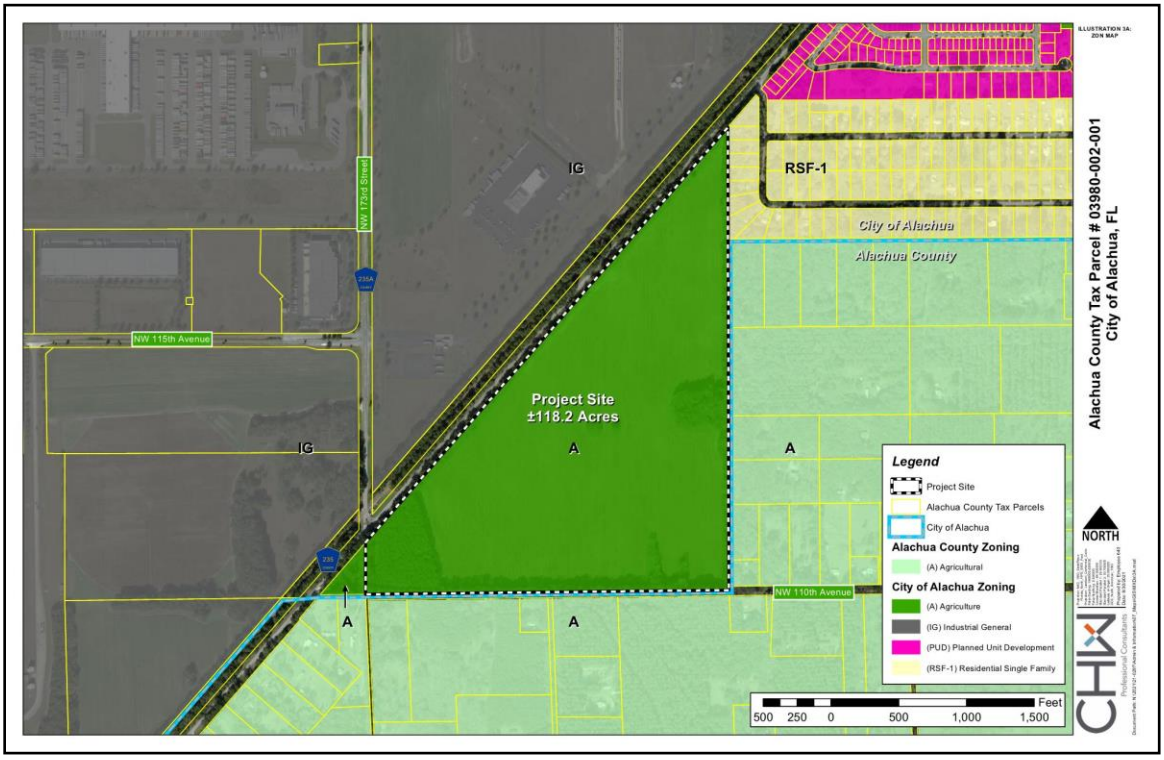

Figure 3: Existing Zoning Map

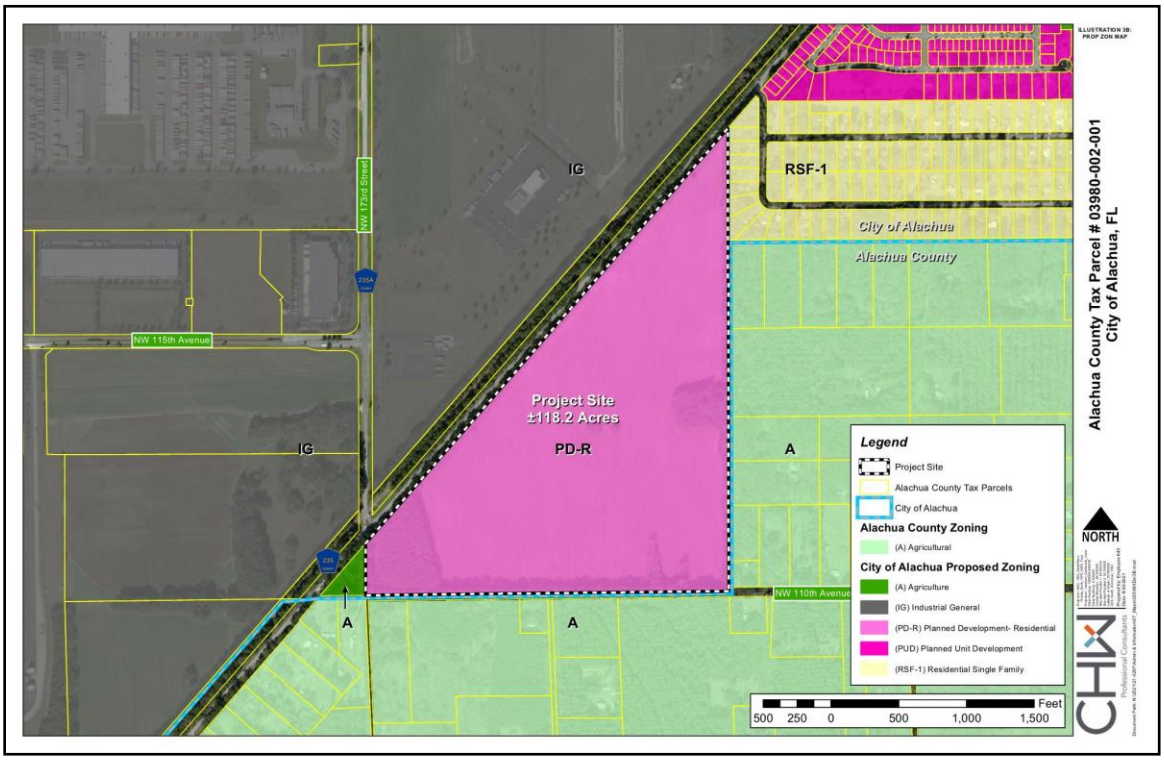

Figure 4: Proposed Zoning Map

In addition to single-family detached, a finite area also allows attached residential (up to nine (9) units per building) as an *option*. The attached product allows the developer to respond to market conditions by offering a more diverse housing type within the area, which has been successful in several Alachua County subdivisions. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in yellow in **Figure 5**) to ensure compatibility with adjacent properties. If attached units are constructed, overall density shall remain at or below four (4) dwelling units per acre.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development. The wider lots are in Developable Area C on the PD Master Plan and highlighted in blue in **Figure 5**.

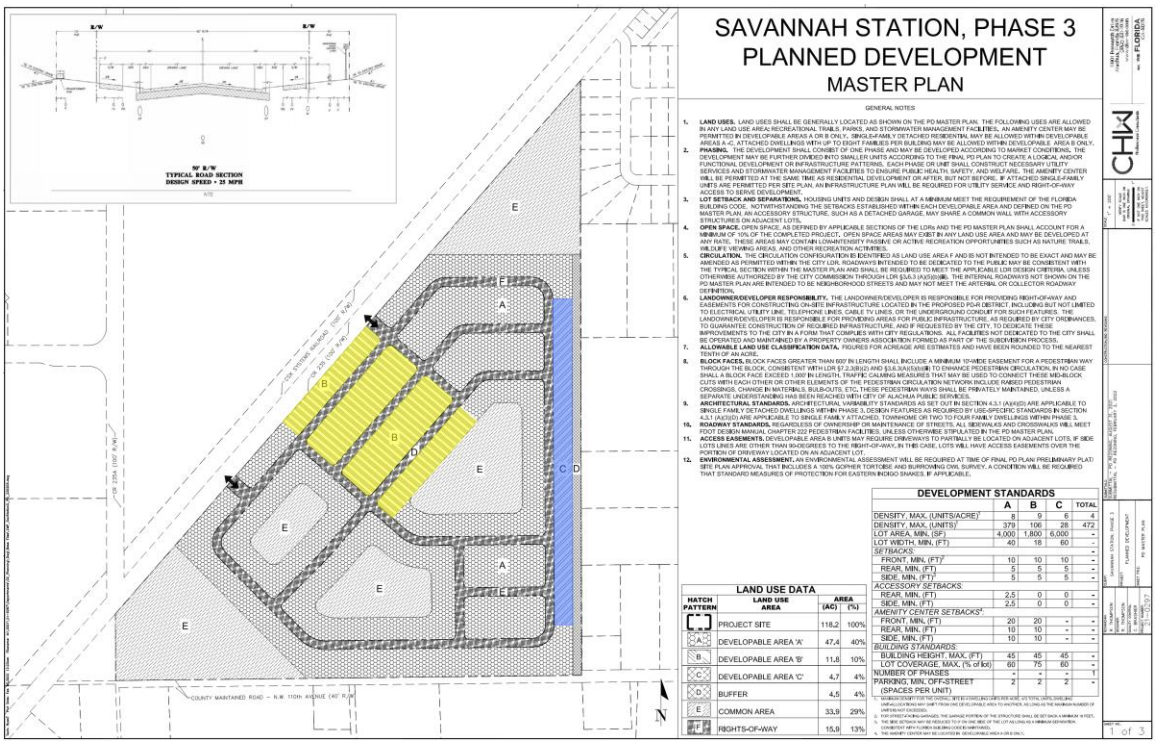

Figure 5: Proposed PD Master Plan

3. IMPACT ANALYSIS

LEVEL OF SERVICE CONCURRENCY

This Rezoning application requests to change the ±118.2-acre site's existing zoning designation from A to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This impact analysis is based on *both the net difference* between the existing and proposed impacts *and the proposed maximum* development potential to transportation and public facility infrastructure, with one exception: potable water and sanitary sewer are based on maximum development potential only. Existing and proposed density for the project site are as follows:

- Existing Maximum Permitted Density ('A' Zoning district):
  - ±118.2 ac * 1 du/5 ac = 23 du
- Proposed Maximum Permitted Density ('PD-R' Zoning district):
  - ±118.2 ac * 4 du/ac = 472 du

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Data for subsequent tables are from the City of Alachua June 2021 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

Roadways / Transportation

Table 2: Projected Net Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	472	9.52	4,493	0.77	363	1.02	481
Existing							
Single-Family Detached Housing (ITE 210)	23	9.52	219	0.77	18	1.02	23
Total	**449**	**-**	**4,274**	**-**	**345**	**-**	**458**

1. *Source: ITE Trip Generation 10th Edition*

Table 3: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	472	9.52	4,493	0.77	363	1.02	481

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this Rezoning application increases the subject property's maximum development potential and thus, result in a potential net increase of daily vehicle trips generated by the site. However, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Tables 4a, 4b, and 4c calculate projected impacts on adjacent roadways based on the site's net difference between existing and proposed maximum development potential.

Table 4a: Projected Net Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,672	539
Reserved Trips[1]	79	13
Available Capacity	9,369	807
Projected Trip Generation[2]	4,236	454
Available Capacity w/ Application approval	**5,133**	**353**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 4b: Projected Net Impacts on Roadways, CR 2054 East

Traffic System Category	AADT	PM
	CR 2054 East	
	From SR 235 to US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,425	325
Reserved Trips[1]	2,157	158
Available Capacity	9,538	876
Projected Trip Generation[2]	1,059	114
Available Capacity w/ Application Approval	**8,479**	**763**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **25%**.*

Table 4c: Projected Net Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,209	495
Reserved Trips[1]	23	2
Available Capacity	9,888	862
Projected Trip Generation[2]	2,118	227
Available Capacity w/ Application Approval	**7,770**	**635**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Tables 5a, 5b, and 5c calculate projected impacts on adjacent roadways based on the site's maximum development potential.

Table 5a: Projected Impacts on Roadways, CR 235

	AADT	PM
Traffic System Category	**CR 235**	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,672	539
Reserved Trips[1]	79	13
Available Capacity	9,369	807
Projected Trip Generation[2]	4,236	454
Available Capacity w/ Application approval	**5,133**	**353**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 5b: Projected Impacts on Roadways, CR 2054 East

	AADT	PM
Traffic System Category	**CR 2054 East**	
	From SR 235 to US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,425	325
Reserved Trips[1]	2,157	158
Available Capacity	9,538	876
Projected Trip Generation[2]	1,123	120
Available Capacity w/ Application Approval	**8,415**	**756**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **25%**.*

Table 5c: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	**CR 235A South**	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,209	495
Reserved Trips[1]	23	2
Available Capacity	9,888	862
Projected Trip Generation[2]	2,247	241
Available Capacity w/ Application Approval	**7,642**	**622**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: Conclusion: Since both scenarios are estimated to generate more than 1,000 external average daily trips (ADT), LDR §2.4.14(H)(2)(b) identifies affected roadways as those on which the development's impacts are five percent (5%) or greater of the Maximum Service Volume (MSV) of the roadway and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or the nearest major intersection.

In both scenarios, the only affected roadways are CR 235, which the project site is directly fronting, CR 2054 East, which is estimated to receive 25% of the total projected AADT, and CR 235A South, which is estimated to receive 50% of the total projected AADT. This development will not contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. Tables 4a through 5c demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway LOS because of this Rezoning application's approval.

Potable Water / Sanitary Sewer / Solid Waste

Potable water, sanitary sewer, and solid waste calculations are based on the site's maximum development potential, rather than the net difference between the existing and proposed maximum impacts.

Table 6: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	156,701
Residual Capacity[1]	843,049
Percentage of Permitted Design Capacity Utilized[1]	63.35%
Projected Potable Water Demand from Proposed Project[2]	127,440
Residual Capacity after Proposed Project	**715,609**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 7: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	137,740
Residual Capacity[1]	685,260
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	118,000
Residual Capacity after Proposed Project	**567,260**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 8: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,880.00	7,643.10
Reserved Capacity[1]	17,139.34	3,127.93
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**895.9**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (472 du x 2.6 persons per du x .73 per capita)*

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this Rezoning application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all Rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 9**.

Table 9: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	472	.15	70	.07	33	.09	42

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this Rezoning application *will not* negatively impact the Public School System.

Table 10a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.35
Reserved Capacity[1]	2.2
Available Recreation Acerage[1]	80.93
Proposed Recreational Impact[2]	6.136
Residual Recreational Capacity After Proposed Development	**74.794**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons)*

Table 10b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[1]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**31.33%**
Proposed Recreational Impact[2]	1.23
Improved Passive Park Space Utilized After Proposed Development	**34.9%**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons) x 20%*

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

This application seeks to rezone the project site from A to PD-R—consistent with the list of uses permitted within the site's existing Moderate Density Residential FLU designation. Overall density shall not exceed four (4) dwelling units per acre.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be single-family homes, both detached and attached—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, other Savannah Station phases, and nearby single-family developments.

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.

No non-residential activities are being proposed within the site at this time. However, if nonresidential onsite uses are desired in the future, a Rezoning will be required to include all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The subject PD-R will far exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include a 10' easement for a pedestrian way, as described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Savannah Station Phase 3 is the logical expansion of existing City of Alachua potable water and sanitary sewer infrastructure currently serving area residential and non-residential uses.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, 10' easement for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

As demonstrated on the PD Master Plan submitted with this application, Land Use Area D is a 50'-wide buffer along the east boundary, adjacent to legal non-conforming residential lots in unincorporated Alachua County.

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.

As illustrated in the proposed PD Master Plan submitted with this report, the proposed development far exceeds the required 10% minimum. Onsite open spaces shall be comprised of common area, stormwater management facilities, landscaping.

Objective 4.1: 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 and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a growing area of the City. Approval of this Rezoning will encourage urban infill development on adjacent properties with access to City of Alachua public facilities and services. The proposed residential development is consistent with the existing residential development pattern located along the CR 235 corridor and helps reduce development pressures in the urban fringe and in more rural areas of the City not served by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Section 4 and 5 of this report demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: Natural features: The City shall coordinate 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.

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are two (2) small locations on site with steep slopes (5-8%) that are utilized for stormwater management facilities.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

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.

No listed species are known onsite. An environmental resource assessment shall be conducted onsite during development review.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Section 3 of this report demonstrates the impacts this site will have on available facilities and services. As shown in Section 3, no facilities and/or services will operate below the adopted level of service.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Section 3 demonstrates how the proposed plan for the project site will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review, following the approved of this rezoning application.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required. Site design will address these soil composition limitations with properly-designed drainage and stormwater management facilities.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's LDR. Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

(E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate Density Residential FLU 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.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed diligently in the following pages to ensure that the proposed Rezoning is consistent with the standards discussed within both City of Alachua documents.

(c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed infill development is located along an existing residential corridor, as evidenced by the site's adjacency to other residential developments, including Savannah Station Phases 1 and 2, Pilot Forest, Shady Lane Acres, and Tara Village.

(d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the opportunity for onsite premature development. This amendment seeks to permit the availability for residential infill development along a major corridor.

(e) *Incompatible with adjacent lands.* The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

The site is located immediately adjacent to CR 235 and NW 110th Avenue. Property abutting the project site include Pilot Forest five to six (5-6) large residential lots. The proposed PD-R district permits compatible residential uses. In addition, the residential intent of this development is consistent with Phases 1 and 2 and nearby residential developments including Pilot Forest, Shady Lane Acres, and Tara Village. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in Figure 5) to ensure compatibility with adjacent properties.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development.

(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 residential development is located within close proximity to multiple single-family neighborhoods and lots. The site's development standards are compatible with the underlying Moderate Density Residential FLU and the development pattern established by nearby single-family homes. Therefore, approval of this application for PD-R Zoning will not generate traffic, uses, noise, or lighting that is unlike what is already found within this area of the City.

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The site is located along CR 235 at the City's limits. The south side of this section of CR 235 is predominantly residential development from the project site to the I-75 overpass to the northeast. Approval of this application to change the project site's existing zoning will allow the development of similar residential uses within this area, such as Savannah Station Phases 1 and 2 and Pilot Forest, consistent with the development pattern that has formed over the last 60 years.

The north side of this section of CR 235 is a portion of the City's industrial area, characterized by several distribution centers. Land south and east of the site consistent of legal non-conforming residential lots in unincorporated Alachua County. These parcels are within the City's Urban Reserve and outside the County's Growth Management Area. As the City of Alachua continues to grow, these lots can redevelop by voluntarily annexing into the City of Alachua and requesting residential density and development standards consistent with this application.

(h) *Encourage sprawl.* The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

This undeveloped project site currently resides within an area of the City with strong single-family character. Approval of this application assists the City in limiting local sprawl by permitting residential infill opportunities for the project site along an existing residential corridor.

(i) *Spot zoning.* The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

The proposed PD will permit phase 3 of Savannah Station, located less than 400 north on CR 235. Savannah Station Phase 2 and Tara Village have PD-R zoning designations.

(j) *Public facilities.* The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The site is located adjacent to City of Alachua potable water and sanitary sewer systems. Phase 3 will connect to this utility system for the intended residential development's potable water and wastewater needs.

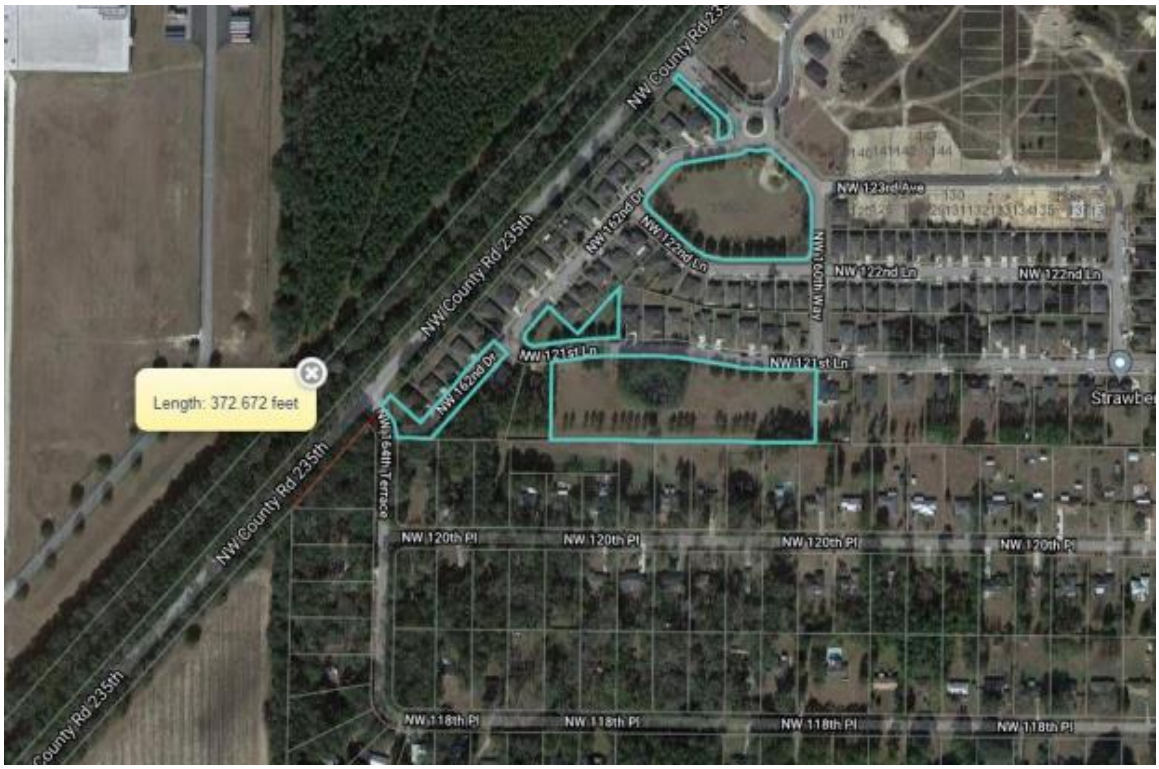

Figure 6: Proximity to Savannah Station Phase 1

(k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

According to the most updated National Wetlands Inventory (NWI) and Federal Emergency Management Agency's (FEMA) data, no wetland and floodplain areas were found within the site. In addition, onsite soils are conducive to residential development. Onsite stormwater management facilities will respect the site's natural topography by draining to the lowest portions of the site. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features, if present, shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

In addition, local noise and lighting pollution will be minimal as the proposed residential development is not unlike the noise and light currently being generated from other nearby residential developments such as Savannah Station Phases 1 and 2, Pilot Forest, Shady Lane Acres, and Tara Village.

3.6.1 General Provisions

(A) *General Purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The proposed Savannah Station Phase 3 will include a maximum of 472 residential units, four (4) units/acre with varying lot sizes and unit types. The site is adjacent to City of Alachua potable water and sanitary sewer and Alachua County Arterial roadways, all with adequate capacity to serve the proposed development. The proposed PD-R zoning is necessary to establish minimum lot sizes, lot width, and other development standards. As illustrated on the PD Master Plan, a ±20'-wide common area is proposed along CR 235 where existing trees are located along the right-of-way line.

(B) *Types of PD districts.* There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) *Planned Development-Residential District (PD-R).* The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

In part, the intent of this PD-R Rezoning application is to reduce the site's minimum required lot size to ensure that Phase 3 can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation while meeting City of Alachua requirements for roadway block lengths, open spaces, and stormwater management facilities. Rezoning this property to PD-R allows the applicant to use innovative and efficient use of dwelling units, infrastructure, and open spaces to develop the site consistent with the entitlements permitted by the site's underlying Moderate Density Residential FLU designation.

3.6.2. *General Standards for all PD districts.*

(A) *Development parameters.* Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) *Master Plan.* The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

As shown on the PD Master Plan, the subject property will contain residential units and open spaces for stormwater management facilities and public enjoyment. No nonresidential uses are proposed at this time.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

The PD Master Plan demonstrates that 472 dwelling units are being requested for Savannah Station Phase 3—consistent with the site's underlying Moderate Density Residential FLU. No nonresidential uses are proposed at this time.

(c) Identifies the general location of open space;

Onsite open spaces shall be located within the common area delineated on the PD Master Plan and is comprised of stormwater management facilities, landscaping, and gathering space.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

As discussed in earlier sections of this report, no significant environmental features such as wetlands, floodplains, waterbodies, or protected species are located within the site.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site was designed with the pedestrian in mind by including pedestrian-friendly block sizes, lighting systems, and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length shall include a 10' easement for a pedestrian way consistent with that described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

(f) Identifies on-site potable water and wastewater facilities; and

The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

As shown on the PD Master Plan, the site is adjacent to City of Alachua potable water and sanitary sewer systems. Phase 3 will connect to this utility system for the intended residential development's potable water and wastewater needs. Figure 7 illustrates the site's proximity to public facilities.

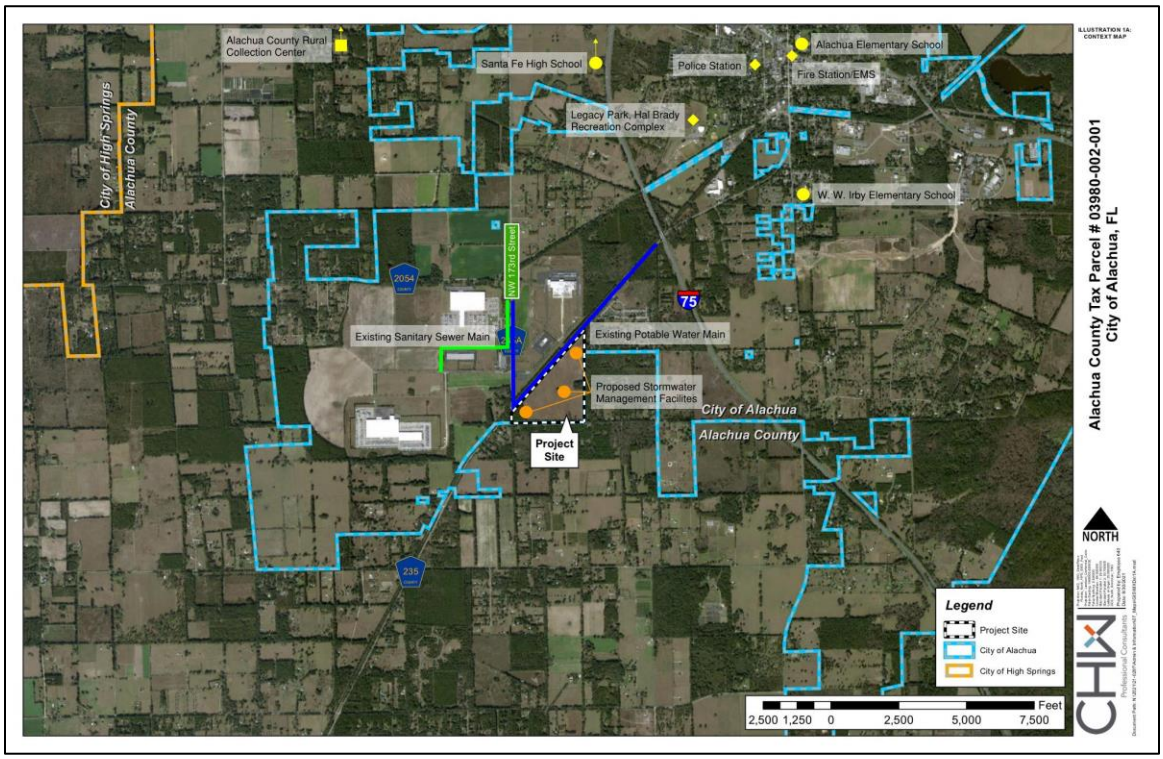

Figure 7: Proximity to Public Facilities

(2) *Consistency with the Comprehensive Plan.* The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate Density Residential FLU designation.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

The proposed residential development is located adjacent to, and within close proximity to, multiple single-family neighborhoods and lots including Savannah Station Phases I and 2, Shady Acres, Pilot Forest, and Tara Village. No

compatibility buffers are required between the proposed and existing residential uses. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in Figure 5) to ensure compatibility with adjacent properties.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development.

(4) *Development phasing plan.* If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

The development shall consist of one phase and may be developed according to market conditions, The development may be further divided into smaller units according to the Final PD Plan to create a logical and/or functional development or infrastructure patterns.

(5) *Conversion schedule.* The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) *Public facilities.*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

The PD Utility Plan submitted with this report shall contain a reference to the transportation concurrency calculations shown in Tables 2 – 5c of this report. As shown in these tables, adequate capacity exists for the intended residential development along all major City of Alachua roadway segments.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems. As reflected in both Section 3 of this report and the PD Utility Plan, onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As shown in both Section 3 of this report and the PD Utility Plan, the City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, the proposed PD Master Plan illustrates that Savannah Station Phase 3 has common area suitable for resident recreation. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As calculated in both Section 3 of this report and the PD Utility Plan, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As identified on the PD Master Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed to be aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) *PD-R, Planned Development-Residential District*

(1) *Minimum area.* A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The project site is ±118.2 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) *Uses.* The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Table 4.1-1 of the LDR shows that the intended use of single-family dwelling units, both detached and attached, are permitted within the proposed PD-R district and are also consistent with the uses permitted within the site's underlying Moderate Density Residential FLU designation.

(3) *Densities/intensities.* The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and

intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

This Rezoning application requests to change the site's existing zoning designation from A to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This density is also comparable to density found within Phases 1 and 2.

(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.

As shown on the PD Master Plan submitted with this report, the proposed Savannah Station Phase 3 will include a maximum of 472 single-family residential units. The proposed PD-R zoning is necessary to establish a minimum lot size of 4,000 sq. ft. for detached single-family in Developable Area 'A', 1,800 sq. ft. for attached single-family in Developable Area 'B', and a minimum lot size of 6,000 sq. ft. for detached single-family in Developable Area 'C', as illustrated on the PD Master Plan. All other dimensional requirements mentioned in the LDR section such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

Property abutting the project site include Pilot Forest and six (6) legal non-conforming residential lots in unincorporated Alachua County to the east. As shown on the PD Master Plan, a 50'-wide common area is proposed along the site's east property boundary.

(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.

Unless, otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the

development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

To the maximum extent practicable, the development standards referenced in Table 3.6-1. shall be adhered to throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously-mentioned table will be adhered to.

(b) *Public facilities standards.* The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines. In addition, the proposed PD Utility Plan will reference Section 3 of this report to illustrate that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

(iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

The PD Master Plan submitted concurrently with this report shows the proposed design of the Phase 3 roadway and pedestrian infrastructure. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

Blocks that exceed 600' in length shall include a 10' easement for a pedestrian way consistent with LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000'

in length. These pedestrian ways are considered public streets with reduced right-of-way and pavement widths. The intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and these pedestrian ways may be utilized for traffic calming. Typical roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs.

(iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

As identified on the PD Utility Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(V) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

Application Package
Table of Contents

1. Cover Letter (REVISED)
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3. Owner Affidavit
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5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report (REVISED)
8. **Attachments**
    a. **Public School Student Generation Form**
    b. Map Set
    c. Plan Set (REVISED)

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): Ryan Thompson, AICP Title: Sr. Project Manager

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Gainesville State: FL ZIP: 32615

   Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Waco of Alabama, Inc.

   Mailing Address: 569 S. Edgewood Avenue

   City: Jacksonville State: FL ZIP: 32205

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Savannah Station Phase 3
2. Address of Subject Property: _____
3. Parcel ID Number(s): 03980-002-001
4. Section 21 Township 08 Range 18 Grant _____ Acreage: ±118.2
5. Existing Use of Property: vacant
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: PD-R (proposed)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 472

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan

■ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

□ *Revised*

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Alachua Elementary School

    Middle: Mebane Middle School

    High: Santa Fe High School

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	472	units	x	.15	Elementary School Multiplier*	70	Student Stations**
Middle School	472	units	x	.07	Middle School Multiplier*	33	Student Stations**
High School	472	units	x	.09	High School Multiplier*	42	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Ryan Thompson, AICP

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 August, 2021 by Ryan Thompson

_____, who is/are personally known to me, or who has/have produced _____

as identification.

SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____

☐ **Denied** for reasons stated:_____

_____

_____

☐ **Local Government Certification**

Approved by:_____

Date:_____

☐ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

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ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

City of High Springs
Alachua County

NW 173rd Street

2054 COUNTY

235A COUNTY

75

235 COUNTY

Project Site

City of Alachua
Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

2,500 1,250 0 2,500 5,000 7,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS: North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Professional Consultants

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\1A.mxd

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

NW 173rd Street

NW 115th Avenue

NW 110th Avenue

235A COUNTY

235 COUNTY

City of Alachua

Alachua County

Project Site
±118.2 Acres

Tax Parcel #
03980-002-001

NORTH

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

500 250 0 500 1,000 1,500 Feet

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Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

CHW Professional Consultants

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

Industrial

Moderate Density Residential

City of Alachua

Alachua County

Rural/Agriculture

NW 173rd Street

235A
COUNTY

NW 115th Avenue

Project Site
±118.2 Acres

Moderate Density Residential

Industrial

235
COUNTY

Agriculture

NW 110th Avenue

Rural/Agriculture

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Future Land Use

- Agriculture
- Industrial
- Moderate Density Residential

Feet
500 250 0 500 1,000 1,500

NORTH

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GCS_North_American_1983

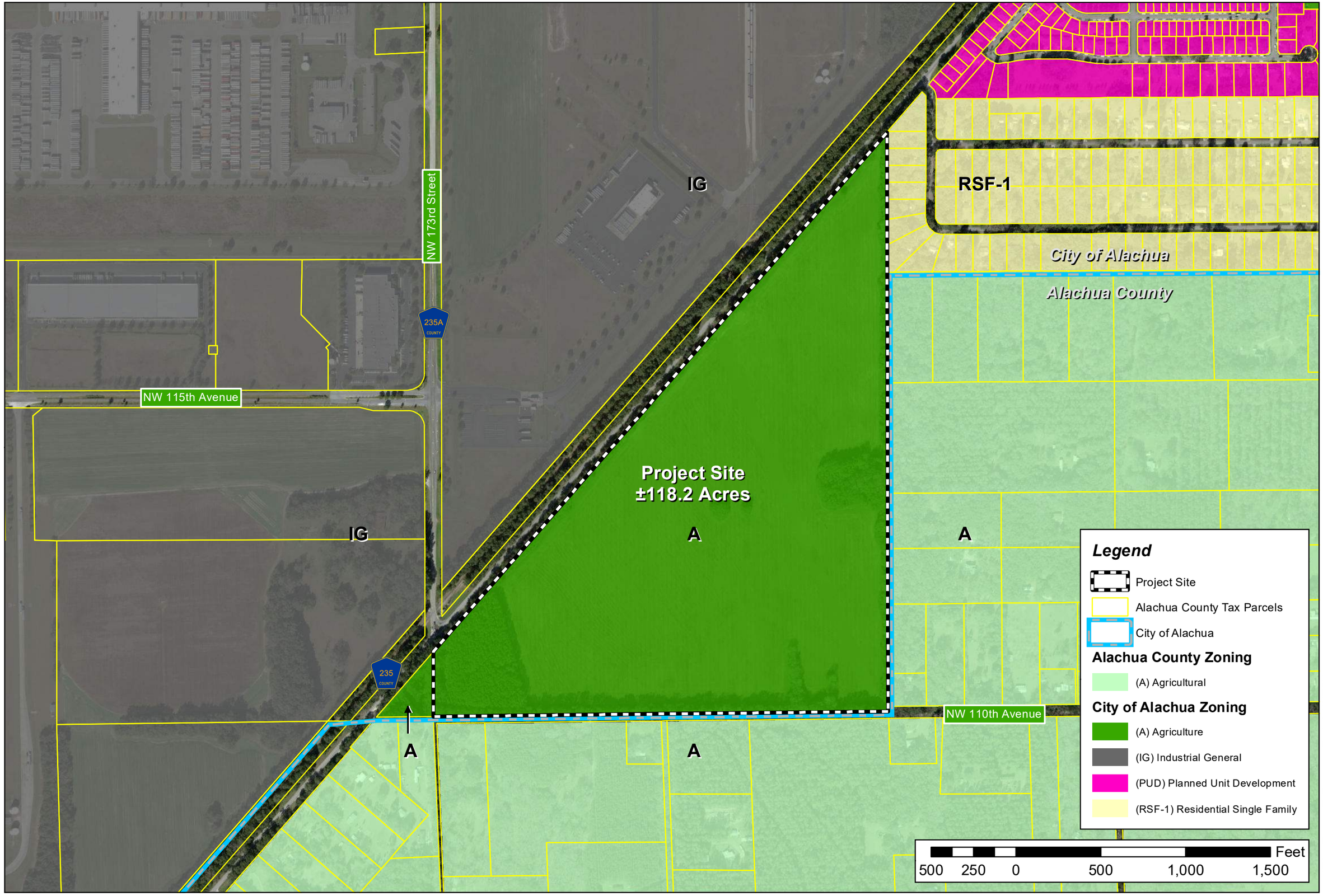
Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\2A.mxd

Professional Consultants

ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL



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GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

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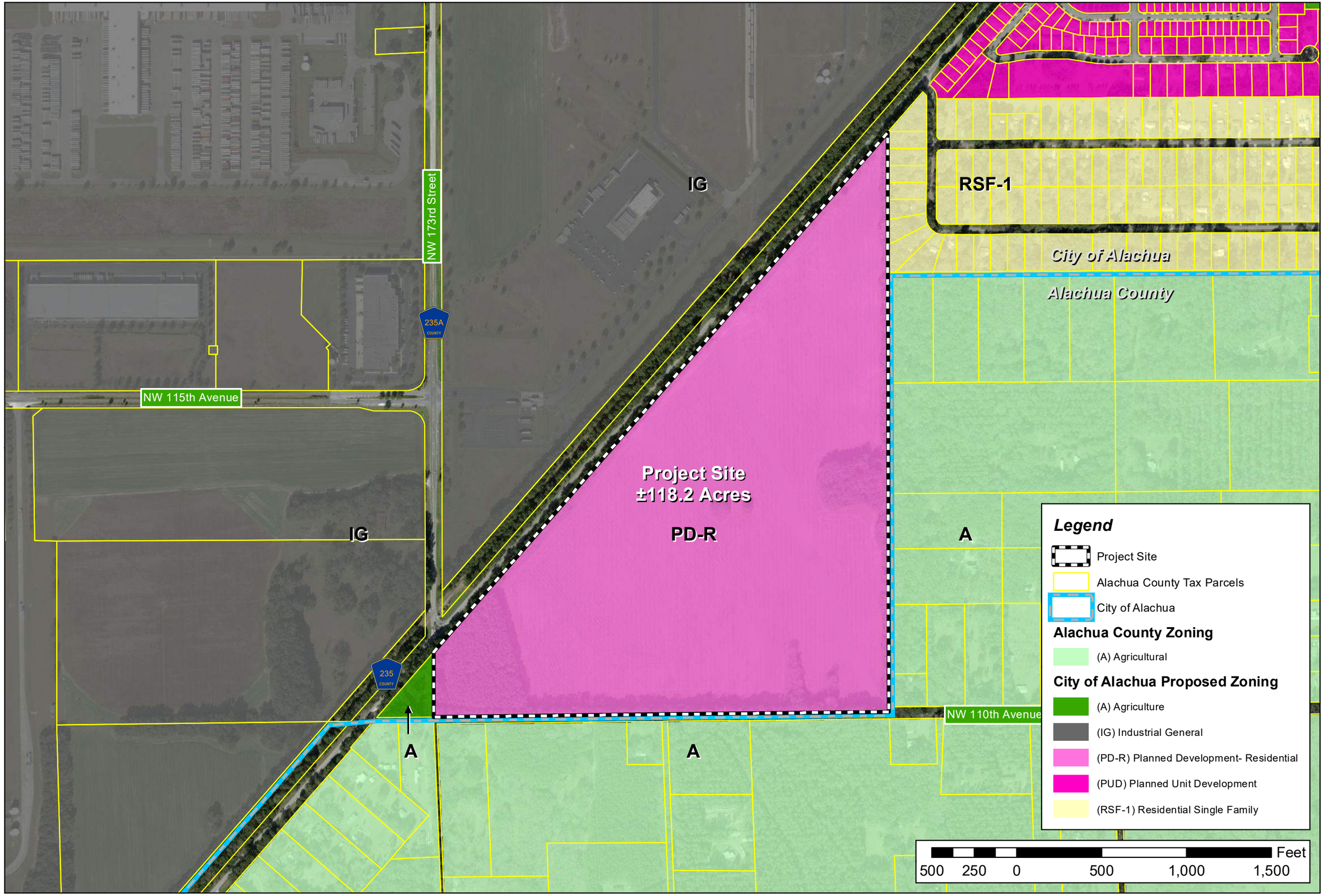
Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\3A.mxd

ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL



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GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\3B.mxd

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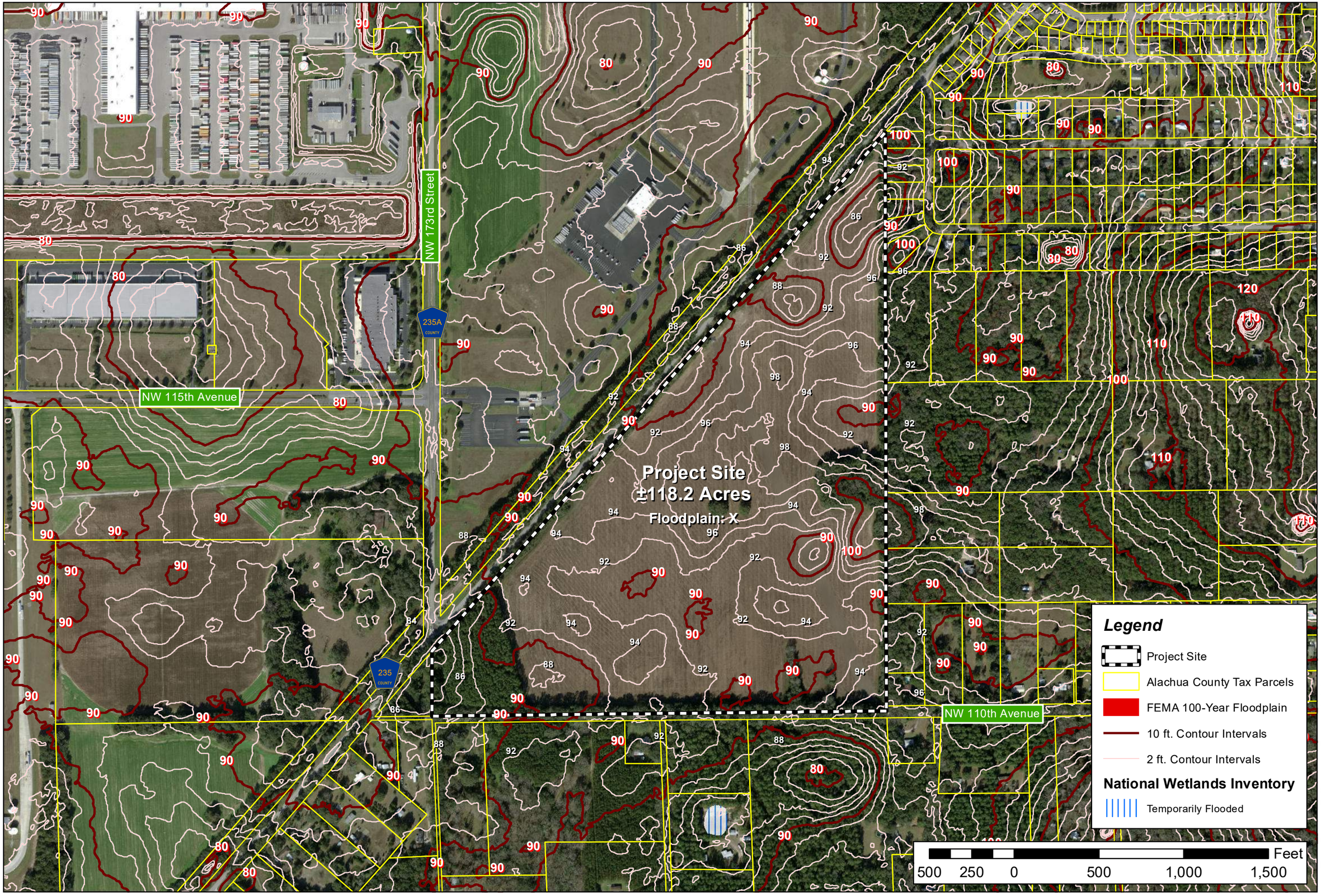
ILLUSTRATION 4:
ENV. MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL



Professional Consultants

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False Northing: 0.000000
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Scale Factor: 1.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXD\ill4.mxd

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

KENDRICK SAND
2 TO 5 PERCENT SLOPES
HYDRO GROUP: B

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
5 TO 8 PERCENT SLOPES
HYDRO GROUP: A

GAINESVILLE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

Project Site
±118.2 Acres

LOCHLOOSA FINE SAND
5 TO 8 PERCENT SLOPES
HYDRO GROUP: B

GAINESVILLE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

MILLHOPPER SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

NW 173rd Street

NW 115th Avenue

NW 110th Avenue

235A COUNTY

235 COUNTY

NORTH

Legend

Project Site

Alachua County Tax Parcels

500 250 0 500 1,000 1,500 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Professional Consultants

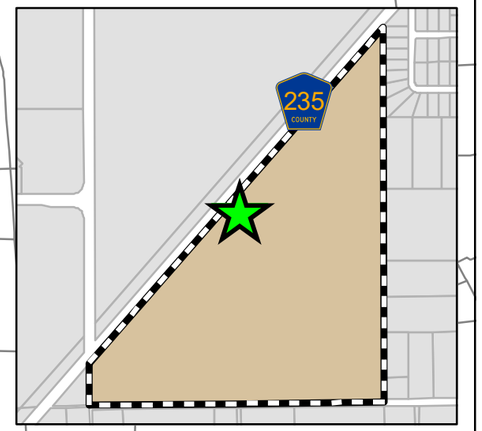
Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXD\ILS5.mxd

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



16 0% 1 10%
12 0%
7 10% 35% 6 5% 5
10 0% 9 0%
17 50% 25% 5%
8 15 25%
235A COUNTY
5% 11 20%
15% 4
2054 COUNTY
441
14 100%
75 2 241 COUNTY
2640'
Project Site
City of Alachua
10% 3
235 COUNTY
13

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

NORTH

Feet
4,500 2,250 0 4,500 9,000 13,500

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Prepared by: Employee ###
Date: 8/29/2021
Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\Concurrency.mxd

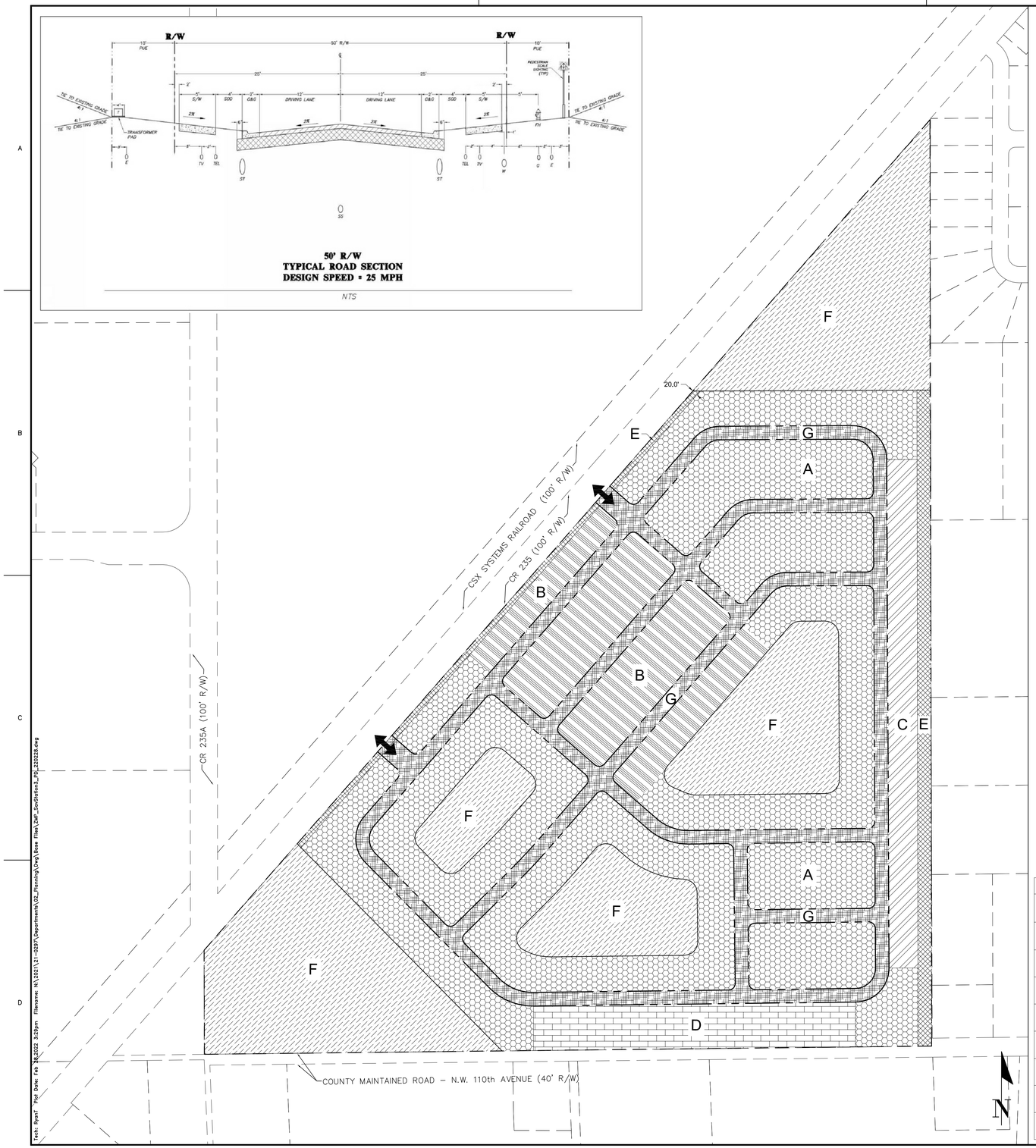
CHW Professional Consultants

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report (REVISED)
8. **Attachments**
    a. Public School Student Generation Form
    b. Map Set
    a. Plan Set (REVISED)

50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A -C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
G	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[3]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE, 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

1180 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-0075
CHW Professional Consultants

SCALE: 1" = 200'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
INITIAL – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 4, 2022
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
FINAL FOR PZB – PD REZONING, FEBRUARY 28, 2022

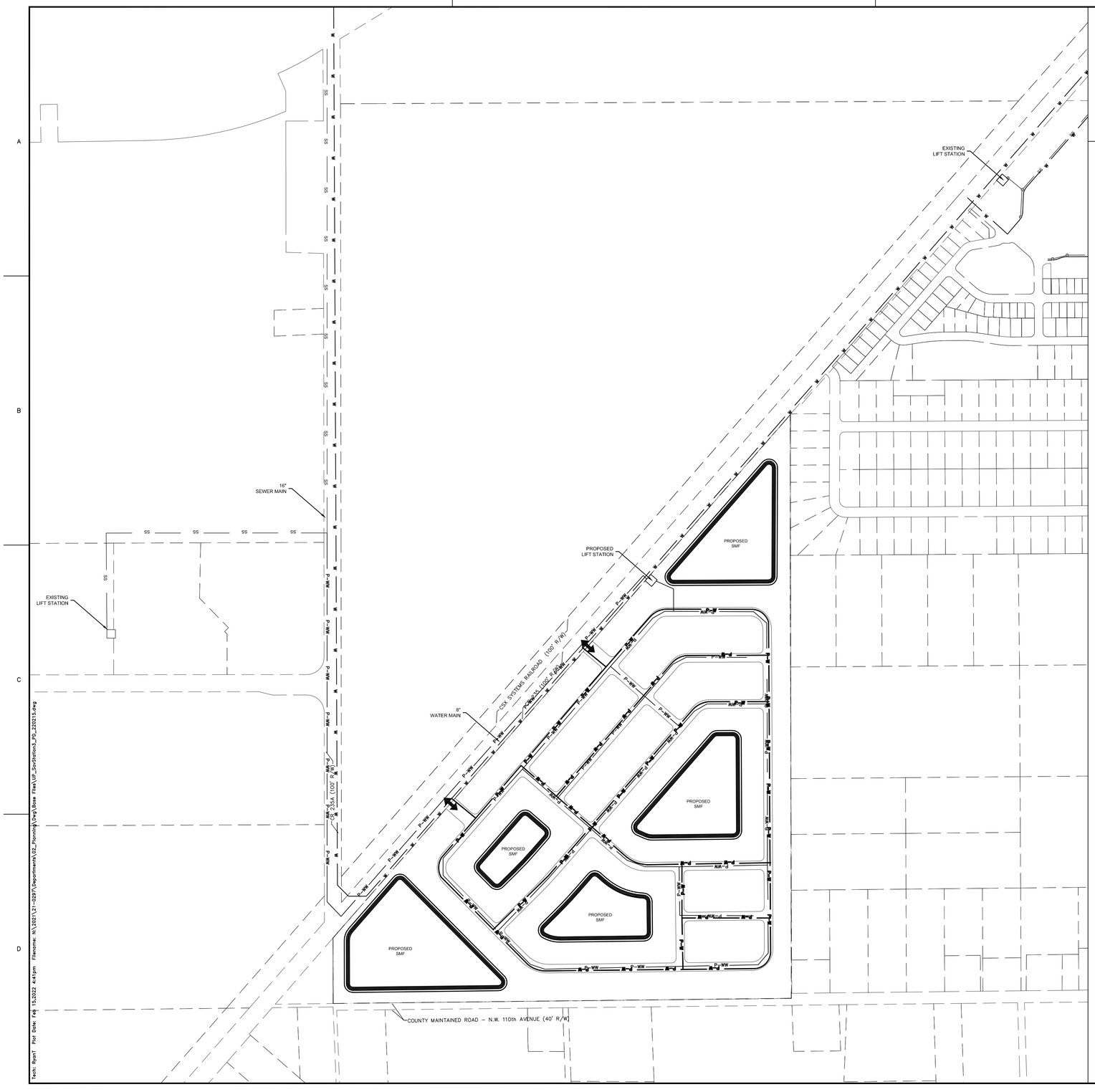
CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 1 of 3

Kelli Ryon Plot Date: Feb 28,2022 3:39pm Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\2MP_SavStation3_PD_220228.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
UTILITY PLAN



GENERAL NOTES

1. **POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
2. **SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

N

11801 Research Drive
Alachua, Florida 32615
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CHW Professional Consultants

SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
DESIGN FILE – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022

CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 2 of 3

Tech. Report Plot Date: Feb 15,2022 4:41pm Filename: N:\2021\21-0297\Department\03_Planning\Dwg\Base Files\UP_Section3_PD_220215.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

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SCALE: 1" = 200'

VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 31, 2021

CLIENT:
SAVANNAH STATION, PHASE 3

PROJECT:
PLANNED DEVELOPMENT

SHEET TITLE:
PD EXISTING CONDITIONS PLAN

TECHNICIAN:
R. THOMPSON

DESIGNER:
R. THOMPSON

QUALITY CONTROL:
C. BRASHIER

PROJECT NUMBER:
21-0297

SHEET NO.:
3 of 3

how fields were plowed for spring plantings using different types of field plows and antique tractors. View a display of farming equipment circa 1930s and 1940s, a reflection of rural American history. Admission to the park is $5. per car with up to eight occupants. The park is located at 18730 W. Newberry Road, Newberry.

March 12: Sixth Annual Art at the Archer Depot Festival. The event will take place from 9 a.m. - 3:30 p.m. at 16994 S.W. 134th Avenue, at the old railroad station in Archer. This family-friendly event

– 11:30 a.m. Call City Hall at 352-468-1001 for a list of documents to bring to your appointment.

- **Tuesdays: Codebotics Club - The Cade invites third - sixth graders** into a highly interactive robotics and coding lab, Jan. 18 – May 2022, Tuesdays, 5 p.m. -7 p.m., grades 3-6. Like jedi learning to harness the force, participants of the Cade's Codebotics Club will wield the powerful language of code to command robots through exciting challenges. Participants will be placed into teams to work through puzzles together, and each week, new coding concepts

NOTICE OF ELECTION CITY OF ARCHER

Notice is hereby given that a regular Election for the City of Archer, Alachua County, Florida will be held Tuesday, April 12th, 2022. The purpose of the election will be to fill City Commission seats;

To elect a Commissioner for seat #4, for a term of four years
To elect a Commissioner for seat #5, for a term of four years

Qualifying for these seats will occur from noon (12pm), February 15th, 2022, through noon (12pm), March 2nd, 2022.

If no candidate receives a majority of the votes cast for the Seat in the regular election, a run-off election will be held April 26th, 2022, between the two (2) candidates for that seat who receive the highest number of votes cast in the regular election.

Voting site will be the Archer Community Center located at 16671 SW 137th Ave, Archer, Florida. Polls will be open from 7:00a.m. to 7:00p.m.

For more information call Archer City Hall at 352-495-2880.

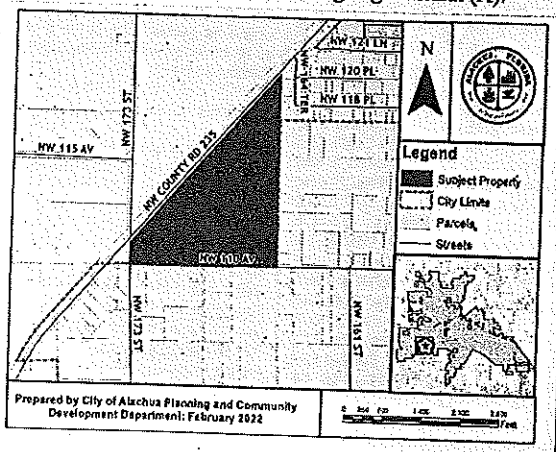
Joanna Alltop, Deputy City Clerk
Charles Hammond, City Manager

(Published: Alachua County Today - February 24, 2022)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP of CHW, Inc. agent for Waco Properties, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±118 acre subject property from Agricultural (A) to Planned Development- Residential (PD-R); southeast of the Pilot Forest subdivision, north of NW 110th Avenue, and east of NW CR 235; Tax Parcel Number 03980-002-001. Existing FLUM: Moderate Density Residential Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 24, 2022)

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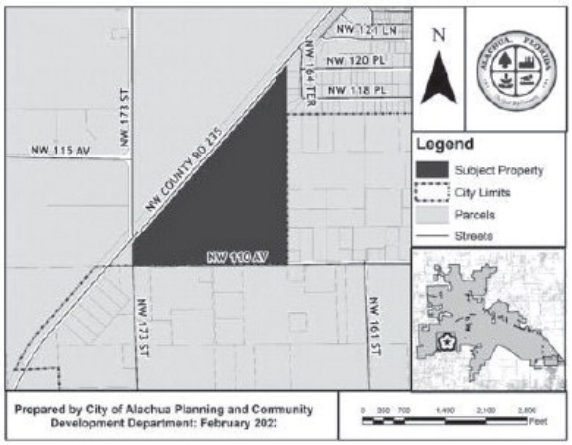

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GF-2886619

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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KO

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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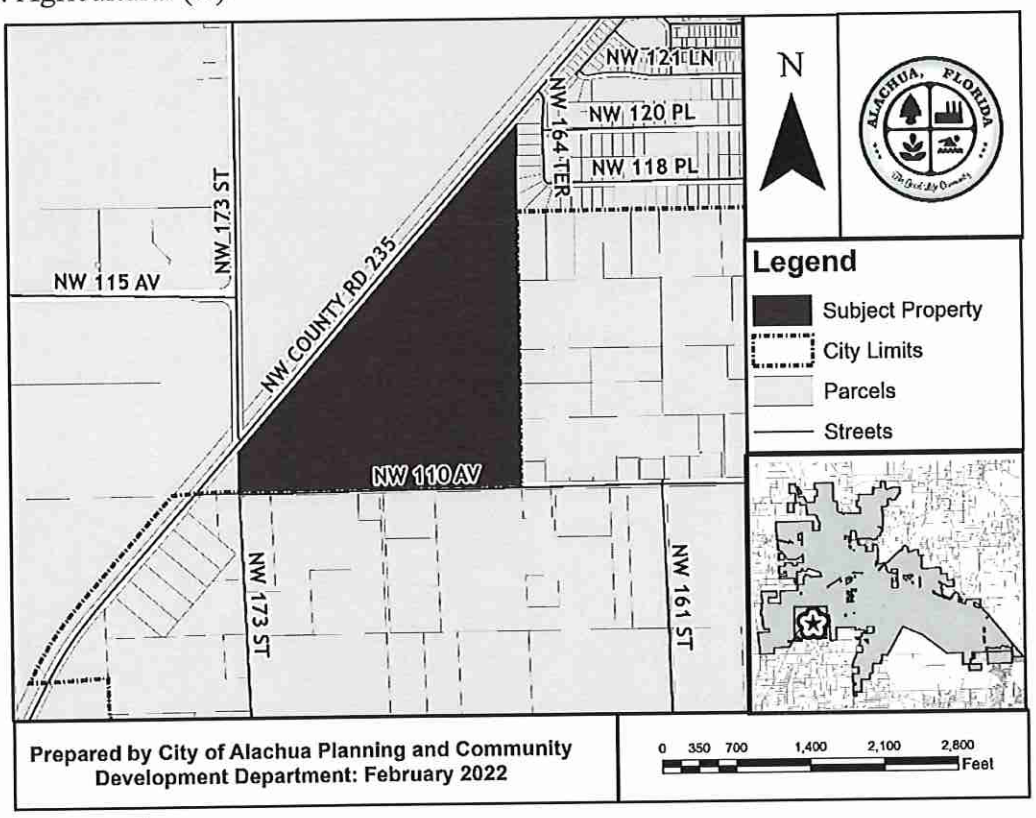

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR &
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

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17011 NW 110TH AVE
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04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

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PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

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Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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Gainesville FL 32601

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Alachua FL 32615

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Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15967 NW 188th St
Alachua, FL 32615

Carrie Lukas
16611 NW 138th Ave
Alachua, FL 32615

Ben Courtney
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Ryan Thompson, POSTED THE LAND USE
(Name)
SIGN ON 2/17/2022 FOR THE Savannah Station Phase 3 PD-R Rezoning
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Five (5)
(Number of signs)

Russia destroys Ukrainian refugee shelter

Two sides express optimism in negotiations to end the fighting

Andrea Rosa
ASSOCIATED PRESS

KYIV, Ukraine – Russian forces destroyed a theater in Mariupol where hundreds of people were sheltering Wednesday and rained fire on other cities, Ukrainian authorities said, even as the two sides projected optimism over efforts to negotiate an end to the fighting.

The airstrike ripped apart the center of the once-elegant building, where hundreds of civilians had been living since their homes had been destroyed in the fighting, Ukraine's foreign ministry said in a statement.

Many people were buried in the rubble, officials said, though there was no immediate word on how many had been killed or injured. Satellite imagery from Monday showed the word "children" written in large white letters in Russian in front of and behind the building, the Maxar space technology company said.

"Another horrendous war crime in Mariupol," Ukrainian Foreign Minister Dmytro Kuleba said on Twitter, calling the bombing a "massive Russian attack."

The Russian defense ministry denied bombing the theater or anywhere else in Mariupol on Wednesday.

In Kyiv, residents huddled in homes and shelters amid a citywide curfew that runs until Thursday morning, as Russian troops shelled areas in and around the city, including a residential neighborhood 1.5 miles from the presidential palace. A 12-story apartment building in central Kyiv erupted in flames after being hit by shrapnel.

Ten people were killed while standing in line for bread in the northern city of Chernihiv, the Ukrainian General Prosecutor's Office said.

Ukrainian President Volodymyr Zelenskyy, meanwhile, went before the U.S. Congress via video and, invoking Pearl Harbor and 9/11, pleaded with America for more weapons and tougher sanctions against Russia, saying: "We need you right now."

U.S. President Joe Biden announced the U.S. is sending an additional $800 million in military aid to Ukraine, including more anti-aircraft and anti-tank weapons and drones. He also called Vladimir Putin a "war criminal" in his sharpest condemnation of the Russian leader since the invasion began.

International pressure against the Kremlin mounted and its isolation deepened as the International Court of Justice, also known as the World Court, ordered Russia to stop attacking Ukraine, though there was little hope it would comply. Also, the 47-nation Council of Europe, the continent's foremost human rights body, expelled Russia.

While Moscow's ground advance on the Ukrainian capital appeared largely stalled, Putin said the operation was unfolding "successfully, in strict accordance with pre-approved plans." He also decried Western sanctions against Moscow, accusing the West of trying to "squeeze us, to put pressure on us, to turn us into a weak, dependent country."

Hopes for diplomatic progress to end the war rose after Zelenskyy acknowledged Tuesday in the most explicit terms yet that Ukraine is unlikely to realize its goal of joining NATO.

Another round of talks between the two sides was scheduled for Wednesday. After Tuesday's negotiations, Russian Foreign Minister Sergey Lavrov said a neutral military status for Ukraine was being "seriously discussed" by the two sides, while Zelenskyy said Russia's demands for ending the war were becoming "more realistic."

Hopes for diplomatic progress to end the war rose after Zelenskyy acknowledged Tuesday in the most explicit terms yet that Ukraine is unlikely to realize its goal of joining NATO. Putin has long depicted Ukraine's NATO aspirations as a threat to Russia.

Lavrov welcomed Zelenskyy's comment and said "the businesslike spirit" starting to surface in the talks "gives hope that we can agree on this issue."

"A neutral status is being seriously discussed in connection with security guarantees," Lavrov said on Russian TV. "There are concrete formulations that in my view are close to being agreed."

Russia's chief negotiator, Vladimir Medinsky, said the sides were discussing a possible compromise for a Ukraine with a smaller, non-aligned military.

Prospects for a diplomatic breakthrough were highly uncertain, however, given the gulf between Ukraine's demand that the invading forces withdraw completely and Russia's suspected aim of replacing Kyiv's Westward-looking government with a pro-Moscow regime.

Ukrainian presidential adviser Mykhailo Podolyak denied Russian claims that Ukraine was open to adopting a model of neutrality comparable to Sweden or Austria. Podolyak said Ukraine needs powerful allies and "clearly defined security guarantees" to keep it safe.

Another source of dispute is the status of Crimea, which was seized and annexed by Russia in 2014, and the separatist-held Donbas region in eastern Ukraine, which Russia recognizes as independent. Ukraine considers both part of its territory.

The fighting has sent more than 3 million people fleeing Ukraine, by the United Nations' estimate. The U.N. reported that over 700 civilians have been confirmed killed, but that the real number is higher.

In going before Congress, Zelenskyy said that Russia "has turned the Ukrainian sky into a source of death for thousands of people." But Biden has rejected Zelenskyy's requests to send warplanes to Ukraine or establish a no-fly zone over the country because of the risk of triggering war between the U.S. and Russia.

The head of the International Committee of the Red Cross, Peter Maurer, arrived in Ukraine to try to obtain greater access for aid groups and increased protection for civilians.

Amid the vast humanitarian crisis caused by the war, the Red Cross has helped evacuate civilians from besieged areas and has delivered 200 tons of aid, including medical supplies, blankets, water and over 5,200 body bags to help "ensure the dead are treated in a dignified manner."

Nowhere has suffered more than the encircled city of Mariupol, where local officials say missile strikes and shelling have killed more than 2,300 people. The southern seaport of 430,000 has been under attack for almost all of the three-week war in a siege that has left people struggling for food, water, heat and medicine.

Local authorities said Russian forces took hundreds of people hostage at a Mariupol hospital and were using them as human shields.

Bodies have been buried in trenches in Mariupol, and more corpses lay in the streets and in a hospital basement.

Using the flashlight on his cellphone to illuminate the basement, Dr. Valeriy Drengar pulled back a blanket to show the body of an infant 22 days old. Other wrapped bodies also appeared to be children, given their size.

"These are the people we could not save," Drengar said.

Nearly 30,000 people managed to escape the city on Tuesday in thousands of vehicles by way of a humanitarian corridor, city officials said.

But with humanitarian aid unable to get in amid the constant bombardment, people burn scraps of furniture to warm their hands and cook the little food still available.

Kyiv regional leader Oleksiy Kuleba said Russian forces had intensified fighting in the Kyiv suburbs and a highway leading west, and that across the capital region, "kindergartens, museums, churches, residential blocks and engineering infrastructure are suffering from the endless firing."

In other developments, the mayor of the city of Melitopol, who was seized by Russian forces five days ago, has been freed, said Zelenskyy chief of staff Andriy Yermak. No details were given about how he became free.

Ukraine also appeared to have successes, with satellite photos from Planet Labs PBC analyzed by The Associated Press showing helicopters and vehicles ablaze at the Russian-held Kherson airport and air base after a suspected Ukrainian strike on Tuesday.

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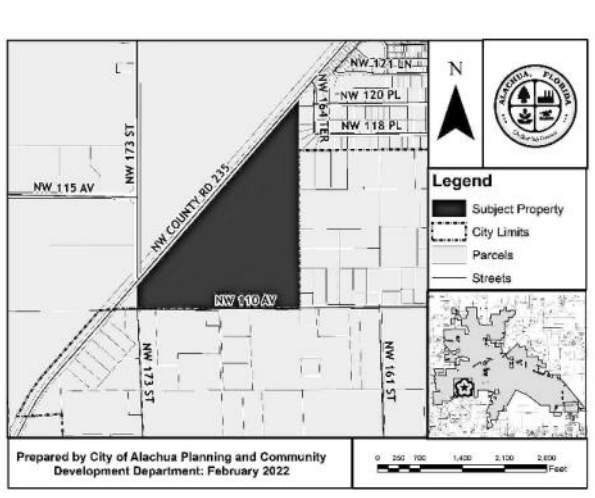
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29206541

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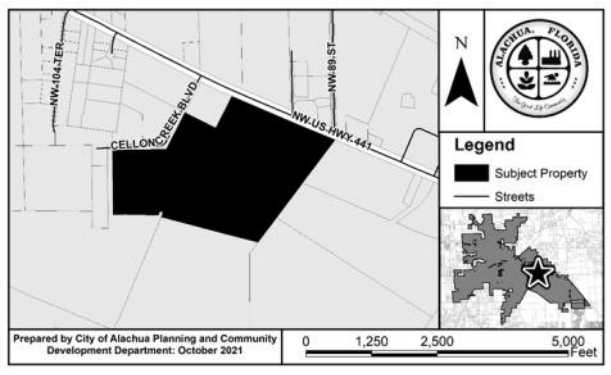
The ordinance title is as follows:

ORDINANCE 22-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY COMMERCIAL (±16.3 ACRES), HIGH DENSITY RESIDENTIAL (±16.1 ACRES), AND MODERATE DENSITY RESIDENTIAL (±102.5 ACRES) TO CORPORATE PARK ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-29206573

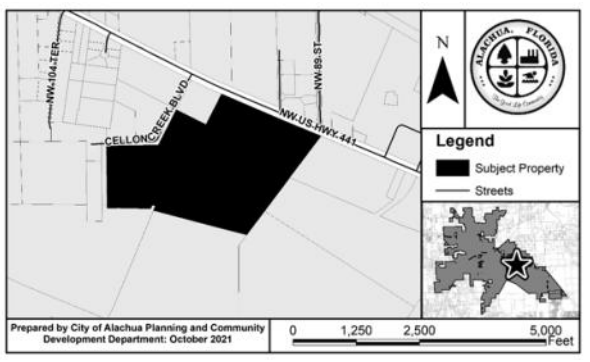
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29206601

The Gainesville Sun
Thursday, March 17, 2022

the salaries of the cities used in the original study. The findings were that the majority were comparable with the other cities. On an overall average, there were no alternates that could fill her position and that meetings sometimes had to be cancelled due to lack of a quorum.

Stathatos asked for

City of ALACHUA

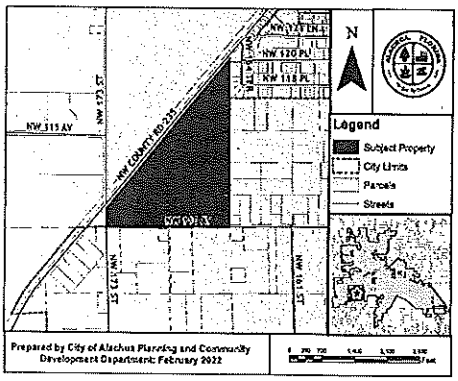
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - March 17, 2022)

City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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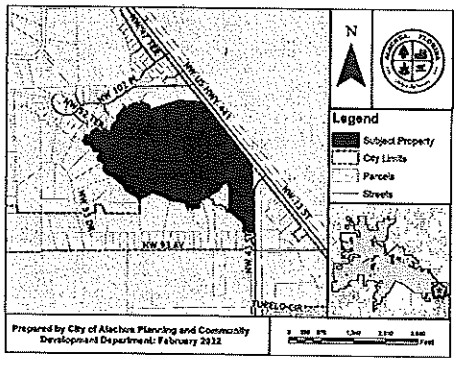
The ordinance title is as follows:

ORDINANCE 22-09

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") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT–RESIDENTIAL("PD-R")AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM) ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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City of ALACHUA

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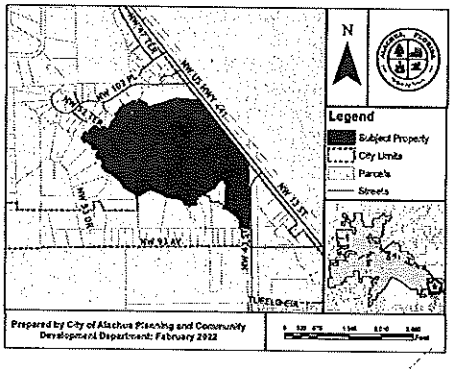
The ordinance title is as follows:

ORDINANCE 22-08

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±121.1 ACRES FROM COMMERCIAL (±48.4 ACRES) AND AGRICULTURE (±72.7 ACRES) TO COMMERCIAL (±14.4 ACRES), HIGH DENSITY RESIDENTIAL (±17.8 ACRES), MODERATE DENSITY RESIDENTIAL (±53.2 ACRES) AND CONSERVATION (±35.7 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - March 17, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 3/14/22 KC

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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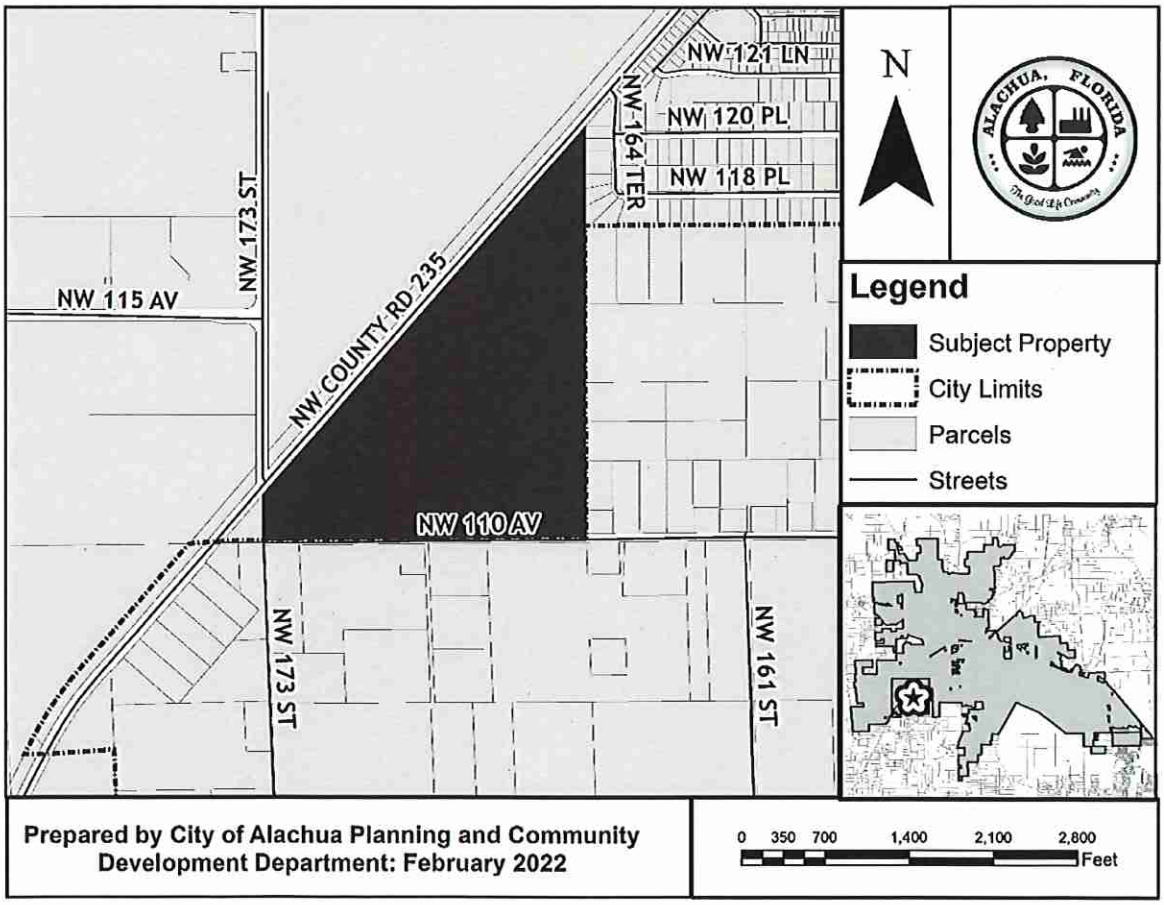
The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELI
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

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BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

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PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
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Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs FL 32655

Lee Ann Montagne
10616 NW 173rd Street
Alachua, FL 32615

David & Enid Turner
17011 NW 110th Ave
Alachua, FL 32615

Leslie Flagg
PO Box 907
Alachua, FL 32616

Tom & Vickie Coleridge
4322 NW 93rd Ave
Gainesville, FL 32653

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Ryan Thompson, POSTED THE LAND USE
(Name)
SIGN ON 2/17/2022 FOR THE Savannah Station Phase 3 PD-R Rezoning
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Five (5)
(Number of signs)

next. Interim City Manager Mike DaRoza explained the process saying that those removed it from the sleeve and handed it to a third person to lay the ballot on mail-in ballots had been for Pelham, there were not enough to overcome Potts' lead.

The panel approved the final vote tally in favor of Ed Potts, 715-625. Potts will be sworn into office during the regular City Commission meeting on April 25 at 6 p.m. and take his seat on the Commission.

# # #

email rcarson@alachuatoday.com

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City of ALACHUA

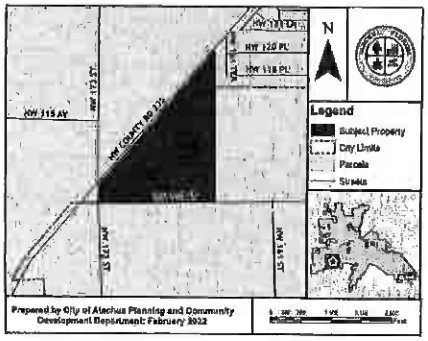
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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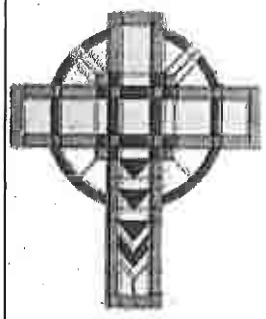
(Published: Alachua County Today - April 14, 2022)

PLEASE JOIN US FOR HOLY WEEK INCLUDING EASTER SUNDAY



Saint Madeleine's Catholic Church
(17155 NW US Hwy 441, High Springs)

Palm Sunday Weekend

- **April 9, Saturday; 5:00 p.m.**
  Mass; Passion/Palm Sunday
- **April 10, Sunday; 7:30 a.m. and 11:30 a.m.**
  Mass; Passion/Palm Sunday

Easter Weekend

- **April 14, Thursday; 7:30 p.m.**
  Holy Thursday;
  Mass of the Lord's Last Supper
- **April 15, Friday; 3:00 p.m.**
  Liturgy; Good Friday
  (followed by Stations of the Cross and Soup and Bread Supper/Fr. Sebastian Hall)
- **April 16, Saturday; 8:30 p.m.**
  Easter Vigil Mass; Holy Saturday
- **April 17, Sunday; 7:30 a.m. and 11:30 a.m.**
  Mass; Easter Sunday
  Easter Egg Hunt Following 11:30 A.M. Mass
- **April 23; Saturday; 5:00 p.m.**
  Mass; Divine Mercy Sunday
- **April 24; Sunday; 7:30 a.m. and 11:30 a.m.**
  Mass; Divine Mercy Sunday
- **April 24; Sunday; 2:30 p.m.**
  Divine Mercy Holy Hour

Contact info: stmadeleinecc@windstream.net
Telephone (386) 454-2358

Outreach

Continued from Page 3A

DeCarmine told city commissioners last Thursday that the nonprofit needs more city funding for its outreach program due to a $38,000 federal grant that helped fund the launch of the program begins to dry up. The money allowed Grace to hire seven outreach workers and a part-time psychiatrist.

DeCarmine said the outreach program has so far exceeded expectations. During its first seven months, it resulted in housing 88 people and reduced downtown homelessness by about 25%, he said.

While acknowledging that the program appears to be working, City Commissioner Adrian Hayes-Santos expressed concerns about additional recurring costs the city has taken on lately, which should be more broadly discussed as officials enter budget negotiations.

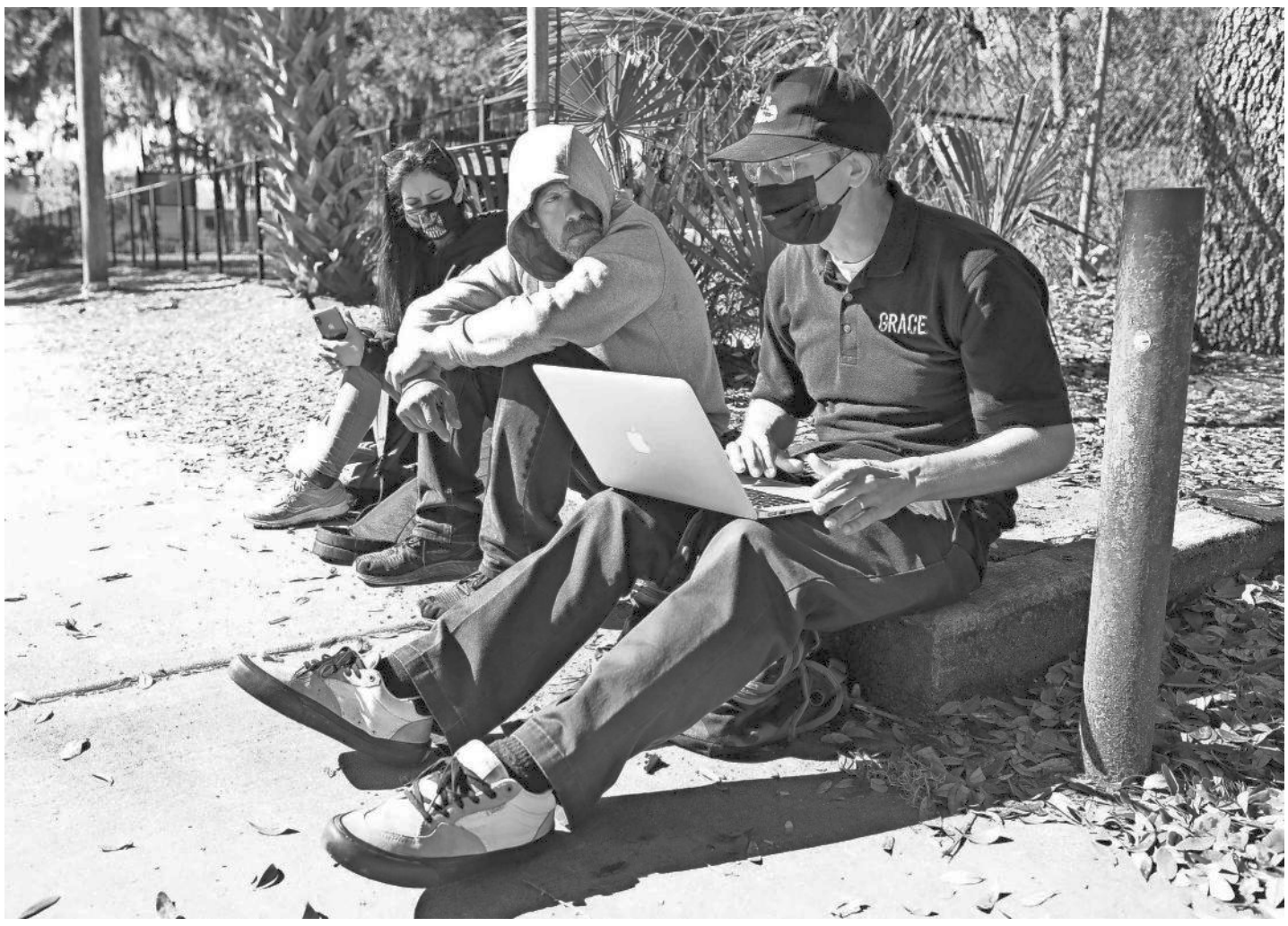
"I do think it's a great program," Hayes-Santos said. "I support it."

Aside from city funding, Grace, which will celebrate its eighth anniversary next month, also gets funding from state and federal sources and private contributions. The city's $1.5 million contributions to Grace three years ago made up 70% of the shelter's budget. This year's funding accounts for only 34%.

"What you've done is planted a seed that we have been able to successfully leverage to bring in millions of other dollars in support at the state, federal and private level," DeCarmine told commissioners last week.

Mayor Lauren Poe said Tuesday that the outreach program is a good investment and wants to see it succeed.

"They are folks with the most chronic homeless issues, with significant mental health challenges," he said.



Jerry Giardina, right, an outreach specialist with the homeless shelter Grace Marketplace, talks with Steven Boyt, center, a homeless individual, to get some information so that the shelter can help provide whatever Boyt needs in assistance, off South Main Street in Gainesville on March 4, 2021. BRAD MCCLENNY/THE GAINESVILLE SUN

County contributions

Several commissioners on Thursday also criticized the county for gradually withdrawing its funding from the Grace shelter program.

At one point, the city and county were splitting the bill until the county has cut back $250,000 of its contribution each year.

"I'm not going to suggest that we have another conversation with the county because I got really tired of having those conversations a couple of years ago," City Commissioner Harvey Ward said. "They inevitably ended up being a game of chicken and we lost every time because we are going to fund it. We are always going to do the right thing."

DeCarmine said in an interview on Tuesday that even though the county has done away with funding the emergency shelter, it does contribute about $22,000 a year to Grace for case management services. The county also helps house some of Grace's clients, he added, which is appreciated.

"Many of the people that we have been able to get off the street have moved into (the county's) permanent supportive housing program," DeCarmine said.

Alachua County spokesman Mark Sexton pointed out that the $201,000 the city spent to get the outreach program going came from Gainesville Community Reinvestment Area funding, which the county puts a majority into. Of the $70 million to be collected over a 10-year span, the county will have contributed approximately $40 million.

Claudia Tuck, director of Alachua County Community Support Services, said the county has purchased the former Budget Inn building, located at 4401 Southwest 13th Street, which will be used for 36 units for the homeless.

"We are in the final stages of processing that grant," she said.

The county has been investing $1.5 million a year for permanent housing in place of its direct shelter contribution to Grace.

Susan Moore, the homeless services manager for Alachua County Social Services, said some of their clients for permanent housing have been referred by Grace Marketplace's outreach program.

"It is a collaborative effort that we have," she said. "In the beginning, a majority of our clients came from (Grace) Dignity Village."

She said the county recently has been able to house a man in his 70s who has been homeless for decades with severe mental health issues.

"When he was in the streets, people had the opportunity to take advantage of him," she said.

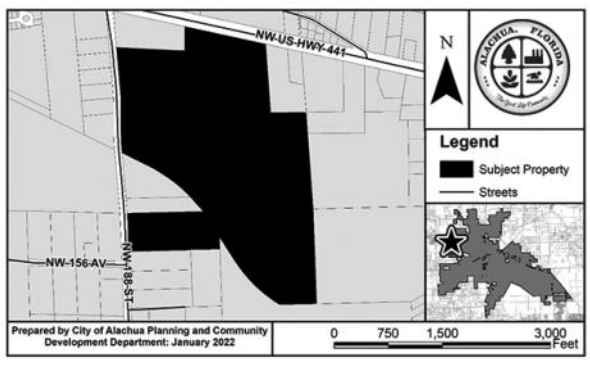
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on April 25, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±162.5 ACRES FROM AGRICULTURE TO COMMUNITY COMMERCIAL (±7.00 ACRES), LOW DENSITY RESIDENTIAL (±115.5 ACRES), AND MODERATE DENSITY RESIDENTIAL (±40.0 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29715753

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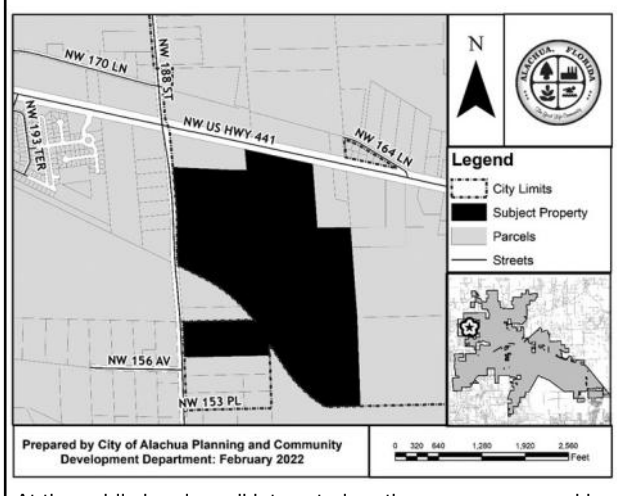
The ordinance title is as follows:

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A")(ALACHUA COUNTY) AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") (±155.50 ACRES) AND COMMUNITY COMMERCIAL ("CC")(±7.00 ACRES) ON APPROXIMATELY ± 162.5 ACRES; LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 188TH STREET; CONSISTING OF TAX PARCEL NUMBERS 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, AND A PORTION OF 03046-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29715936

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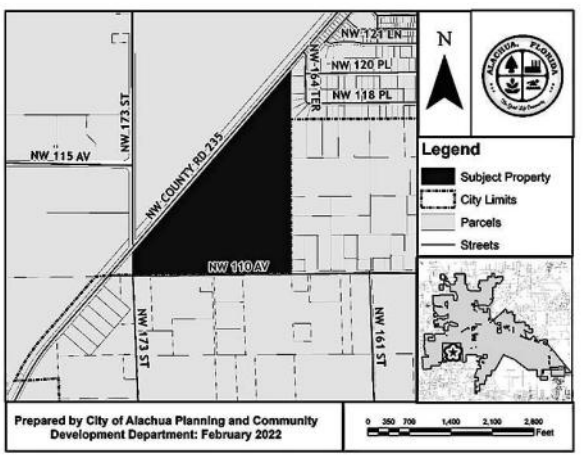
The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29716010

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 4/11/22

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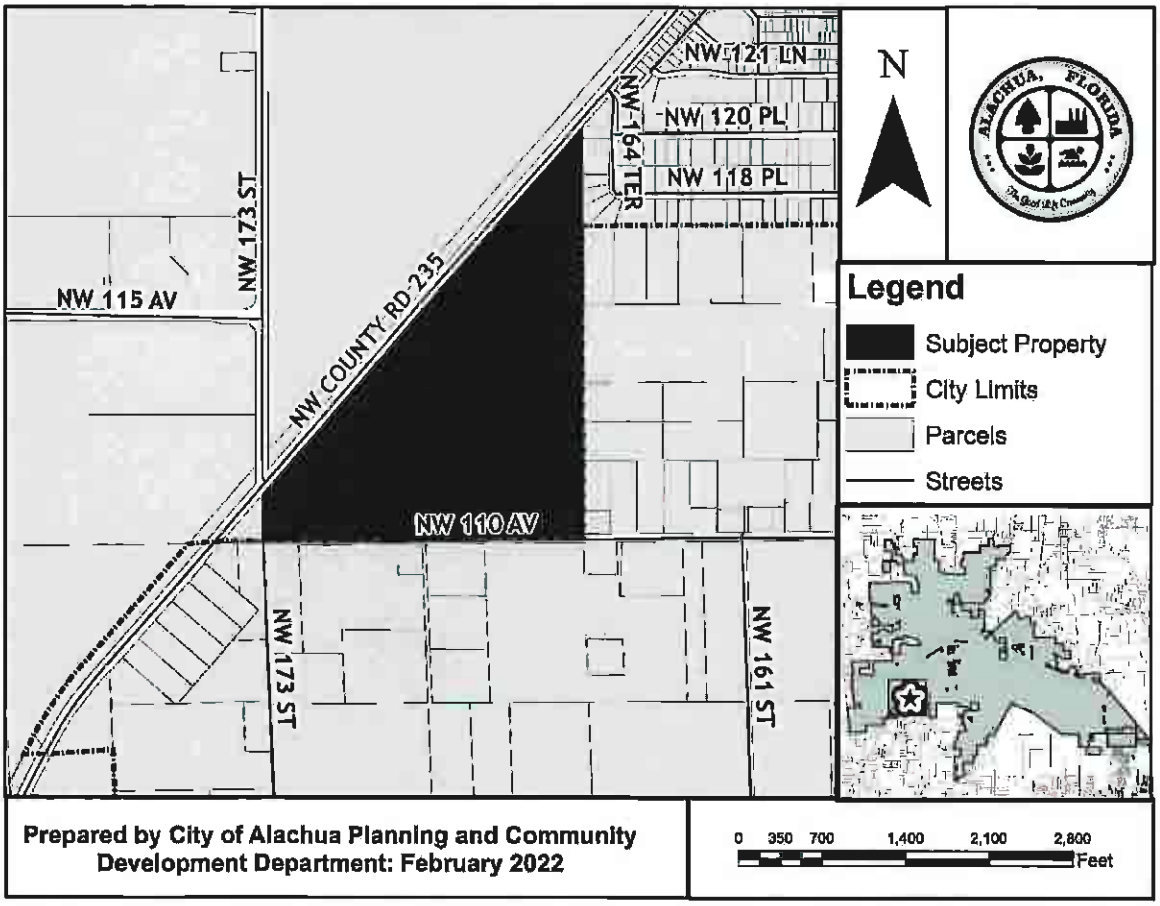

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SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELI
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

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Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
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Alachua FL 32615

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Assistant Director Planning
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Gainesville FL 32641

Jeannette Hinsdale
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Alachua FL 32616

Lynn Coullias
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Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
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Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoelhorn
15907 NW 188th ST
Alachua, FL 32615

Carrie Luke
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Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Tom & Vicki Coleridge
4322 NW 93rd Ave
Gainesville, FL 32653

Ken Sulak
16328 NW 110th Ave
Alachua, FL 32615

Leslie Flagg
PO Box 907
Alachua, FL 32616

David & Enid Turner
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Lee Ann Montagna
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PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
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PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

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ALACHUA, FL 32615

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VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

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I Ryan Thompson, POSTED THE LAND USE
(Name)
SIGN ON 4/7/22 FOR THE Savannah Station Phase 3 PD-R
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Seven (7)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Public Hearing – Small Cities Community Development Block Grant (CDBG) Program Federal Fiscal Year (FFY) 2020/2021/2022 Funding Cycle - Deobligated Program Funds
PREPARED BY: Robert A. Bonetti, Finance and Administrative Services Director

RECOMMENDED ACTION:
(1) Conduct the First Public Hearing to receive citizen input; and (2) Direct the City staff to proceed with a Florida Small Cities CDBG-ED application from the State of Florida DEO utilizing de-obligated FFY 2020, 2021 or current FFY 2022 funding.

Summary

The City of Alachua is considering applying to the Florida Department of Economic Opportunity for a grant of "deobligated" Florida Small Cities Community Development Block Grant (CDBG) funds or funding from the FFY 2020/2021/2022 Florida Small Cities Community Development Block Grant (CDBG) federal allocation to the State Department of Economic Opportunity (DEO). CDBG funding is available to municipalities in the amount of up to $700,000 in the neighborhood revitalization (NR), commercial revitalization and housing rehabilitation categories and up to $1.5 million in the economic development (ED) category.

It should be noted that the City, at this time, does not qualify for the neighborhood revitalization category as it currently has an open CDBG grant in that category. Additionally, the City anticipates a Rule Waiver Request to be submitted to DEO to request a maximum cap of $2 million in economic development CDBG funding.

Construction activities funded through the CDBG Program must meet one of the following National Objectives:

1. Provide benefit to low- and moderate-income persons;
2. Prevent or eliminate slum or blight conditions; or
3. Meet a need of recent origin having a particular urgency.

The types of activities that CDBG funds may be used for include constructing stormwater ponds, paving roads and sidewalks, installing sewer and water lines, building a community center or park, making improvements to a sewage treatment plant, and rehabilitating low-income homes. Additional information regarding the range

of activities that could be funded will be provided at the public hearing.

In developing any CDBG application, the City of Alachua must plan to minimize displacement of persons as a result of the activities. In addition, the City of Alachua is required to develop a plan to assist displaced persons.

Proper notice of the public hearing appeared in the Alachua County Today on April 14, 2022.

FINANCIAL IMPACT: No

BUDGETED: No

AMOUNT:TBD

FUNDING SOURCE: Grants

COMMISSION GOALS:
Economic Development, Quality of Life, Community Enhancement, Strengthen Community Services

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ATTACHMENTS:

Description

- CDBG Information Handout

CITY OF ALACHUA
FFY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT
FIRST PUBLIC HEARING – AUGUST 10, 2020

Purpose of the Hearing

- Two public hearings are required to ensure the public can voice opinions on the proposed application.
- This hearing is held to outline the type of grants that are possible; a second hearing will be held to review the draft application before it is submitted to DEO.

Program Overview

The Florida Small Cities Community Development Block Grant Program is a competitive grant program that awards funds to eligible cities, counties, towns and villages. An eligible city must have a population under 50,000, and an eligible county must have a population under 200,000.

CDBG Program Objectives

- Benefit low and moderate income persons (a minimum of 51%)
- Aid in the prevention or elimination of slum or blight
- Other urgent community development needs

Regular Categories and Activities - $700,000

A local government *may apply for only one of these grants, and may have only one of these grants open,* at any given time. There is a set application due date each year. Communities are scored and ranked against other communities applying in the same category.

- **Housing Rehabilitation (HR) –** Assists low and moderate income residents with physical improvements that address code, safety and other rehabilitation items. In some cases, severely damaged structures may be demolished and replaced.

  OR

- **Neighborhood Revitalization (NR) –** Assists communities with infrastructure improvements, such as paving, fire protection, drinking water, sewer, flood and drainage, handicap accessibility in public facilities, and other similar activities. It is required that no less than 51% of the residents who benefit from these activities be low to moderate income.

  OR

- **Commercial Revitalization (CR) –** Provides funds to address improvements to downtown or commercial districts, including water, sewer, sidewalks, parking, building facades, etc. Alachua does not meet the community wide 51% LMI Percentage for a Commercial Revitalization category application. The HUD calculated city-wide LMI is 31.23%. A city-wide income survey or a determination of slum and blight conditions would be required to apply.

Economic Development Category – up to $1,500,000 (Depending on job creation numbers)

A local government can be awarded one new economic development grant every year and there is *no limit to the number of these grants that can be open* at any given time, provided all grants are on schedule. A local government may apply for an economic development grant even if it has an open housing, neighborhood, or commercial grant, provided that grant is on schedule. There is no deadline – funds are awarded on a first come/first serve basis. Funds are awarded based upon the number of jobs the project will create or retain at a ratio of $34,999 per job, up to $1,500,000.

These funds are used to build infrastructure necessary to attract new businesses or retain expanding businesses. *Job creation is required*, and at least 51% of the jobs created must be available to low-to-

moderate income persons. (Low to moderate income jobs are defined as positions requiring no more than a high school diploma. If additional training is required, the company must provide this training at no cost to the employee.)

It is important to note that the Economic Development Category requires the participation of a business that is willing to commit to job creation or job retention.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 4/25/2022
SUBJECT: Arbours at Merrillwood Phase I-Financial commitment
PREPARED BY: G.B. Wilson, Compliance & Risk Management Director

RECOMMENDED ACTION:
That the City Commission approve, and commit to fund and provide $200,000, to the Alachua County Housing Authority (ACHA) and that all associated ACHA attorney fees and costs be paid by ACHA. Further, that the City contribution is conditioned upon: first, the $200,000 be applied to the construction of the 40 unit, multi-story affordable housing facility Arbours of Merrillwood I, at 13207 N.W. 153 Terrace in Alachua, Florida (the Facility); second, funding of the City commitment not occur before October 20, 2022 or a later date of the commencement of vertical construction of the facility; third, that ACHA agrees to sign and execute, on the terms and conditions set forth in this Agenda Item as well as all others deemed appropriate by the City Attorney, any documents necessary to perfect the conditions described; fourth, the $200,000 City 2-28-22 loan commitment to ACHA to support funding the Facility is merged into this action and is hereby cancelled; fifth, that this commitment to fund shall expire of its own terms unless vertical construction of the Facility has commenced on or prior to September 30, 2023 unless modified and extended by prior City Commission action.

Summary

The Alachua County Housing Authority (ACHA) has been awarded $6,651,192 of Florida Housing Financing Corporation (FHFC) funding (in the form of authorized Tax Credit financing) for the construction of Phase I, a 40-unit (23 - 1BR-1BA and 17 - 2BR-2BA) three story Senior housing facility in Merrillwood of Alachua. The ACHA demolition of 17 existing 50-year-old units is to be financed by separate Housing of Urban Development (HUD) funds. Phase I construction is now scheduled to begin in August or September of 2022 and be resident ready in August or September of 2023.

Construction of the new facility results in a net gain of 23 new living units in Merrillwood.

Construction dates may vary from month to month due to ongoing disruptions in product and material supply chains. Construction and labor costs are expected to rise and market disruptions are also projected to affect construction interest increases as job delays occur.

The ACHA and its development partner, Arbour Valley Development, LLC, a Florida Limited Liability Company, have formed the Florida business entity Arbours of Merrillwood I, LLLP to construct, own and operate the 40-unit complex to an agreed point when ACHA will become the sole owner. The affordable housing complex will be developed and sited on the Merrillwood Community ACHA owned property pursuant to a recorded 50-year Land Use Restrictive Agreement. Funding of operations will be by site specific vouchers that will include payment of resident utilities.

The ever-increasing costs of the senior complex have burdened the ACHA and its development partner as well as all other projects awarded funding by FHFC last summer. The FHFC staff has been working closely with ACHA about meeting the now projected funding shortfall that could reach $2 million. Other funded projects also require supplemental funding and the matter is to be presented to the FHFC board this April 29th with a FHFC staff recommendation for what has been termed "viability funding." The ACHA expects to receive such supplemental funds, added to the proposed $200,000 contribution from the local government (City) and fund any remaining shortfall with an FHA loan. There is no repayment for the tax credit, the City contribution and the viability funding is expected to be subject to repayment forgiveness. The FHA gap loan will be paid from operating revenue.

The City Commission, in 2018 and 2021 committed to support the project as meeting City adopted Strategic Initiative 4.1- Encourage Construction of Senior

Living Housing Opportunities Including Assisted Living Facilities. In both 2018 and 2021 the City agreed to make a loan in the amount of $425,625 to help fund a combined ACHA application for the senior complex and new replacement family housing in Merrillwood. The new family housing component has not been approved to date but an application is filed in the current funding cycle and is planned for filing each year until awarded.

The $425,625 City funding commitments have expired by their own terms and the City City Commission 2-28-22 approved $200,000 loan to ACHA for the

construction of the Arbours of Merrillwood I 40 unit facility will be merged with and cancelled upon adoption of the recommended action to classify the $200,000 amount as a contribution.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:$200,000

FUNDING SOURCE: General Fund

ADDITIONAL FINANCIAL INFORMATION: Funding will be budgeted to meet the terms of the pledge.

COMMISSION GOALS:
Economic Development, Quality of Life, Community Enhancement, Strengthen Community Services

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City Commission Meeting Sign In
April 25, 2022

	Name *(Please Print)*
(Please Print) Scott Modesitt	*(Please Print)* Gary M. Pappas
(Please Print) Malcolm Dixon	*(Please Print)*
(Please Print) Vinet Dixon	*(Please Print)*
(Please Print) Kim Friar	*(Please Print)*
(Please Print) Jimmy Murray	*(Please Print)*
(Please Print) Ronald Hall	*(Please Print)*
(Please Print) Cap Wilson-Coa	*(Please Print)*
(Please Print) KEN SCLAR	*(Please Print)*
(Please Print) Jonathan Whitcare	*(Please Print)*
(Please Print) Valerie Jones	*(Please Print)*

CCM 4-25-2022

City of ALACHUA
THE GOOD LIFE COMMUNITY

~~Youth Advisory Board Meeting Sign In~~
~~April 28, 2022~~

	Name *(Please Print)*
(Please Print) Elaine W. Anderson	*(Please Print)*
(Please Print) G	*(Please Print)*
(Please Print)	*(Please Print)*
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